GREATER ROLAND PARK MASTER PLAN

Approved by the Baltimore City Planning Commission

February 17, 2011

Submitted By

The Communities of the Greater Roland Park Master Plan
5115B Roland Avenue
Baltimore, MD 21210

GREATER ROLAND PARK MASTER PLAN

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GREATER ROLAND PARK MASTER PLAN

Plan Vision

Greater Roland Park will preserve the foundational concepts upon which the community was established, which include maintaining a predominantly residential character, preserving the area's natural landscape and architectural beauty, ensuring accessibility to neighborhood amenities and open spaces, and cultivating the spirit of neighborliness, in a manner that adapts to and anticipates 21st century lifestyles and community aspirations.

Greater Roland Park will promote a healthy quality of life and environmental stewardship for its residents, foster strong civic engagement regarding community resources and decision-making, support commercial endeavors that respect and complement residential areas, support activities that serve diverse and intergenerational residents, and collaborate with surrounding communities and the City of Baltimore.

THOMAS J. STOSUR, DIRECTOR
DEPARTMENT OF PLANNING
417 EAST FAYETTE STREET, 8TH FLOOR

ROLAND PARK MASTER PLAN

February 18, 2011

The Honorable Sharon Green Middleton,
City Council Representative, 6th District
City Hall, Room 516
100 N. Holliday Street
Baltimore, MD 21202

The Honorable Mary Pat Clarke,
City Council Representative, 14th District
City Hall, Room 550
100 N. Holliday Street
Baltimore, MD 21202

This is to inform you that on February 17, 2011 the Baltimore City Planning Commission approved and adopted the Roland Park Master Plan. This plan, with recommendations to revitalize the Roland Park Community is to be used as a guide plan for future development. Copy of the staff report is attached and the link to the plan is www.rolandpark.org/MasterPlan.

If you have any questions please contact Ms. Laurie Feinberg, Division Chief of the Comprehensive Planning Division at (410) 396-1275.

TJS/wya

Attachment

CC: The Honorable Bernard "Jack" Young, President of City Council
Ms. Kaliope Parthemos, Deputy Mayor
Mr. Alfred Foxx, Director of DPW
Mr. Paul Graziano, Commissioner of DHCD
Mr. Jay Brodie, President of BDC
Mr. Gregory Bayor, Director of the Dept. of Rec. and Parks
Mr. Khalil Zaied, Director of BDOT

Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT

Thomas J. Stosur
Director

February 17, 2011

REQUEST: GREATER ROLAND PARK MASTER PLAN

RECOMMENDATION: Amendment and Adoption, subject to all limitations of federal, state, and local fair housing and other laws and limits on city resources.

Amendments

- The language of the Open Space chapter concerning the private properties of St. Mary's Seminary and the Baltimore Country Club should be revised to reflect commonly agreed upon language between the aforementioned stakeholders and the Roland Park Master Plan Implementation Committee. We are further recommending the deletion of references to BCC land being "returned to community use."

- Staff report and final Planning Commission recommendation be incorporated into the final GRPMP document.

STAFF: Laurie Feinberg, Katie-Rose Imbriano

PETITIONERS: Roland Park Civic League and the Department of Planning

GENERAL AREA

The Greater Roland Park Master Plan area encompasses several neighborhoods including Roland Park, Evergreen, Wyndhurst, Keswick, the Village of Cross Keys, Hoes Heights and Tuscany –Canterbury. The area is home to several educational institutions (both public and private), several business areas, including Falls Road, Wyndhurst Village and Roland Avenue. The area's community amenities include several parks such as the Stony Run, playfields and the newly renovated Roland Park Enoch Pratt Branch Library.

Most of the area is comprised of National Register Historic Districts. The plan area is primarily characterized by single-family houses along narrow, winding roads that conform to the natural topography and large trees that allow the area to retain a park-like character.

HISTORY

Roland Park is considered one of America's earliest and best designed garden suburbs. The neighborhood was planned between the 1890s and 1920s by the Roland Park Company. Over the years several notable people worked on the plan for Roland Park including Frederick Law Olmsted, Jr. and George Kessler. The early landscape planners for Roland Park laid out the community in the context of

the existing topography, leaving the natural beauty of the area undisturbed. Public common areas, deed restrictions on incompatible uses and a community association that maintained public amenities were novel community planning innovations that helped to create and foster the growth of Roland Park as a distinctive Baltimore neighborhood.

CONFORMITY TO PLANS

The adoption of this plan conforms to the goals and objectives of LIVE EARN PLAY LEARN, the Baltimore City Comprehensive Master Plan, specifically:

- LIVE Goal 2: Elevate the Design and Quality of the City's Built Environment (Objective 4: Protect and Enhance the Preservation of Baltimore's Historic Buildings and Neighborhoods)
- PLAY Goal 3: Increase the Health of Baltimore's Natural Resources and Open Spaces for Recreation and to Improve Water Quality and to Improve Neighborhood Social, Economic, and Environmental Well-Being (Objective 1: Maintain a Well-managed System of Parks & Open Spaces; Objective 2: Protect and Enhance Baltimore's Natural Habitat and Environmental Resources)

It also conforms to the goals and objectives of the Baltimore Sustainability Plan through the following:

- Cleanliness (Objective 2: Sustain a clean and maintained appearance of public land)
- Pollution Prevention (Objective 5: Improve the health of indoor environments)
- Greening (Objective 3: Provide safe, well-maintained recreational space within 1/4 mile of all residents)
- Transportation (Objective 2: Make Baltimore bicycle and pedestrian friendly)
- Green Economy (Objective 4: Support local Baltimore businesses)

ANALYSIS

Planning Process

In the fall of 2009, the Roland Park Civic League (RPCL) and its partners began a community-led and volunteer-driven master planning process, which produced the Greater Roland Park Master Plan (GRPMP). Over the course of the planning process the community hosted four community charrettes. The Department of Planning supported this process by providing staffing at charrettes and other services, such as map production. The Department of Planning, as well as other City Agencies, provided advice and comments throughout the process.

