

## **Roland Park E-letter**

**Web Editor's E-letter  
November 1, 2009**

### **1. Roland Park Place Parking Lot Expansion Discussion at Nov. 5 Civic League Meeting.**

The principal topic of discussion at this Thursday's (Nov. 5) RP Civic League meeting will be Roland Park Place's proposed parking-lot expansion. Since this notion was first touted last March, RPP has at various times floated the idea of razing 4001 or 4021 Roland Avenue or both and replacing them with parking lots. RPP owns both these buildings. No. 4001 is a disused church and 4021, a former rental property, is immediately next door to a nursery school.

The current debate revolves around the following options:

1. Adding 32 parking spaces within the existing RPP property and adding a road adjacent to the rear of the homes along the south side of University Parkway.
2. Demolishing the historic church at 4001 Roland and building an above-ground parking lot with 30 spaces.
3. Demolishing the garage behind the house at 4021 Roland to build an above-ground parking lot with 12 spaces.

Option 1 would require a minor amendment to the planning unit development (PUD) under which RPP operates. Options 2 and 3 would require a major amendment to the PUD and would abolish the current zoning. At present, the church is zoned R-7; the homes along Roland, R-6; and the homes along University that back up to RPP, R-2. A major amendment to the PUD would require a City Council ordinance, hence RPP's wish to secure Roland Park's and the other surrounding communities' approval of its proposed actions. For more information, visit the RP web site's page dedicated to this issue: <http://www.rolandpark.org/RPP.html>.

The Civic League discussion will start at 7:15 p.m. at the RP Presbyterian Church (basement), 4801 Roland Avenue.

### **2. Roland Park Area Master Plan.**

The Roland Park Civic League, Community Foundation and Roads & Maintenance organizations and the Baltimore City Department of Planning have agreed to partner in the development of an area master plan for Roland Park. All residents will receive a mailing during the week of November 9 detailing the process but, in the time until that letter arrives, there is important information of which all residents should be aware.

This process may be one of the most important efforts of this community during the next 25 years; the plan developed will likely influence the character of life in Roland Park. The scope of the plan will be determined by the residents, but one can anticipate that certain issues or problems will be considered: maintenance of the residential and historical quality of Roland Park, protection of green space with connection of open space to allow movement by walking or biking or public transportation, partnerships with schools to discuss difficult transportation problems, and the improvement of city infrastructure (sewers, roads/sidewalks). All stakeholders — including businesses, schools, and religious institutions, as well as our elected officials — will be

involved. The process will involve the Department of Planning of Baltimore City and will be led by Michael Medick, a professional town planner living in Homeland and Seema Iyer, also a professional planner, who lives in Roland Park and who is the division chief for research and strategic planning in the city Planning Department.

The participation of the Roland Park community is critical. Please save these dates for community charrettes. Your attendance is very important.

- Saturday, November 21, 9:15 a.m. until noon (site to be announced).
- Friday, January 8, 7-9 p.m. (site to be announced).

### **3. RP Roads & Maintenance Corp. Plat Reps Needed.**

The Roland Park Roads and Maintenance Corp. — Roland Park's covenant enforcement and maintenance group — is looking for plat reps for all plats for the period starting January 1, 2010. Architects, landscape architects and designers, lawyers and residents who have done major renovations and can read an architectural plan are all desirable additions to the board. For more information contact Ann Lundy at [annlundy@verizon.net](mailto:annlundy@verizon.net) or Kathleen Truelove at [ktuelo@jhmi.edu](mailto:ktuelo@jhmi.edu).

### **4. Leaf Vacuuming.**

Residents are reminded that municipal leaf vacuuming will begin in Roland Park on November 9 and last through the 20th. Please assist the city by raking your leaves into the curb and by moving your vehicles from the street between 7 a.m. and 3 p.m., Monday-Friday, during this period. All leaves must be along the curb before Monday morning and should not be raked into the street after that time. The city will only make one sweep down your street. Once the city has vacuumed your street, parking can return to normal.

In addition to the vacuuming effort, the city will collect your bagged leaves, which will be collected on your trash collection day through January. Please limit yourself to 10 bags per pick up. There is no limit on the number of times you may use this service. For more information, please call 311.

### **5. Are Leaves the Enemy?**

On the other hand, in an article that is not about Roland Park *per se*, but which is very pertinent nonetheless, Elizabeth Keyser argues in the Oct. 29 Connecticut *Fairfield Weekly* that we should not be raking leaves away every fall. "Fallen leaves are a healthy, ecologically important part of nature and not a blight on the neighborhood," says Keyser. Read the article at [http://www.rolandpark.org/documents/FairfieldCountyWeekly\\_News-LeafItBe.pdf](http://www.rolandpark.org/documents/FairfieldCountyWeekly_News-LeafItBe.pdf).

### **6. Roland Park News Looking for Halloween Photos.**

The neighborhood's *Roland Park News* quarterly is looking for Halloween photos to reproduce in its next issue. If you have any good shots of spooky festivities, please contact RPN at [Newsletter@rolandpark.org](mailto:Newsletter@rolandpark.org).

Best regards,

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