



Roland Park Place

Parking Expansion Committee

EXECUTIVE SUMMARY

August 25, 2009

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- Fred Koontz, Chair, Board of Directors
- Judy Evans, Past Chair and Current Director, Board of Directors
- Walter Mitchell, Member-at-Large, Board of Directors
- Leon E. Kassel, Resident and Resident Director, Board of Directors
- Kathleen Molz, Chair-Elect, Residents' Association
- Jack Zimmerman, M.D., Past Chair, Residents Association
- Doris Tippens, Treasurer, Residents' Association
- Barbara Bonnell, Chair, Residents' Association By-Laws Committee
- and 1st Floor/ Cottages Representative
- Terry Snyder, President
- Frank Burns, Vice President of Finance
- Trisha Heil, Assistant to the President

- Advisors:
- Stanley Fine, Rosenberg Martin
- Caroline Hecker, Rosenberg Martin
- Bill Miller, Community Liaison
- Blair Farrand, Engineer, Farrand and English

Rolden Improvement Association

- Anne-Elizabeth Murdy, President
- Julia Pierson, Vice President
- Bob McCarthy, Land Use Chair
- Robert Pierson, Secretary
- Dorothy Wickham

Roland Park Civic League

- Dr. Philip Spevak, President
- Louise Phipps Senft, Second Vice President
- Jesse Halvorsen, Treasurer
- David Tufaro
- Carol Schreck
- David Blumberg
- Ilene Asner
- Robert Hearn
- Janet Felsten
- Ken Rice
- Mary Page Michel
- Andrew Marani

Baltimore City

- Mary Pat Clarke, Councilwoman

Summary

RPP's aim is to devise a creative, sensitive, and neighborly solution to our current parking constraints. The changes proposed to the existing campus will not only add parking, but will also allow for better traffic flow on our grounds.

Statement of Need

Roland Park Place (RPP) continues to experience the need for additional on-site parking to accommodate residents, staff, and visitors on a daily basis. 74 additional parking spaces are being proposed.

A number of resident couples moving into RPP have two cars. Most residents maintain very active lifestyles and continue to work and volunteer within the community.

Off-Site Alternatives

RPP currently rents 40 parking spaces behind the Rotunda for staff parking. This has been the case for the past five years. Approximately 15 additional cars park along the east side of Elm Avenue during the day. The Rotunda's plans for redevelopment prompted RPP to realize that both RPP and our immediate neighbors will experience major parking challenges once construction begins. The Zurich Building is currently for sale but does not offer a long-term solution after the Rotunda's construction begins. RPP encourages employees to use public transportation (MTA) by subsidizing the cost of monthly passes.

The use of a ZIP car was investigated approximately a year ago to reduce the need for some residents to maintain their vehicle(s). This is not a viable option because of the age limitations. While residents are given priority for on-site parking, RPP ensures that residents who do not use their cars are addressed as soon as possible.

Finally, RPP commissioned a survey to locate 50 or more off-campus parking sites within a one-mile radius that would be available on a long-term basis. This effort was unsuccessful.

On-Site Alternatives

The availability of space on RPP property for parking was reduced due to the permanent easements that were granted to homeowners along West University Parkway in 1982 to allow them to have rear entry to their properties.

The prospect of erecting a two-tier above ground/one level underground parking structure on campus was also thoroughly investigated. There are many costly obstacles associated with this proposal, financial feasibility being chief among them. RPP would need to add (and sell) additional revenue-producing space (i.e., apartments) to offset the total cost of such a structure for parking.

Daily shuttle service for medical appointments and shopping is currently provided for residents. Expansion of this service is currently being considered but this will do little to relieve the larger parking issue.

Need and Frequency of Use

In addition to allowing visitors the convenience of on-site parking when they visit family and friends, RPP employees would be afforded the convenience of being able to park on-site. RPP's roster of public programs offered to the community could also be extended. This is not currently possible due to existing parking constraints. Many of our residents' family functions are also crafted around parking. Once the Rotunda construction begins and RPP employees are no longer able to park on either that lot or along Elm Avenue, any additional parking needed for visitors (who already must frequently park on public streets) will create an added parking burden on surrounding neighborhood streets.

Planned Unit of Development (PUD) Amendment / Zoning

A major amendment to RPP's existing PUD will be required in order to add the church (4001) and the house (4021 Roland Avenue) to the existing PUD. A minor amendment would be required to change the parking configuration within the existing PUD. We are not contemplating any new construction on these two properties at this time.

- 4021 Roland Avenue (House)

To retain the house for use in an administrative function and add parking would require a major amendment to the PUD because current zoning doesn't allow for that (currently zoned R6). If it was later decided to demolish the house, that could be done without any amendments to the PUD; however, adding parking to the site later would require a major amendment to the PUD.

Current plans include demolishing the two (2) block buildings in the back yard to add 12 parking spaces and closing off driveway access from Roland Avenue. Accessibility to the parking area behind the house would be from the RPP campus only.

- 4001 Roland Avenue (Church)

If more than four parking spaces are to be added to this area, it would require a major amendment to the PUD.

In both of the aforementioned cases, language would be added to the PUD that would specify that these properties be used for parking. Access to the church lot will be via the connecting alley behind the church to RPP. Storm water management will be addressed. Retaining walls will be added to the area where there is currently an embankment. If the church structure is preserved, there would only be room for 14 spaces to be added to the rear of the property. If the church is demolished, 30 spaces would be possible.

Widening of 40th Street

No current detailed drawings of the proposed lane widening are yet available. The drawings obtained from the Baltimore City Department of Transportation show the right lane of 40th Street closely abutting the church structure.

Covenant

A covenant is an agreement between the property owner and a neighboring community. The current covenant that exists between RPP and the Roland Park Civic League and the Rolden Improvement Association will expire as of January 1, 2010. Language that does not get incorporated into a PUD can be incorporated into a covenant. Mr. Koontz indicated that RPP may consider renewing or replacing the current covenants if approval is received on the parking issue according to RPP's proposed plan.

Conclusion

- Dr. Spevak stated that keeping both structures intact should be explored further and the Zip Car option revisited.
- The RPCL's Land Use Committee will meet to decide whether or not they will take a position on this matter although it may take until October to get on their agenda.

- The RIA needs to decide whether they will accept RPP's plan with the proposed changes.
- Mary Pat Clarke stated that a decision-making session needs to be set.
- Mrs. Snyder indicated that a special meeting can be convened as soon as possible.
- Dr. Spevak stated that he will keep in touch with Mrs. Snyder.