Master Plan

Through its recommendations, this plan lays the groundwork for an even stronger community by outlining strategies that would not only improve the physical infrastructure of the area, but the overall livability and quality of life. The plan is organized into several topics: Open Space, Transportation, Housing, Commercial/Retail, Infrastructure, Livability, and Streetscape. Each section has its own recommendations and strategies that support a vision, guiding principles and goals, specific to that topic. The overall goal of the plan is to preserve the historical legacy and design of the area and to preserve and enhance the natural landscape and architecture in a manner that is modern, vibrant and sustainable for the residents of today.

The GRPMP is a multi-faceted, community-driven plan with many recommendations and suggested implementation steps. Below is a summary of some of the key recommendations included in the plan, which will require on-going cooperation among RPCL, area residents and businesses, as well as City agencies. Planning staff will continue to work with community leadership and City agencies to identify implementation priorities, subject to availability of City resources.

Open Space

RPCL will:

- Create an oversight group to manage stakeholder interests, enhance current Stony Run Park trails and create better linkages for a cohesive trail experience at Wyndhurst Station and Coldspring Lane.
- Explore Roland Water Tower Improvements- restore the tower for public use and create a community park around the tower.
- Explore purchasing land from the Baltimore Country Club to create a new public park with both active and passive places.

Transportation

RPCL will:

- Explore school-related traffic solutions including reducing peak congestion by implementing infrastructure improvements, carpooling and staggering school start times.
- Work with DOT to explore intersection design at Roland Avenue and Coldspring Lane.
- Work with DOT to encourage walking and biking through improving sidewalks and crosswalks, adding additional lighting where needed, designing and installing bike racks and retrofitting storm drains.

Housing

RPCL will:

- Work with Planning and Housing to preserve and enhance housing stock and neighborhood character through the TransForm Baltimore zoning re-write process and zoning enforcement.
- Explore creating building/construction guidelines and modernize current private real estate covenants.
- Explore developing a community campaign to educate residents about construction guidelines and covenants.
- Encourage sustainable living though home energy conservation, waste reduction and sustainable land and stormwater management practices.

Commercial

RPCL will:

- Encourage merchants to green properties.
- Work with DOT to explore improving gateways at the commercial areas and improve pedestrian environment with traffic calming and other streetscape/roadway improvements and landscaping.
- Increase parking efficiency by encouraging shared parking and maximizing on-street parking.
- Promote bicycle use in commercial areas.
- Develop design standards for commercial properties and enhance “town square” feel.
- Explore creating a merchants association.

Land Use and Zoning (applies to existing zoning and any future rezoning)

RPCL will:

- Work with Planning to ensure that zoning densities and urban design appropriately complement existing neighborhood conditions. For example, building scale and design of new construction should complement the existing neighborhood character. Zoning, land use planning and design review should serve as tools to ensure that any new developments respect the history, natural environment and overall character of the community.

Infrastructure

RPCL will:

- Advocate to improve utility infrastructure in the area, including stormwater management, electrical, sanitary sewer.
- Establish an Infrastructure Repair and Improvement Committee.
- Work with the City to improve coordination and discuss possible MOUs relating to infrastructure improvements and standards.

Streetscape

RPCL will:

- Work with the City and other partners to develop and implement a greening strategy.
- Advocate to DOT for a roadway improvements analysis and strategy that may identify recommended improvements such as upgrades and repairs to sidewalks, crosswalks, storm drains, accessibility features and street furniture (i.e. benches, trash receptacles, tree grates).
- Work to create a signage program for the area that would include location and design for various types of signs, including, neighborhood signs, pedestrian, road, and path signs, subject to City approval.

Livability

RPCL will:

- Advocate to protect and enhance the Roland Park Firehouse, post office and library.
- Improve amenities and services to older residents, including social, health and housing needs and improved design for public spaces.
- Encourage wellness for residents through physical fitness activities and programs and healthcare services.
- Encourage and build participation in community activities and volunteerism.
- Optimize the structure of the community organizations by assessing fee structures, increasing financial support, and improving membership levels.
- Explore the possibility of creating a community benefits district.

Implementation

This master plan also includes a substantial section on implementation that outlines recommendations that can be undertaken by private entities, the community, the City and other potential partners. The three main vehicles identified in the Plan for implementation are:

1. Development of a formal organizational structure.
2. Funding and fundraising efforts.
3. TransForm Baltimore Rezoning Process.

The Plan recommends the creation of a formal organization called the Roland Park Partnership Steering Committee, which would be the community decision-making body that would set priorities and guide resource allocation. They, through a series of subcommittees, would work to implement various projects. The subcommittees align to the topical areas of the plan and would also include a fundraising subcommittee. Identifying funding sources and implementing fundraising strategies is critical for the implementation of the Plan. Though there may be some projects that may be implemented with little to no money, several of the long-term and/or larger projects will require substantial revenue, multiple fund sources and partnerships. At this time, there are no City implementation funds identified.

The staff recommends approval of the general goals of the plan, with the understanding that adoption of the GRPMP by the Planning Commission does not bind private property owners or City Agencies to the specific plan recommendations or projects. Through the implementation process, modified scopes, alternate solutions or areas for further study may be identified. The recommended approval and implementation of the Plan is subject to all limitations of federal, State, and local fair housing and other laws.

In addition, Planning staff recommends that the language of the Open Space chapter concerning the private properties of St. Mary's Seminary and the Baltimore Country Club be revised to reflect commonly agreed upon language between the aforementioned stakeholders and the Roland Park Master Plan Implementation Committee. We are further recommending the deletion of references to BCC land being "returned to community use." In doing a careful analysis of the plan's language and history of the Club's property, we feel that it is more accurate to describe Club land as having been privately held throughout its history and use of the facilities dependent on membership in the Club.

Finally, Planning staff recommends that the Staff report and final Planning Commission recommendation be incorporated into the final GRPMP document.

Notifications

Staff has notified by mail Roland Park Civic League, Evergreen Community Association, Wyndhurst Improvement Association, Keswick Improvement Association, Cross Keys Maintenance Corporation, Hoes Heights Improvement Association, Inc. and Tuscany –Canterbury Neighborhood Association, Baltimore Country Club, Gordon Feinblatt Attorneys at Law, City Council President Bernard C. "Jack" Young, and the following City Council members: Sharon Green Middleton (6th District), Belinda Conaway (7th District), and Mary Pat Clarke (14th District) .

