



# Roland Park Place

830 WEST 40TH STREET BALTIMORE, MARYLAND 21211-2134

March 4, 2010

The Honorable Stephanie Rawlings-Blake  
Mayor of the City of Baltimore  
City Hall, Room 250  
100 N. Holliday Street  
Baltimore, Maryland 21201

OFFICE OF THE  
MAYOR  
10 MAR - 8 AM 11:07

Dear Mayor Rawlings-Blake:

I am writing to you in my capacity as the president of Roland Park Place, the only accredited continuing care retirement community in Baltimore City. First, let me congratulate you on your new appointment as Mayor and wish you every possible success in this important post. You may recall your first visit to Roland Park Place with Ferrier Stillman on the day after you were sworn in as City Council President. I welcome the opportunity to have you visit us again to see for yourself what an exemplary residence Roland Park Place is for our older citizens, many of whom have served Baltimore in distinguished ways.

Currently, Roland Park Place is facing a letter-writing campaign waged by the Rolden Community Association in protest of our proposal to use our lot located at 4001 Roland Avenue as a parking area for visitors and employees. Since March 2009, the residents of the 4000-4100 block of Roland Avenue have known of our intent, but it was only in November that the Rolden Community Association categorically opposed any use of this area for parking. Rolden claims that any change "...*would tear holes in the fabric of an otherwise vibrant neighborhood and by extension destabilize a corridor of communities including Hampden, Rolden, Roland Park, and others.*" Roland Park Place believes this depiction is a gross exaggeration of the situation.

The 4000-4100 block of Roland Avenue is anchored on the south by four corners, three of which collectively house a Chinese restaurant and sushi bar, a dry cleaner/laundry, a used clothing consignment shop, and a beauty salon. Other storefronts in this same block (one of which is vacant) face the street and include a liquor store at 4032 Roland Avenue. One house is used exclusively as the headquarters of a roofing company; another is used as a day care center; and several single family homes have been converted into multi-family dwellings.

*A Not-For-Profit Retirement Community*

PHONE 410-243-5800  
FAX 410-243-2054  
WWW.ROLANDPARKPLACE.ORG



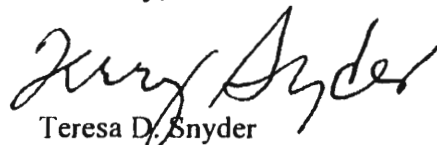
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Located diagonally across 40th Street from the 4001 Roland Avenue lot is the parking area serving the patrons of the Rotunda; a half-block away along 40th Street is the parking lot at the Keswick Multi-Care Center; and two blocks down along Roland Avenue is another parking lot that is unshielded by any shrubbery that fronts on the street. Our proposed parking area would be attractively landscaped using shrubbery, trees, and fencing materials to duplicate the appeal of our main campus. In addition, we intend to feature stone reused from the church to honor its long history at that location.

I hope you will be able to visit Roland Park Place again soon. It would be a pleasure to escort you on another tour of our wonderful campus to see all of our recent renovations as well as the property in question. My assistant, Mrs. Trisha Heil, will be happy to make the necessary arrangements. Please have your staff contact her at 410-243-6783 to set up a time most compatible with your schedule. I look forward to hearing from you soon.

Sincerely,



Teresa D. Snyder  
President

TDS/RKM/t

cc: Bernard C. "Jack" Young  
Councilwoman Mary Pat Clarke  
Frederick S. Koontz, Chair, Board of Directors  
R. Kathleen Molz, Chair, RPP Residents' Association

*I hope you'll enjoy  
the enclosed calendar which  
will provide a glimpse into  
our community. - tds*

830 West 40<sup>th</sup> Street  
Baltimore, Maryland 21211-2134  
February 25, 2010

Dear Councilwoman Clarke:

I am a resident of Roland Park Place and I am writing to support RPP's need for additional parking for both our staff and our visitors. We are hopeful that the lot at 4001 Roland Avenue will be made available for a parking area, built at a grade lower than street level and shielded by shrubbery, that could accommodate some 30 cars. This lot is at the intersection of Roland Avenue and 40<sup>th</sup> Street. The other three corners house a Chinese take-away and sushi bar, a commercial laundry adjacent to a consignment shop for used clothing, and a beauty salon.

Residents of the 4000 block of Roland Avenue, under the umbrella of the Rolden Community Association, have opposed this move and claimed that our plans for this corner lot and the use of the rear of a house at 4021 for additional parking will *"tear holes in the fabric of an otherwise vibrant neighborhood and by extension destabilize a corridor of communities including Hampden, Rolden, Roland Park and others."* We honestly feel that such a statement is a gross exaggeration of the situation and of our roles in this matter.

Our Rolden neighbors seemingly ignore the fact that diagonally located from the 4001 site is the area at Elm Avenue and 40<sup>th</sup> Street, which supports the parking needs of patrons of the Giant and Rite-Aid stores. In addition, the 4001 site is located a half-block away from the Keswick parking lot facing 40<sup>th</sup> Street and is very close to the parking lot fronting on Roland Avenue in its 3800 block. We might also note that several holes in the fabric of the 4000 block of Roland Avenue already exist, namely, four storefronts (one of which is now vacant) including the liquor store at 4032, the corporate headquarters of a roofing company, and several former single-family homes now converted into apartments.

For a quarter of a century, Roland Park Place has been an asset to Baltimore, being the only accredited retirement community in the City. We who live here are not the destroyers of any vibrant neighborhood. As once active participants in the life of the City, we taught its children and its young people, cared for its sick, and supported many of its civic enterprises. All in all, we proved ourselves good and useful citizens. Now retired, we contribute hours of time to local charities, hospices, schools, and other not-for-profit institutions. We look to you for a fair hearing of our case.

Sincerely yours,

cc: Stephanie Rawlings-Blake  
Bernard C. "Jack" Young

