

## **STOP Roland Park Place Expansion**

Over the last few months, a group of neighbors from Rolden and Roland Park have been meeting regularly to work on the Roland Park Place parking issues. **The time has come for all of us to take action.**

First, some background info. Roland Park Place, a retirement community at 840 W. 40th St, wants to convert properties on Roland Avenue into parking lots for their employees and residents. Rolden and Roland Park, the most affected neighborhoods, announced their opposition to the Roland Park Place parking proposal in November 2009. A copy of Rolden's position paper, as well as all the written materials on both sides of the issue can be found at [www.rolandpark.org/RPP.html](http://www.rolandpark.org/RPP.html). Roland Park Place responded in January with a letter from its residents that can also be found at the website. In this letter they have neither changed their original plan nor have they offered any compromises.

**The community's position is simple -- Roland Park Place can and should resolve its parking needs without using the properties on Roland Avenue, and these properties should be brought back into use in ways that conform with the current zoning and contribute to the vitality of the community.** Allowing Roland Park Place to change these properties in the 4000 block of Roland Avenue would be destabilizing, and would establish a precedent for Roland Park Place to purchase other properties along Roland Avenue over time.

**Please take action today. We are asking everyone to send a letter to Councilwoman Mary Pat Clarke supporting the community's position.** Mary Pat has shown strong leadership on this issue; she has listened to all sides and worked diligently to find a resolution and common ground. She has successfully opened negotiations with Johns Hopkins University and Medical Institutions for Roland Park Place to rent parking spaces at the Zurich building. For Roland Park Place to turn the properties on Roland Avenue into parking, they must have PUD legislation approved by the City Council. Therefore, Mary Pat is critical to the resolution of this issue.

What are the facts?

- In **2001** Roland Park Place purchased the church on the corner of 40<sup>th</sup> Street and Roland Avenue.
- In **2002** Roland Park Place completed a new Fitness and Aquatics Center which increased their need for staff and employees and reduced property available for parking.
- In **2004** Roland Park Place began leasing parking spaces at the Rotunda to meet the parking needs of the added employees.
- In **2008** Roland Park Place purchased a house at 4021 Roland Avenue.
- In **2009** Roland Park Place proposed a major amendment to their current Planned Unit Development (PUD) in order to demolish the church and replace it with a parking lot. Plus it would create a 12 space parking lot behind the house at 4021 Roland Avenue, just a few feet from the adjacent residence.

**To get involved – Contact [rolden21211@gmail.com](mailto:rolden21211@gmail.com) or call Tracy Collins at 410-243-4116.**