Upon adoption copies of the Greater Roland Park Master Plan will be available on the Department of Planning website and the Roland Park Civic League website.

Thomas J. Stosur,
Director

BALTIMORE CITY

PLANNING COMMISSION

Wilbur E. “Bill” Cunningham, Chairman

Victor Bonaparte

Benjamin Glenn

Councilman Bill Henry

Robert Hopkins

Darlene Kennedy

Ben Meli

Colin Tarbert

Hector Torres

Honorable Stephanie Rawlings-Blake, Mayor

GREATER ROLAND PARK MASTER PLAN

Executive Summary

The origins of this Master Plan date back 110 years, when Edward H. Bouton and Frederick Law Olmsted, Jr., created their novel design of one of America's first garden communities, Roland Park. As we complete this plan, we remain true to their vision—protecting natural landscapes and open spaces, maintaining the predominantly residential character of the community, strengthening small commercial areas within walking distance for residents, preserving the historical integrity of the architecture, valuing strong educational and religious institutions, and cultivating a spirit of neighborliness across all generations.

The world has changed since Bouton and Olmsted created Roland Park. This Master Plan looks forward, adapting to and anticipating 21st century lifestyles and community aspirations. It seeks to enhance sustainability in the way that we live, understanding that resources are limited and that we must reduce the impact of human life on our wider ecosystem.

This plan represents important partnerships. The name alone—the Greater Roland Park Master Plan (GRPMP)—reflects that it includes communities beyond the geographic boundaries of Roland Park, whose representatives contributed much to this important effort. Participating stakeholders included residents and their children, merchants, educational and religious leaders, and elected and appointed City and State officials.

The GRPMP is unique in the way it was developed—as an unprecedented, community-driven and financed, volunteer effort. Professional planners, architects, developers, graphic artists, lawyers, business owners, doctors and those from many other walks of life who live in Greater Roland Park donated their time and talent to achieve one common goal: to improve our community now and for future generations.

This plan acknowledges our responsibility to the City and to the other communities of Baltimore, and the plan's goals and recommendations are consistent with both the City Master Plan and the Sustainability Plan. We hope our efforts will embolden other communities to start to have conversations about their wishes for the future and will motivate them to develop their own master plans. We hope, through changes in City process, that we will see the increased influence of communities over the City's investment priorities.

Further, we hope the visionary ideas in this plan will encourage all residents of Greater Roland Park to reach higher for what this community and this City can achieve.

What We Learned from Our Community

Through multiple meetings, collaborative design sessions (charrettes) and an online survey, we learned that residents of Greater Roland Park are relatively happy with the community's access to public and private education, the availability of open and public spaces, the quality of library services, and the opportunities available to children. They wish to protect the historical character and style of the architecture and are concerned about the possibility of losing large tracts of privately owned open space to development. Residents are unhappy with the deterioration of City-owned infrastructure and the limited effective access to public rail and bus transportation. They wish to reduce the impact of the automobile on their quality of life by enhancing bike-able and walk-able amenities.

General Plan Topography and Philosophy

There are three north-south spines traversing or forming the boundaries of Greater Roland Park: Roland Avenue/W. University Parkway, Falls Road and the Stony Run Trail. The first two are important transportation corridors and the last, the Stony Run Trail, is a natural corridor for walking and biking. Running at right angles to these three spines are east-west connectors: Cold Spring Lane, Wyndhurst Avenue, Northern Parkway, paths and mostly quiet residential streets. By maintaining and enhancing these spines and connectors, we hope to facilitate walking and biking in the community.

Themes of the Master Plan

Eight themes emerged during the development of the plan:

1. Improve the quality and performance of area infrastructure
2. Minimize the impact of the car on the quality of life

3. Create, preserve and enhance open spaces as natural and recreational resources
4. Protect and enhance essential public facilities and services
5. Replant the public realm
6. Enhance village centers through streetscape and façade enhancements, creating spaces for community gathering
7. Promote and improve historic residential areas
8. Promote civic engagement by encouraging volunteering

The GRPMP is ambitious. Its success will require strong community leadership, a strengthening of the community-City partnership and significant capital resources.

Immediate Actions

The immediate actions identified by the participants in the plan development process are:

- Develop a Master Plan Implementation Team, including a Steering Committee of project leaders, an Advisory Committee to represent all communities within the plan, a Design Committee to serve as a technical resource in project implementation, and a Fundraising and Grant Research Committee to investigate and raise resources
- Reorganize the existing Roland Park organizations (Roland Park Civic League [RPCL], Roads & Maintenance Corporation [RPR&M] and Community Foundation [RPCF]) to clarify their responsibilities and reduce overlap
- Conduct an inventory of existing street trees and develop a planting and maintenance plan and schedule
- Conduct an inventory of existing paths, alleys and sidewalks, and develop a maintenance and improvement plan and schedule
- Continue to actively participate in the Transform Baltimore rezoning effort
- Promote community building and volunteering as a way of life and a responsibility for all residents

Short-Term Actions (Within 2 Years)

The short-term actions identified by the participants in the plan development process are:

- List all maintenance and repair obligations of the City, private utility companies and RPR&M, and negotiate and execute applicable agreements among all parties
- Enhance major spines and connectors along Roland Avenue, W. University Parkway and Cold Spring Lane, including repaving Roland Avenue where necessary, adding signalized intersections at schools along Roland Avenue and Northern Parkway, repairing deteriorated curbs and sidewalks, improving Centennial Park, modifying street lighting, installing curb extensions and special intersection pavements, improving the median strip on Cold Spring Lane, applying additional speed control measures for traffic calming, and inventorying and improving existing streetscapes
- Extend fundraising for major capital projects, including the Roland Water Tower and Baltimore Country Club (BCC) properties
- Acquire property along the Stony Run and make improvements, which will involve identifying private properties and acquiring easements to complete Stony Run Park, restoring the stream north of Wyndhurst and arriving at community consensus on improvements needed throughout
- Upgrade commercial areas along Cold Spring Lane, Roland Avenue and Wyndhurst Avenue, including adjacent properties, which will involve producing improvement sketches showing façade coordination, improved signage and lighting, landscape upgrades and reworked parking where possible
- Facilitate aging in place—the ability of seniors to remain in their homes—and, when that is not possible, maintain other options for care in Greater Roland Park
- Perform a transportation study of the area, including assessing the feasibility of shared short-trip public transportation, improving access to existing light rail and bus service, reducing the volume of cars on streets (particularly during school drop-off and pick-up), and reinforcing and extending safe bike routes

