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# Roland Park Place

July 1, 2009

In response to the needs of our employees, residents, and visitors, we at Roland Park Place have begun exploring our options to increase the amount of parking available on our campus. Our residents have expressed frustration that their friends and relatives are often unable to find on-campus parking available when they visit, and our parking lot is frequently unable to accommodate programs offered to the community on our campus. In fact, just this week visitors to Roland Park Place were unable to park on-site during a Parkinson's dance class we host in conjunction with Johns Hopkins Hospital as part of our community outreach.

In addition, the upcoming re-development of the Rotunda has created an immediate need for additional on-campus parking at Roland Park Place to accommodate the 55 employees who currently park at the Rotunda and along Elm Avenue. The re-development of the Rotunda will eliminate this off-site parking and, if we are unable to increase our on-campus parking, these employees will be forced to park in the surrounding community.

Our goal is to become "parking independent" by developing a creative, considerate, and responsible solution by adding the properties at 4001 and 4021 Roland Avenue into the Roland Park Place Planned Unit Development (PUD) to provide this additional parking. In response to issues raised by members of the community at our March 3, 2009 meeting, we have significantly revised our parking plans to address some of the perceived areas of concern. The attached plan shows our revised proposal, which incorporates the following elements:

Main Campus:

- A total of 32 new parking spaces will be constructed on the existing Roland Park Place campus. These spaces will be located primarily along the west side of the property and will serve as additional employee parking and visitor parking for the guests of our residents.

The reconfiguration of the parking lot will also include the addition of a loop at the north end that will facilitate the flow of traffic through the site.

4021 Roland Avenue:

- The existing structure at 4021 Roland Avenue has been vacant for some time and is in need of significant repairs due to lack of maintenance and repeated vandalism. Our preference would be to demolish it and replace the blighted structure with attractive landscaping and fencing. Nonetheless, at the community's request, our revised plan retains the existing house which, for the time being, will be used for administrative offices of Roland Park Place (most likely our Finance or Development Offices). Employees of our administrative offices work typical hours, i.e., approximately 9:00 a.m. to 5:00 p.m., Monday through Friday.
- The two deteriorating one-story garage structures currently located at the rear of the property will be demolished and replaced with 12 parking spaces.

4001 Roland Avenue:

- In order to compensate for the parking spaces we will lose by retaining the house at 4021 Roland Avenue, we will demolish the church at 4001 Roland Avenue and use the entirety of that lot for parking. The city's plans for the reconfiguration of the intersection at West 40<sup>th</sup> Street and Roland Avenue include an additional lane that will encroach almost to the corner of the existing church structure, and will necessitate the construction of a retaining wall along the corner. The proposed 30 parking spaces on this property will, therefore, be approximately 6-8 feet below grade and will be screened by the retaining wall and additional plantings.
- These parking spaces will be used both by visitors and employees of Roland Park Place.

In total, we will be adding 70 new parking spaces on our expanded campus, which we anticipate will meet the needs of our employees, residents, and visitors, and eliminate the need for these cars to park on neighborhood

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streets. All parking areas on our campus will be appropriately screened and lit using tasteful, unobtrusive lighting designs.

We look forward to hearing your thoughts and continuing a constructive dialogue about our plans.