

## ROLAND PARK CIVIC LEAGUE

June 8, 2017

### Minutes

RPCL Board Attendees: Hap Cooper, Dan Motz, Rob Horst, Blair Storzer, Trish Carroll, Carol Kohler, Chris Cortright, Chris McSherry, Anne Stuzin, Steve Grantz, Robert Connors, Patti Ephraim, Sara Johnson, Mary Kay Battafarano, Tim Schere

1. No representatives of the Police and Fire Departments were present for the meeting.
2. Cycle Track: At the Annual Meeting on May 24<sup>th</sup> 2017, a resolution was approved to restore curb side parking on Roland Avenue immediately. A letter conveying this position was sent to the City and posted on the RPCL website. Recently, the Mayor's office is reviewing all bike lanes and related parking across the city and has placed the Downtown Bike Network on hold, due to complaints about Potomac Street in Canton.
3. Wyndhurst/Winslow Flooding: Mary Paige Michel provided an update on the strategic plan for Stony Run. An urgent issue of flooding was previously raised by residents near the intersection of Wyndhurst and Wilmslow and brought to the attention of the strategic plan committee. Based on vote at the previous RPCL meeting, the bump outs on Wyndhurst will be removed within 45 days. Plantings that are currently in the bump outs will be moved to other bump outs. There is a need to repair to Stony Run, between Northern Parkway and Cold Spring. There is also a need for a hydrology study. DPW has been very responsive.
4. Air B&B: Roads & Maintenance continues to consider the complaints of neighbors against Air B&B in RP including further legal to review all the potential issues. An initial review and conversation with the lawyer last Fall was inconclusive. Currently, Baltimore City is not taking any actions to require that each Air B&B must be licensed. R&M is also going to also consult with Guilford community association to see how they are handling this issue. One possibility open to Roland Park would be to go directly to Air B&B to encourage the enforcement of their rules.
5. Overlook at Belvedere 2:
  - a. Pro – Al Barry presented presentation on behalf of the developer, Blue Ocean. Mr. Barry gave an overview of the history of the parcel of land where the Belvedere Towers stand and the 12 acres of undeveloped land behind it. The property was developed in the 1960s with a covenant to preserve the 12 acres behind it and restricted access to neighborhood streets behind the property. The covenant preserving the 12 acres expired after 50 years. Recently, the 12 acres was put up for sale and purchased by Blue Ocean, to invest \$6 million toward development of a new tower of rental units. Three neighborhood associations were consulted, as well as residents. After negotiating with local neighborhood associations, they agreed to preserve 6 acres of woods and continue to restrict access to resident streets. In addition, originally a 5-story building with 2 stories of parking was proposed. This has been reduced to 4 floor building with 2 stories of parking. The developer received approval from the

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North Roland Park and Poplar Hill associations, but not Sabina-Mattfeldt. Currently, the Planned Unit Develop (PUD) is working through the City Council and received preliminary approval from the Council last night. A traffic study of the area at Northern Parkway and Falls Road intersection has been conducted.

- b. Con – Hunter Cochrane, resident of North Roland Park disputed Mr. Barry's presentation regarding engagement of neighborhood residents and associations, saying that the process was not open, transparent, nor democratic. A meeting held on May 25<sup>th</sup>, 2017, at Cross Keys Inn, was well attended and residents had opportunity to voice concerns regarding the development. Main issues of concern include impact on traffic at the intersection of Northern Parkway and Falls Road. It is estimated that approximately 51,000 automobiles traverse this intersection during peak hours. Entrance to the development, will be the existing Falls Road and Northern Parkway entrances.

After a discussion, the RPCL Board approved a motion to oppose the PUD, Hap will prepare a letter to inform City officials.

6. Minutes: Board approved the February and May 2017 Meeting Minutes.
7. Committee Reports:
  - a. Finance Committee: The committee members met and approved a proposed budget for the 2017-2018 fiscal year. The projected income is \$36,000 (from dues), expenses (\$27,000), with a balance of \$9,000 for discretionary gifts with Board approval. Trish will send out supporting financials by email to the Board before a vote to approve this budget.
  - b. Standing Committees: Mary Kay will bring a list of committee membership to review at the next meeting in July 2017. In addition to established standing committees, there is now need for an Audit and a Traffic committee.
8. New Policy Development: Based on recent edits to the By Laws, the Board will need to draft three new policies by September. Mary Kay suggested dividing the Board into working groups to accomplish this over the summer.
9. Plat Concerns: Plat 5 report of multiple cars being broken into, possibly using new device that unlocks car remotely. Residents urged to notify the police department.
10. RPP Building Update: Residents of W University Parkway, just below the building project at Roland Park Place, have noted white water that is flowing down University Parkway. They believe it is associated with the hydro drilling. Residents were urged to take a picture of the water and send this to 311 to report concerns to the City.
11. Resident Complaints: An Elmhurst Road resident wrote to Board member Cara Kohler regarding a sharp bend on Ridgewood Road. There has also been concern about high speed travel on newly paved Long Lane and ability of emergency vehicles to traverse Elmhurst due to parking on both sides of the street. The concern regarding the sharp turn has been discussed previously by the Traffic Committee and it was suggested a large mirror be placed so that cars can see oncoming traffic. Chris McSherry will e-mail

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DoT regarding this issue. Residents should be advised to submit concerns to 311, get a tracking number, and then submit to Sharon Middleton (councilwoman).

12. Water Tower Update: Mary Page Michael gave an update on the Water Tower project. They met with the City today and were assured the MOU will be signed within 10 days. Thanks to Mary Pat Clarke for her work on this project.