Mid-Term Actions (Within 5 Years)

The mid-term actions identified by the participants in the plan development process are:

- Purchase property from the BCC, prepare a maintenance plan and budget, arrive at community consensus on future uses, and design and construct the first phase of improvements
- Review and agree on needed work and cost estimates for the Roland Water Tower, secure funding, and initiate tower restoration and the development of the surrounding park
- Develop a plan for strengthening historical protections in Greater Roland Park, like promotion of stronger covenants with broader participation or a Commission for Historical and Architectural Preservation (CHAP) designation, including design standards that are applicable to commercial areas
- Complete commercial area upgrades along Cold Spring Lane, at Roland Avenue and Deepdene Road and at Wyndhurst Station
- Investigate improved systems for sustaining community investments, including community benefits district status
- Strengthen partnerships with schools to support school programs and facilitate increased community access to school programs and facilities
- Promote sustainable living by encouraging waste reduction, conservation and improved stormwater management practices

Longer-Term Actions (Beyond 5 Years)

Longer-term actions identified by the participants in the plan development process are:

- Develop incentives for land conservation that are pertinent to other large areas of open space, including properties owned by religious institutions and schools, and participate in the development of educational master plans
- Initiate a comprehensive planning effort to improve Falls Road as a scenic byway
- Create improved gateways to Greater Roland Park

Conclusion

We hope that Bouton and Olmsted would be pleased with our efforts and our goal to create a *"Community for Generations."* We are optimistic that, with the broad and capable involvement of our residents, we will be successful in achieving the goals they set out more than 100 years ago and that we embrace and extend today in the Greater Roland Park Master Plan.

GREATER ROLAND PARK MASTER PLAN

Acronyms and Abbreviations

ADA	Americans with Disabilities Act
ALF	Assisted Living Facility
BCC	Baltimore Country Club
BGE	Baltimore Gas & Electric Company
BMP	Best Management Practice
CCRC	Continuing Care Retirement Community
CHAP	Commission for Historical and Architectural Preservation
DoT	Baltimore City Department of Transportation
DPW	Baltimore City Department of Public Works
DTV	DirectTV
EIFS	Exterior Insulation and Finishing Systems
FIOS	Fiber Optic Service
ft	foot/feet
GE	General Electric
GRPMP	Greater Roland Park Master Plan
GRPP	Greater Roland Park Partnership
I-83	Jones Falls Expressway
in	inch/inches
in/hr	inch per hour
IRIC	Infrastructure Repair and Improvement Committee
LED	light-emitting diodes
MEP	mechanical, electrical and plumbing
MOU	Memorandum of Understanding
MOU	Memorandum of Understanding
MTA	Maryland Transit Authority
NORC	naturally occurring retirement community
Poly/Western	Baltimore Polytechnic Institute and Western High School
RPCF	Roland Park Community Foundation
RPCL	Roland Park Civic League
RPCS	Roland Park Country School
RPE/MS	Roland Park Elementary/Middle School
RPLI	Roland Park Library Initiative
RPR&M	Roland Park Roads & Maintenance Corporation
sf	square foot/feet
SNF	Skilled Nursing Facility
TV	television
USPS	U.S. Postal Service
VOIP	voice over Internet protocol

GREATER ROLAND PARK MASTER PLAN

List of Stakeholders

- Residents from Roland Park, Wyndhurst, Keswick, Evergreen, Rolden, Hoes Heights, Cross Keys, Tuscany-Canterbury and Blythewood
- Leadership of all public and private schools in and adjacent to the GRPMP area, including Roland Park Elementary/Middle School (RPE/MS), Baltimore Polytechnic Institute, Western High School, the Friends School of Baltimore, Gilman School, Roland Park Country School (RPCS), the Bryn Mawr School, Boys Latin School of Maryland and Calvert School, and Loyola University
- Business owners and managers along Cold Spring Lane, Roland Avenue and Wyndhurst Avenue
- Religious leaders at several churches and the synagogue in Roland Park
- Elected City and State officials representing the Greater Roland Park area
- Governmental representatives from the Baltimore City Planning Department, Baltimore City Planning Commission and Baltimore Development Corporation
- Institutional leadership of the BCC and Roland Park Place

GREATER ROLAND PARK MASTER PLAN

Short Summary of Master Planning Effort

The GRPMP was developed from broad community input. The process to develop this plan provided multiple opportunities for participation, including:

- We hosted three community charrettes at the Roland Park Public Elementary/Middle School that attracted more than 600 participants. At its monthly meetings, the RPCL hosted additional discussions that were focused on specific issues, such as infrastructure and historical preservation.

- We met with the leadership of all public and private schools in and adjacent to the master plan area including RPE/MS, Baltimore Polytechnic Institute, Western High School, the Friends School of Baltimore, Gilman School, RPCS, the Bryn Mawr School, Boys Latin School of Maryland and Calvert School, and Loyola University

- We hosted three meetings with commercial stakeholders, bringing together owners and managers along Cold Spring Lane, Roland Avenue and Wyndhurst Avenue.

- We organized meetings with religious leaders at several churches and the synagogue in Roland Park.

- We attended community organization meetings and involved residents of the communities within the greater Roland Park plan area, including Wyndhurst, Evergreen, Keswick, Hoes Heights, Rolden, the Village of Cross Keys and the adjacent communities of Tuscany-Canterbury and Blythewood.

- We met with our elected City and State delegations that represent the Greater Roland Park area, including Councilpersons Mary Pat Clarke and Sharon Green Middleton. We worked with representatives from the Baltimore City Planning Department and received input from the Planning Commission and the Baltimore Development Corporation.

- We met with other key stakeholders, including the BCC, Roland Park Place and the Seminary.

- We made extensive use of the electronic media, including multiple regular e-mail message updates transmitted to more than 800 recipients, master plan blogs, and online postings to the community web site of all documents and other relevant

information. We developed an electronic survey concerning community goals and preferences that was completed by 294 respondents. Ninety-two percent of residents indicated they were aware of the master plan and 85 percent expressed agreement that the master plan was a good idea.

