



Sharon Green Middleton
District 6 Council Vice President
100 Holliday Street
Suite 500
Baltimore, Maryland 21202

RE: Overlook at Belvedere

June 9, 2017

Dear Councilwoman Middleton;

Last night, the Roland Park Civic League voted overwhelmingly to oppose the PUD allowing construction of the *Overlook at Belvedere*.

Despite the fact that the development is only yards away from our boundary, we were not included in the communication loop and have come to believe the development may negatively impact our community. Although the building itself is not in our jurisdiction, it is our belief that our 1,100+ households will be more significantly impacted overall than the 148 families in the North Roland Park Association.

We do not believe sufficient objective study has been done regarding traffic at the Falls-Northern Parkway intersection, the aesthetic impact on our residents across the street, nor the effect this will have on the Roland Park Elementary and Middle School.

It was our understanding that the North Roland Park community was in support of the development, but we learned yesterday that they were also largely kept out of the loop. A petition just began circulating that already has more than 60% of their households opposing the PUD.

If this PUD is withdrawn, the developer and community are free to discuss plans for a project under Transform Baltimore that works for everybody. They can also initiate another PUD with complete input from the affected communities. We strongly oppose rushing this bill through to allow construction of a building that would not be permitted under Transform Baltimore—despite universal community opposition.

The Roland Park community plans to do everything in our power to keep this development from going forward. We ask for your support.

Sincerely,

Robert H. Cooper III (Hap)
President, Roland Park Civic League

CC: Mayor Catherine Pugh, Council President Jack Young, Peter Hammen, Mary Pat Clarke, Isaac Schleifer