



ROLAND PARK
CIVIC LEAGUE

March 17, 2021

Dear Roland Park Neighbors,

I write to you seeking your feedback on 2 projects that the Roland Park Civic League Board will vote on at our April 7, 2021 meeting. In my assessment both projects fall under the description of having major impact per our [Project Approval policy](#) requiring the League to seek member input. So, please participate in an online poll linked below or on our website rolandpark.org, we need to hear from you!

The first project proposed is an assisted living and memory care residence [The Claiborne](#) on the land behind The Falls apartment building (formerly Belvedere Towers) at the corner of Falls Road and Northern Parkway. In 2018, this site was proposed to be developed into a second large apartment building “The Overlook” by the current owner Blue Ocean. That proposal was vehemently opposed by surrounding neighborhoods and is the subject of ongoing litigation. A new company, Claiborne Senior Living of Mississippi is now under contract to purchase the land from Blue Ocean and instead build the facility described above. Input from abutting neighbors including Roland Park is an important factor as two city variances are required: building height and conditional use. A public meeting was recently held on March 10th when Claiborne presented [renderings](#). While the location is not technically within Roland Park those on Merrymount do overlook this site, and the surrounding neighborhoods have asked us to weigh in. Please reach out to me via email with any questions. As of this writing, the boards of surrounding neighborhood associations have not yet voted on whether they will support or oppose this project.

The second project is roadway work proposed by the City in the [Falls Road/Northern Parkway corridor](#). During a study of this area over the last year several public meetings have been held, attended by members of our Transportation Committee. I call your attention specifically to pages 50 through 61. Several changes (pp. 55-56) are recommended to improve walking and cycling including extensions of sidewalks and ramps where they currently do not exist, eliminating the obstructions caused by poor placement of lampposts and hydrants. A road diet is recommended for Falls Road beginning at the new pedestrian refuge near CVS north to Northern Parkway. There are also proposed changes (pp. 58-59) to the I-83 exits and the entrance from westbound Northern Parkway. Our Transportation Committee met recently to review this final report, and agree the proposed changes are based on sound traffic studies and policy. We ask you to look over the study linked above before taking our short [poll](#) by March 31, 2021.

We know this is a lot of information to take in, but your opinion is critical in informing our Board on how to proceed. Rest assured both projects will continue to be followed closely by RPCL; facilitating community feedback, design review and monitoring the work in progress going forward. (Links are in blue underlined).

Many Thanks,

Bob Connors

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