- We made several additional paper mailings to the community to update them on the master plan.

- Two features articles were written for the *Roland Park News*, the community's quarterly newsletter. The articles covered all aspects of the master plan, with a focus on historic protection.

- When the draft plan was completed, it was posted online and paper copies were made available at the Roland Park Library and other community locations. Input was solicited, reviewed and responded to in the plan review process.

- The plan was reviewed by the RPCL, which supported the plan unanimously.

- A final community presentation occurred on May 19, 2010, and the plan received strong praise from attendees.

- The Baltimore City Planning Commission approved the Plan on February 17, 2011, giving it the City's official stamp of approval.

The GRPMP was truly a community effort.

GREATER ROLAND PARK MASTER PLAN

Acknowledgments

Volunteers, who donated thousands of hours toward its creation, created this plan. They include:

Master Plan Steering Committee
Amy Bonitz, Al Copp, Matthew Fitzsimmons, David Tufaro, Ken Rice, Seema Iyer, Louise Phipps Senft, Philip Spevak

Architects and Urban Planners
Steve Ziger, Matthew Fitzsimmons, Joel Fidler, Lee Driskill, Roma Campanille, Jean Mellott, Stuart Ortel, Suzanne Frasier, Amy Bonitz, Jim Determan, Tom Liebel, Donald Kann, Ann Powell, Scott Veith, Michael Meddick

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Sally Foster, Martha Marani, Anne Stuzin, Doug Munro

Legal Counsel
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Other Key Plan Section Leaders
Ian MacFarlane, Addison Palmer, William Sharpe, Lynn Heller, Jackie Carrera, Janet Felsten, Tom Hoen, Chris McSherry, Helen de Clercq

Master Plan Advisory Committee
Janet Marie Smith, Martin Millspaugh, Kathy Manson, Jackie Carrera

City and State Officials

Councilpersons Sharon Green Middleton and Mary Pat Clarke; Delegates Sandy Rosenberg and Shawn Tarrant; Tom Stosur; Laurie Feinberg; Lisa Morris; Katie-Rose Imbriano.

And Many Others

Michael Braverman, Jesse Halverstrom, Kathleen Truelove, Melanie Harwood, Ilene Asner, John Kevin, Doug Munro, Rita Walters, Muriel Berkeley, David Blumberg, Nick Fesseden, Cindy Leahy, Jake Eldridge, Steve Broach, Larry Wissow, Sidney Brower, Kathy Hudson

And hundreds of other stakeholders who have participated in numerous ways.

GREATER ROLAND PARK MASTER PLAN

Plan Implementation

The GRPMP represents the culmination of countless hours and tremendous efforts by hundreds of volunteers. It is a blueprint for the future of the communities in Greater Roland Park. It is ambitious and comprehensive. Many of the ideas and recommendations are far-reaching and visionary, and many are practical and founded in common sense.

The process of crafting the GRPMP was neighborhood-driven, with representatives working together from many community areas, including Roland Park, Evergreen, Wyndhurst (including Tuxedo Park and Embla Park), Keswick, the Village of Cross Keys, Hoes Heights and Tuscany-Canterbury, among others. City of Baltimore officials, agencies and staff provided valuable technical assistance and support.

The next and critical step in the process is implementation. While the GRPMP was developed in a relatively short and intense period in late 2009 and early 2010, implementation will begin immediately and will continue over many years. Some elements of the GRPMP can be put into action in a matter of months, while others have a long-term horizon over many years.

The GRPMP was developed at a specific time, with certain existing conditions and circumstances in place. It is meant as a "living" document, and will be adapted and adjusted as circumstances change. Accordingly, the GRPMP should be reviewed periodically—likely every three to five years—to assess accomplishments and address changing conditions.

Organizational Structure

The first step in implementation is to develop a formal organizational structure to address issues such as decision-making, priority-setting and resource allocation. This oversight structure, hereafter called the Greater Roland Park Partnership Steering Committee, will consist of representatives from the affected neighborhoods, as well as other key stakeholders. Organizational principals and documents will be developed to detail the composition of the Steering Committee, its authority, the decision-making process and other key elements to guide

its implementation mission. It will also be responsible for any amendments to the GRPMP over time.

As various communities become engaged in the GRPMP implementation process, it is possible that existing neighborhood organizations may decide to alter their individual organizational and leadership structures. Roland Park is the only neighborhood area within the GRPMP area with three distinct organizations—the RPCL, RPR&M and RPCF—and the plan is to streamline this organizational structure to be more efficient and effective.

The Steering Committee will establish subcommittees to address various areas during implementation. The subcommittee structure will not only focus on specific elements, but will assist with volunteer recruitment and engagement. Residents and stakeholders will be able to work on aspects of the GRPMP that are most importance or greatest personal interest to them. The subcommittees will address the items contained in each chapter of the GRPMP, thus, the initial committee recommendations are:

- Open Space Subcommittee: Addressing the Stony Run, walking paths, community connectors, BCC, St. Mary's Seminary, area schools and other institutions, Linkwood Park and the Roland Water Tower, among others community features.
- Commercial/Retail Subcommittee: Addressing current commercial and retail areas in and around the Greater Roland Park area, including any proposed modifications thereto.
- Transportation/Infrastructure/Streetscape Subcommittee: Addressing streets and streetscapes, bicycle and pedestrian routes, wet and dry utilities and other neighborhood infrastructure. This committee is also organized to advocate for more available and effective public transportation systems. It would be an expanded version of the Infrastructure Repair and Improvement Committee recommended in the Infrastructure chapter.
- Housing Subcommittee: Addressing the existing housing stock, including building standards, covenants or other possible enforcement mechanisms (such as CHAP), as well as senior and inter-generational and energy conservation and sustainability issues.
- Livability Subcommittee: Addressing social and community events, intergenerational living and interaction, community building and volunteerism, crime prevention, education, sustainability and other quality of life issues.
- Fundraising Subcommittee: Addressing fundraising, funding mechanisms and grant writing for implementing the GRPMP, including City, State and Federal government

sources, individuals and other private sources, business and institutional partnerships, a possible Special Benefits District structure, and foundation funding, among others.

