

RPCL Minutes – September 2015 Meeting

RPCL Present:

Chris McSherry, Kathryn Truelove, Laura Grier, Leslee Bilavaqua, Robert Connors, Robert Horst, Jennifer Vey, Patti Ephraim

Firefighters

Still working on the roof repair. No other updates.

Cross Keys Tennis Proposal

Alex Jacobs, Coppermine Fieldhouse, presented a proposal for a new location at Cross Keys Tennis Barn. Indoor space will serve as indoor lacross, soccer, and field hockey. Number of children would be less than the other location on Falls Road. Externally would paint. Expect about 30 days of work to renovate inside. Hope to have a long term lease. Have a letter of intent. Days and hours of operation will be 7 days a week, start at 9 am, peak hours from 5 pm – 9 pm, close at 12 am. Need to clarify for residents when activities will end. Cross Keys is a gated community and late hours will impact the community. Maximum of 30 people in the building is the estimate; upper limit of people would be 50 adults/children. Last cars in would be 11 pm, closing at Midnight. Met with the President of Cross Keys maintenance to discuss plans. Only one gate will be open on the weekend and after 6:30 pm, the main gate will be closed. No huge signage, no additional lighting. Suggested that Alex meet with the residents of Cross Keys to present plans and discuss issues.

Roland Park Place Presentation

Dr. Chris Kearney, Glen Tipton (Architect), Kathryn Hearst, Jack and Doris Zimmerman, Hugh Robinson (Board Member), Jennifer Wilkerson, Keith Spilane (Sr RP Executive)

RPP comprised of 270 residents, with 160 living independently. RPP is only continuing community in Baltimore City. Internal modernization is Phase 1. Phase II includes new building with 60 additional units. Modern tastes demanded shrinking from 195 units down to 157 larger units as people combine units to make bigger apartments. Additional needed parking as well to accommodate seniors that drive, are more independent.

Phase 1 – renovation will take 1.5 year. Will also add a multipurpose room. Existing health center will be modified to accommodate Memory Care on 1st level. 2nd level will be long term care. Phase 2 – construction of the parking structure and additional 60 residential units. Displayed a rendering of the proposed construction. Phase 2 will take about 1 year.

Parking, one floor below grade, one at grade, two above grade. 175 new parking spaces, net 120 parking spaces; building on the site of existing parking. Roof of parking space will become a green space that the 5 levels of residences will look down on. They still

RPCL Minutes – September 2015 Meeting

have to through the urban design and architectural committee. This will require a major amendment to the PUD.

Would like to work with advisory committee of RP as they have done in the past. There will be established a subcommittee to negotiate with the architects, RP Place administration, Mary Pat Clarke, on an outcome that will benefit all.

Concerns raised impact on neighbors on University Parkway in terms of noise, construction, as well as an 8 story that will tower above their homes. Residents' homes on University parkway are considerably lower as they are built into the hill. Need to understand elevation of the area from University to RP Place. Suggested that they build a scale model to understand scale model.

RPP representatives shared that the Phase II will be funded through the sale of future residential units.

Northeast corner of RP Place is currently staging ground for unpleasant activities (e.g., construction, snow removal, parking buses, etc.). Is that where they will stage the construction? Whiting Turner has been selected for construction. Activities will move to inside the garage. Larger impacts to the community include traffic concerns, light, noise. Community residents requested a copy of the traffic study that was conducted.

Volunteers for Sub-Committee:

Sara Johnson
Patti Ephraim
Chris McSherry
Jennifer Vey
Boo
Barbara
Richard Truelove
Ian MacFarlane
Julia Bryan
RP Residents that are part of the strategic planning group

RP Website Update

Selected a web design team of Spokes Marketing. Kick off with them next Friday, 9/4/15.

Paving and Cycle Track

Moving along, taking longer. Redoing all the curbs, Coldspring to Wyndhurst. Story today on NPR noted there was a 49% increase in business when Cycle Track is installed. Bump outs will be planted, RP Maintenance will maintain over time. K&C contract is getting large enough that it should be sent out to bid for other contractors.

Contact for City Council Presidents Office

Jamar Day, council presidents office, introduced himself.

Zoning

Educational zoning, Transform Baltimore, making progress through the city council. Amendments village center designated as they are now; no denser buildings, zoning so that it is not large buildings. Educational campuses, met with schools, but they do not support this. These are balk and yard regulations. Like a planned unit development (PUD); will not be able to make major changes to the master plan without going to neighbors and working with the city council. Amendment proposed to City Council will be voted on in October.

Maintenance Issues

- 1) number of dead trees that need to be removed
- 2) washout in the lanes that are owned
- 3) maintenance of the paths

Need to consider transfer ownership back to the City so that they are responsible. They are washing away, becoming impassable. City will come and pave them.. Neighbors go to the City, ask to pave the lane, tell them how much it costs, everyone agrees, and then the residents pay for it. Need to establish fund to pay for the paving.

Architectural Review

- 1) Beechdale Lane house has been repainted.
- 2) 532 W University Parkway – extensive work done. Hearing for a 2-story garage, going to oppose that.
- 3) 216 Hawthorne – dilapidated house has been renovated; has an 1896 covenant.

Zip Cars Update

Met with zip car representative to review the options. A lot of concern for parking in front of a home because there is a light, spot marked. Other next best spot, across the street from the shopping center. They will examine that spot more. Around Coldspring, the existing spot near Ms Shirley's, there were not any cars parked there. Other option near the hair salon, closer to Charles Street. Positive is that it is closer to Loyola and if there were students that needed a car in addition to what is at Loyola.

Owner of Namaste Restaurant

Will be in the space where Loco Hombre was located. Would like to get a liquor license.

RPCL Minutes – September 2015 Meeting

Community Foundation

Rescheduled Monroe talk about his book, end of September. Starting the master planning for Stony Run. Will have a meeting on 9/26, 2- 4 pm, Bolton Synagoge.

Sewers

Sewer folks will be here in October.