



Roland Park Place

830 WEST 40TH STREET BALTIMORE, MARYLAND 21211-2134

March 25, 2009

Dear Dr. Spevak and Mrs. Pierson:

As a result of the community meeting at Roland Park Place that was held on March 3, 2009, we are in the process of reviewing our parking proposal in light of the comments and suggestions that were made at that meeting. Because various alternatives have significant design and cost implications, this is not a quick process. At the point we have a revised proposal, we will continue our conversation with the immediate neighbors, the Roland Park Civic League, our residents, and the city. We have no intention of seeking a Planned Unit Development (PUD) amendment without community discussions.

Our desire to revise our PUD is related to two factors:

1. Roland Park Place has a shortage of off-street parking places for residents, staff and visitors.
2. We now own two pieces of property along Roland Avenue that are not included in the current PUD.

At the present time, Roland Park Place rents 40 parking spaces at The Rotunda for staff parking. In addition, approximately 15 staff cars are parked along the east side of Elm Avenue during the daytime. Even with this extra parking, there are times when we are short of on-campus parking during the day. The plans for redeveloping The Rotunda made us realize that both Roland Park Place and our immediate neighbors would have a major problem when construction begins and we lose 55 parking spaces.

Because of our on-site parking shortage, Roland Park Place encourages employee use of the MTA by subsidizing the cost of monthly passes. We also explored the possibility of having a ZIP Car short-term rental center that would reduce the need for some of our residents keeping their cars for occasional use.

A Not-For-Profit Retirement Community

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This approach did not work out because of age limitations on the use of the rental cars. Some of the individuals and couples moving to RPP are still very active and continue to work, thus, the requirement for resident parking spaces varies from time to time. Finally, we commissioned a survey of possible off-campus parking sites within a one-mile radius. We were unable to locate 50 or more parking spaces that are available on a long-term basis.

Roland Park Place came to the conclusion that it needs to create more on-campus parking in order to accommodate the 55 cars now parking at The Rotunda and along Elm Avenue, and a few additional visitor spaces.

As we looked at where we could add spaces, we looked first at our existing campus plan. Our traffic and landscaping engineers developed a plan that would allow for 32 additional spaces. The number of spaces we could add to the existing PUD area was reduced by the fact that, in 1982, RPP granted easements to homeowners along West University Parkway so that they could obtain rear entry to their properties. The changes we are proposing on the existing campus will not only add parking, but will also allow for better traffic flow on our grounds.

Next, we looked at the former church property on the corner of Roland Avenue and 40th Street. Because no decision has been made regarding the future of this building, we proposed to create 14 new parking spaces at the rear of the property.

Last October, RPP purchased 4021 Roland Avenue as a result of a foreclosure sale. At the March 3 meeting, we proposed to demolish the building and create a landscaped and well-fenced parking lot, accessible only from the main campus. We also proposed eliminating the current driveway from Roland Avenue. As proposed, the garden area would be in line with the existing houses on both sides and we would create 19 parking spaces. It would look very much like other side yards in the 4100 block of Roland Avenue. However, as a result of the comments we heard at the March 3 meeting, we have taken our plans back to the proverbial drawing board and are re-examining our parking options with respect to these two properties.

A major amendment to the existing Roland Park Place PUD will be required in order to add 4001 and 4021 Roland Avenue to the PUD, and a minor amendment would be required to change the parking configuration within the existing PUD. We are not contemplating any new construction on the two properties that we propose to add to the PUD, but we have not yet reached a decision as to whether we will demolish the existing structures or retain and

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renovate them. We will, of course, share our plans either to demolish or renovate the existing buildings with the community before we make our final decisions.

We have only just begun exploring our options for solving our parking problem and have not officially begun the City process for amending the PUD. Although our plans will require a PUD amendment to incorporate 4001 and 4021 Roland Avenue into the Roland Park Place PUD, we wanted to present our plans to the community, obtain their feedback, and hope to have community support before we move forward with the official process. Therefore, no hearings have yet occurred or been scheduled. We did hold a pre-development meeting with the Planning Department on February 2, 2009, at which time we presented our plans to amend the PUD by adding these two properties in order to create additional on-site parking. The Planning Department generally supported our goal of becoming "parking independent," but encouraged us to share our plans with the community before proceeding with the PUD amendment. Our next step was, therefore, to reach out to the community for their feedback, which is the point in the process at which we are right now. Our plans are currently in flux, and the PUD application will not be submitted until they are finalized.

As stated at the beginning of this letter, we are in the process of developing a revised proposal in keeping with our needs while responding to the comments of neighbors. I reiterate -- Roland Park Place's aim is to devise a creative, sensitive, and neighborly solution to our current parking constraints. We look forward to continuing to work together with neighbors, community association leaders, and city officials to achieve that goal. Please do not hesitate to contact me if you have any questions or comments.

Sincerely,



Teresa D. Snyder
President