It is expected that the subcommittees and their areas of involvement may change over time, and that the Steering Committee will also provide oversight on issues that overlap among subcommittees.

Funding and Fundraising

Funding and fundraising are essential components of implementing the GRPMP. Several recommendations can be implemented with little or no money. Others require a re-prioritization or reallocation of existing City or community funds. Several community residents and businesses have expressed a willingness to fund or contribute toward specific improvements identified in the GRPMP. Larger and longer-term improvements will require dedicated fundraising initiatives similar to the Roland Park Library Initiative, which raised $5.6 million in public and private dollars for the library renovation when it was threatened with closure. Many components of the GRPMP will require creative public-private financing structures to be developed and cultivated over time.

Identified sources of funding for implementation of the GRPMP include:

- City of Baltimore: The City is already spending money for neighborhood improvements. Although such funds are currently limited and often planned years in advance, some can be reallocated to fit the needs and priorities identified in the GRPMP with appropriate communication and advocacy with City agencies.
- Private Individuals: During the GRPMP process, many community residents expressed interest and willingness to contribute to implementation initiatives. An exploratory fundraising committee has begun developing a fundraising campaign to pair neighborhood individuals with specific areas of interest.
- Businesses and Institutions: Several businesses and property owners indicated a readiness to implement specific improvements identified in the GRPMP, particularly in the commercial/retail areas where they are located. Others are interested in developing strategic community-business initiatives with specific fundraising and matching fund events for the commercial areas. Positive dialogues have also occurred with local area

schools and other institutions, which will likely lead to funding of or contributions toward certain recommendations in the GRPMP.

- Other Government Sources: In addition to City funds, several State and Federal programs have been identified as sources of funding for elements of the GRPMP. Many are grant and loan programs that require specific applications or neighborhood advocacy. Several grant writers have emerged during the GRPMP process that have direct experience identifying, and applying and advocating for these specific government programs. Many live in the Greater Roland Park area and have indicated a willingness to assist on a *pro bono* or discounted fee basis.
- Community Benefits District: During the GRPMP process, other communities inside and outside of Baltimore were identified that have elected to become Community Benefits Districts to fund priority community initiatives. Such a designation raises funds annually from property owners within specifically identified district boundaries, and requires specific authorizing legislation, governance structure, approved budgets and included programs. Additional community discussions and education are required to determine whether a Community Benefits District is desired and appropriate for GRPMP implementation.
- Foundations: Several local, regional and national foundations provide funding for community initiatives, including several of the kind identified in the GRPMP. Applications are accepted on a periodic basis, with funds often going to non-profits, such as the RPCF.
- Community Organizations: Several communities in the GRPMP have existing funding structures through neighborhood association dues. In Roland Park, dues are required of all property owners through the RPR&M and RPCL. These community funding sources could be altered, augmented or re-prioritized during the GRPMP implementation process.

Next Steps

Certain initiatives have been identified in the GRPMP that can be implemented in the near term, including:

- Establish the GRPMP Steering Committee and Subcommittees
- Recruit volunteers interested in specific components of the GRPMP

- Continue active participation in the City's Transform Baltimore rezoning program to ensure community priorities are addressed
- Remove vegetation from sidewalks
- Expand street tree planting program
- Change street light sources to provide uniform lighting color
- Convert street lighting fixtures to historic acorn-type fixtures
- Pave major thoroughfares, like Roland Avenue, that are in poor condition
- Install street "furniture" on Roland Avenue and other high-use areas
- Restore, enhance and expand the walking paths and pedestrian connections
- Repair existing sidewalks to enhance walkability
- Design and install way-finding and open space signage
- Conduct traffic/transportation studies
- Design and implement a bicycle network and improvement plan
- Retrofit storm drains with bicycle-friendly grates
- Work with City agencies to prepare a Memorandum of Understanding to address City and private sewer problems
- Work with area schools to address peak-time traffic congestion
- Formalize a series of social activities for neighborhood interaction (e.g., ciclovía, movie nights, pool opening party, open house tours, July 4th event and Spring Celebration)
- Improve the path at Bolton Street Synagogue and trail entrances along the Stony Run

Overall, completion of the neighborhood-driven GRPMP represents a tremendous accomplishment. It is provides a guide and toolbox for continuing and enhancing the quality of life for current and future residents of the Greater Roland Park area. Implementation is the next exciting and ambitious process that will require the cooperation, coordination and commitment of residents, businesses, institutions, City government and other stakeholders. Our neighborhood residents and community constituents have shown the necessary capabilities to develop the GRPMP and, in the process, have expressed a strong willingness to implement its initiatives. Let the process begin!

GREATER ROLAND PARK MASTER PLAN

Implementation Summary

Open Space and Recreation Chapter				
Problem/Issue	**Recommendation**	**Priority**	**Timeframe**	**Responsible Party**
I. Large Undeveloped Parcels				
a. BCC	1. Negotiate with BCC for purchase of land 2. Raise funds for purchase 3. Develop, with BCC, collaborative plan for use of purchased land 4. Create and fund an entity to own, manage and sustain the property	Critical Critical Depends on 1 Depends on 1	Short-term Short-term Depends on 1 and 2 Depends on 1 and 2	GRP/Public/Other
b. St. Mary's Seminary	1. Initiate discussions with St. Mary's Seminary leaders about land conservation or easements 2. Initiate discussions with St. Mary's Seminary leaders about extending paths to create connection through west side of St. Mary's Seminary woods	Very Important Important	Short-term Mid-term	GRP/Other
II. Existing Parks				
a. Stony Run Park and Trail	1. Create an oversight group to coordinate the efforts of various governmental, community, institutional and school groups involved in maintaining and managing the Stony Run and its adjoining parkland to ensure an integrated and uniform approach 2. Develop a mechanism to acquire land and/or easements along the former Maryland and Pennsylvania Railroad right-of-way to ensure continuity of the path, protect the park and stream, and improve access from adjoining neighborhoods 3. Protect the natural environment of the Stony Run watershed by addressing erosion, encouraging the planting of native buffers, managing invasive plants, monitoring water quality and addressing negative human behavior 4. Improve the park and trail's function through ongoing maintenance, capital improvements, and the introduction of pedestrian amenities and signage that reflect a woodland aesthetic	Critical Very Important Very Important Very Important	Short-term Mid-term/ Ongoing Ongoing Maintenance: Ongoing Capital Improve-ment: Mid- to Long-term	GRP Public GRP/Public/Other/ Private GRP/Public/Other/ Private
b. Centennial Park	1. Support RPR&M in maintaining Centennial Park as a key gateway and open space in southern Roland Park	Very Important	Mid-term	

