



Roland Park Civic League Board Meeting

via Zoom December 2, 2020 7:00-8:30PM

Board Members Present: Bob Connors, Martha Holleman, Andy Niazy, Bobby Marinelli, Ed Goodlander, Dan Motz, Jen Viglucci, Ken Rice, Mary Kay Battafarano, Rachel Dawson, Tom Hoen, Ann-Barron Carneal, Richard Bruno. Not present: Devon Dodson, Ashley Handwerk, Blair Storzer.

1. Routine Business

- a. President's Opening Remarks.
- b. Police/Fire Updates - New Liaison has not responded.
- c. Draft minutes for approval - October and November minutes were approved.

2. New Business

- a. Cross Keys: Discussion of preliminary plans with Arsh Mirmiran of Caves Valley (www.cavesvalleypartners.com): (Master Plan [Image](#))
 - i. Mr. Mirmiran introduced colleague and CVP project liaison Patrick Terranova, a resident of Falls Road who has been attending recent meetings of the RPCL committee handling the Greater Roland Park Master Plan.
 - ii. Some initial public relations work:
 1. Follow the project on Instagram [@crosskeysbaltimore](#).
 2. Logo has been refreshed.
 - iii. Access -- roads and sidewalks.
 1. In the Village Square, they own all surface lots and buildings except the hotel.
 2. Parking lot/farmers market will be reconfigured into a roadway so that the grocer can fit in. The roadway entrance will lead farther to the south. There will no longer be ramps leading up to the parking area. Instead the access routes will be level to the roadway.
 3. Grocer will be one level, across from Talbots. It will have the same parking area, just reconfigured.
 4. The pedestrian crossings will be improved as well as the landscaping. The truck entrance will be the same. Plan is to better manage ingress and egress as well as making the signage easier to read and understand.
 - iv. Gatehouse renovations:
 1. Will cut back the entrance overhang so there is not a confusing two lane situation.
 2. Current siding will be replaced by brick. Cedar shingle roof to be replaced by standing seam metal.
 3. Install a new sign with the new logo, new roof, and a weathervane cupola instead of a chimney.

- v. Village Square and Courtyard:
 - 1. The space in the courtyard to the north of the grocer will be a mini quad, with pop-up or seasonal minishops: coffee shop, sunglasses, holiday markets, etc. The idea is to draw folks into the courtyard and onto the deck to create a seamless experience. The surfaces will all be level.
 - 2. Plans are to have an upscale American restaurant that opens up to the courtyard. Former Donna's space could also be a restaurant.
 - 3. The hope is to enhance the experience entering the new restaurant to create a novel, more welcoming approach.
 - 4. The courtyard will be completely relandscaped. They will assess the health of the trees, taking some down and planting new ones where necessary. They plan to remove trees here. And they hope to have outdoor seating for the new restaurant on the interior of the courtyard.
 - 5. The west side of the courtyard will have a small stage with outdoor grass. It will be used as an informal family-oriented stage area.
- vi. Questions from attendees:
 - 1. How many trees will be removed and how many will be planted? Mr Mirmiran assures that they will plant four times as many trees as they remove and they will do their best to preserve as many existing trees as possible. Carroll Tree Service will do the work.
 - 2. Are you going to work with the city to make crossing Falls Road more safe for pedestrians? Answer: There will be a crosswalk only at the entrance. However, it is the hope that the DOT plans will improve all crosswalks and sidewalks along and across Falls Rd.
 - 3. One unique characteristic of Roland Park is the continuity of sidewalks into and around the development. What is the plan for sidewalks? Answer: Their design team is trying to significantly improve the continuity of the sidewalks and make the area more walker friendly.
- vii. Planned Unit Development -- The summary masterplan was approved by City Council: small imprint grocer, a bit more commercial storefronts, a new apartment building, and eventually, the office building. Each of these individual projects needs final approval. See PUD here:
<https://baltimore.legistar.com/LegislationDetail.aspx?ID=4601520&GUID=A370CC00-6C29-4B44-9F80-231F81198BAE&Options=ID|Text|&Search=cross+keys+pud>)
- b. Strong Schools Maryland - Martha Holleman:
 - i. There are 3 buckets right now:
 - 1. To override the veto.
 - 2. To address historic underfunding.
 - 3. To hold districts harmless for COVID related financial issues.
- c. Eddie's Virtual Holiday Food Drive: Bob Connors - They are holding the food drive in partnership with MD Food Bank, this replaces our effort in recent years to give food to the

Langston Hughes Center in Park Heights. This year, the word did not get out so well, so Bob will resend the ask to give. He asked for plat Reps to get the word out.

- d. The motion to amend Roads and Maintenance bylaws to allow an additional director from Plat 2 was withdrawn from this evening's agenda and will be addressed in January.
- e. There will be a holiday market on December 6th and 13th Johnny's parking lot.

3. Committee Reports

- a. Architectural Review- none.
- b. Finance : Jen Viglucci- Nothing new to report.
- c. GRP Master Plan : Martha Holleman -- She thanked everyone for participating as they received good and extensive comments. They extended the deadline until December 17 for all committees to comment. Potential speaker, Paige Glotzer, has not yet responded about her availability to speak at a meeting. Martha will work with her volunteers to follow up to organize this effort in coming months.
- d. Maintenance: none.
- e. Land Use/Zoning: none.
- f. Traffic and Transportation: Bob Connors -- Letter - Presently there is no official proposal but the committee put forward recommendations to expand the scope to make the whole corridor work better. For example, sidewalks south of Hillside need work as they are too narrow and not ADA accessible. Consultants hired by DOT suggested the idea of a road diet on Falls, to help improve the pedestrian and cycling experience. The link to the DOT site was sent around that included three extensive documents from the consultant. Bobby Marinelli pointed out that the safety for students crossing Falls Road needs to be considered as equally as the ingress/egress of car traffic. Kathy Hudson asked about the hardscape and whether we could have input into design and that Roland Park should have a review of the design.
- g. Landscape committee of RPCF: Kathy Hudson - There were 72 trees planted on the perimeter of Centennial Park. In front of Wells Fargo on the Eddie's block, the three ewe bushes killed by salt have been removed. The committee plans on continuing seasonal planting in this location to make the block more appealing.

4. Adjourn 8:30

"The Roland Park Civic League is a civic governing body that addresses matters affecting the interests of residents. Its purpose is to foster the common good and welfare of its members, to take action on those matters of mutual interest, and to otherwise represent the people of Roland Park."