	2. Restore the overgrown paths in the park 3. Ensure that all City design interventions are in keeping with the design vocabulary of Greater Roland Park	Very Important Very Important	Mid-term Ongoing	
c. Roland Water Tower	1. Continue to support the Friends of the Roland Water Tower in their efforts to secure a Memorandum of Understanding (MOU) with the City 2. Determine feasibility of modifying vehicular traffic pattern with the aim to calm traffic around the tower grounds in consultation with Baltimore City and neighboring communities 3. Develop a final plan and estimate for the project 4. Raise needed funds for the tower restoration, park renovations and traffic calming 5. Construct the improvements	Very Important Very Important Very Important Very Important Very Important	Ongoing/ Short-term Short-term Short-term Mid- to Long-term Long-term	GRP/Public GRP/Public GRP/Public/Other/ Private GRP/Public/Other/ Private TBD
III. Recreation	1. Identify open and recreational spaces currently held by institutions or private individuals 2. Negotiate for access for residents, including fee schedules 3. Create a mechanism or structure for the purchase of land or conservation easements if appropriate 4. Add signage to indicate hours of use 5. Integrate privately held green spaces into path network 6. Encourage improvements to the Roland Park Pool to enhance its recreational function	Important	Short-term Mid-term Mid-term Mid- to Long-term Mid- to Long-term Mid- Term	GRP/Other/Private
IV. Tree Canopy	1. Organize a tree summit to discuss strategies 2. Develop a list of appropriate trees for planting in Greater Roland Park, on public and private lands 3. Assess and inventory current tree canopy conditions 4. Develop a maintenance plan for trees in public spaces 5. Consider covenant changes which would give RPR&M some input on private landscaping	Very Important Very Important Very Important Very Important Very Important	Short-term Short-term Mid-term Mid-term Mid-term	GRP/Other GRP/Other GRP/Other GRP/Other GRP/Other
V. Paths and Planting Islands	1. Inventory existing paths and planting islands and their current conditions	Paths: Critical	Short-Term	GRP/Private

	2. Review existing limitations on right-of-way plantings 3. Review policy on neighbors planting on planting islands 4. Prioritize repairs and renovations needed 5. Raise funds for repair and renovation 6. Repair the most degraded paths and planting islands 7. Identify natural areas to be protected along paths 8. Acquire land for path extensions and protection	Planting islands: Very Important	Short-Term Short-Term Short-Term Mid-Term Mid-Term Mid-Term Mid-Term	GRP/Private GRP/Private GRP/Private GRP/Private GRP/Private GRP/Private GRP/Private
VI. Medians	1. Develop an MOU with the City concerning design and upkeep of medians 2. Develop designs for medians 3. Raise funds for implementation 4. Construct improvements	Very Important Very Important Very Important Very Important	Mid-Term Mid-Term Mid- to Long-Term Mid- to Long-Term	GRP/Public GRP/Public GRP/Public GRP/Public
VII. Gateways and Way-findings	1. Develop gateway and way-finding design standards 2. Raise funds for installation of signs, landscaping and lighting 3. Develop an implementation plan	Important Important Important	Short-Term Short-Term Mid-Term	GRP/Public GRP/Public
VIII. Maintenance	1. Create a multi-neighborhood oversight group to provide guidance, coordination and advocacy of all area open spaces and parks that do not fall under the purview of RPR&M	Very Important	Mid-Term	GRP/Public
Transportation Chapter				
Problem/Issue	**Recommendation**	**Priority**	**Timeframe**	**Responsible Party**
I. Reduce school-related peak morning and afternoon congestion				
a. Develop a process to investigate and resolve current and future school-related transportation issues	1. Develop a school-related Traffic Working Group 2. Research and analyze traffic patterns	Critical Critical	Short-term/ Ongoing Short-term	GRP/Public/Other
b. Reduce quantity of cars on public streets during peak drop-off and pick-up hours	1. Stagger school start and closing times 2. Develop incentives for carpooling 3. Support programs and incentives for walking and biking to school 4. Limit student parking privileges 5. Encourage schools to consider using bus service	Critical	Mid- to Long-term Short-term Short-term Short-term Mid-term	GRP/Public/Other

	6. Identify and investigate the feasibility of remote drop-off locations for students to access shuttle service 7. Investigate neighborhood circulator service		Mid-term Long-term	
c. Support infrastructure improvements to more efficiently move cars off public streets and into designated drop-off areas	1. Support construction of left-turn lane into Gilman campus from southbound Roland Avenue 2. Support construction of new intersection to access Gilman and Bryn Mawr from Northern Parkway 3. Delineate drop-off and pick-up lanes along Roland Avenue for RPE/MS 4. Develop shared drop-off parking on southbound Roland Avenue 5. Study feasibility of constructing a drop-off loop on RPE/MS campus	Critical	Short- to Mid-term Mid-term Short-term Mid-term Long-term	GRP/Public/Other
d. Reduce school-related cut-through traffic	1. Complete a Traffic Study 2. Introduce speed controls 3. Introduce volume controls 4. Advocate and incentivize courteous driving behaviors	Critical Critical Less Important Important	Short-term Mid-term Long-term Short-term	GRP/Public/Other
e. Enforce traffic and parking rules	1. Hire additional crossing-guards	Critical	Short-term	Public/Other
II. Calm traffic on Roland Avenue and Cold Spring Lane				
a. Reconfigure Roland Avenue and Cold Spring Lane	1. Install curb extensions 2. Install chokers 3. Install special paving materials at key cross walks	Critical Critical Critical	Short- to Mid-term Short- to Mid-term Short- to Mid-term	GRP/Public
b. Introduce stop signs		Critical	Short- to Mid-term	GRP/Public
c. Install speed cameras		Critical	Short- to Mid-term	GRP/Public
III. Investigate and improve intersection performance for all users				
a. Improve Cold Spring Lane and Roland Avenue intersection	1. Create traffic and design study 2. Extend left-turn lane on eastbound Cold Spring Lane 3. Improve visibility and function of cross-walks 4. Expand medians to provide more space for pedestrians	Important Important Important Important Important	Short-term Mid-term Mid-term Mid-term Mid-term	Public

	5. Expand the length of time permitted for pedestrian crossing Investigate the impact of creating a traffic circle	Less important	Long-term	
b. Investigate strategies to improve vehicular access to Roland Springs		Very Important	Short-term	GRP/Public
c. Improve traffic signalization		Important	Short-term	Public
d. Identify all necessary intersection improvements		Important	Short- to Mid-term	GRP/Public
IV. Encourage walking				
a. Develop a street network		Critical	Short-term	GRP
b. Identify and improve substandard sidewalks		Critical	Short-term/ Ongoing	GRP/Public
c. Identify and connect missing links in sidewalk network		Critical	Short-term	GRP/Public
d. Provide adequate lighting		Important	Short or Mid-term/ Ongoing	GRP/Public
e. Keep sidewalks and paths clear of overgrown plantings		Important	Short-term/ Ongoing	GRP/Private
f. Identify and ensure safe street crossings on major streets	1. Create highly visible crosswalks 2. Add curb extensions 3. Install special intersection paving 4. Create pedestrian refuge islands 5. Add extended pedestrian signal timing 6. Install curb ramps	Critical Critical Critical Critical Critical Critical	Short- to Mid-term	GRP/Public
g. Install pedestrian amenities (e.g., benches, trash cans)		Very Important	Short-term/ Ongoing	GRP/Public/Private
h. Restore and expand historic pathways	1. Survey existing conditions 2. Prepare maintenance plan and budget 3. Identify locations for new paths	Critical Critical Critical	Mid-term	GRP/Public
i. Improve pedestrian safety and comfort along Falls Road	1. Develop landscape plan 2. Explore median in roadway 3. Improve pedestrian crossings	Very Important Very Important Very Important	Short-term Long- term Short-term	GRP/Public/Private

	4. Extend sidewalks	Very Important	Mid-term	
V. Encourage bicycling				
a. Develop and implement bicycle network		Critical	Short-to Mid-term	GRP/Public
b. Make Roland Avenue and W. University Parkway the central spine of bike network		Critical	Short-to Mid-term	GRP/Public
c. Study and design cycle-track		Important	Long-term	GRP/Public
d. Improve visibility of bike lanes		Very Important	Short-term/ Ongoing	GRP/Public
e. Retrofit storm drains		Important	Short-term/ Ongoing	GRP/Public
f. Design and install bike racks		Important	Short-term/ Ongoing	GRP/Public
VI. Improve the level of service of alternative transportation				
a. Conduct ridership survey		Very Important	Short-term	GRP
b. Improve and expand the level of service for existing services	1. Establish comfortable stops 2. Expand service 3. Explore route expansion	Less Important Very Important Important	Mid-term Mid-term Mid-term	Public
c. Enhance access to Cold Spring Light Rail Station	1. Develop park-and-ride facility 2. Encourage transit-oriented development 3. Improve pedestrian experience and access 4. Investigate a designated pedestrian/bike connection	Important	Short- to Mid-term Long-term Short- to Mid-term Long-term	Public/Private/GRP
d. Create a committee to investigate the possibility of creating a local circulator shuttle service		Important	Short-term/ Ongoing	Public/Private/GRP
e. Reduce volume of cars by exploring car sharing		Important	Short-term	GRP

Housing Chapter				
Problem/Issue	**Recommendation**	**Priority**	**Timeframe**	**Responsible Party**
I. Preserve and enhance the qualities of the existing housing stock, historical character, park-like ambience and walkability				
a. Enforce zoning	1. Immediately establish a task force of persons knowledgeable in zoning and charge it with analyzing the draft zoning regulations currently being developed (under Transform Baltimore) as they apply to properties in the Greater Roland Park area	Critical	Short-term	GRP
	2. Engage in dialogue with the City and affected property owners to adjust the regulations, if necessary, to fit the desires and philosophy of Greater Roland Park	Critical	Short-term	Public/GRP/Other
	3. Develop a mechanism to monitor zoning requests in the Greater Roland Park area, aggressively responding when such requests run counter to the community's desires and philosophy	Critical	Short-term	Public/GRP
	4. Work with the City to: - Establish a mechanism for the RPCL Zoning Committee and other neighborhood associations to receive prompt electronic notice from the City of any zoning or permitting issue affecting Greater Roland Park, and ensure that this mechanism be available to other City-recognized neighborhood associations throughout Baltimore	Critical	Short-term	GRP/Public/Other
	- Allow a community organization to identify the geographical area, and permitting and zoning issues for which it wishes to receive electronic notification	Critical	Short-term	Public/GRP/Other
b. Develop building standards	1. Develop guidelines for building changes, additions, new construction and private yards	Very Important	Short-term	GRP
	2. Continue the community discussion of developing and enforcing building standards, and weighing the pros and cons of becoming a CHAP district	Very Important	Short-term	GRP
	3. Modernize the current covenants, and ensure a fair and effective enforcement mechanism, through the CHAP process or other mechanisms	Very Important	Mid-term	GRP
	4. Develop an effective campaign to educate and communicate with homeowners and potential new residents on covenants and guidelines, and encourage owners of properties not currently under covenant to agree to covenants	Very Important	Mid-term	GRP

II. Support a healthy balance of residential and non-residential uses				
a. Commercial/retail areas	1. Support the existing commercial/retail areas, but generally oppose the expansion of these uses except in extraordinary circumstances, and only after thorough review and approval by the affected neighborhoods	Very Important	Ongoing/ Short-term	GRP/Other
b. Institutional uses and large parcels	1. Research land, building and zoning records and other sources to understand the development opportunity by right (not requiring any zoning changes or variances) on all large parcels in Greater Roland Park	Very Important	Short-term	GRP
	2. Influence the City's current rezoning effort to impose meaningful standards and controls on the future conversion of institutionally owned land	Critical	Short-term	Public/GRP
	3. Work with owners to either donate or sell their development rights to allow open space to be preserved	Critical	Ongoing/ Short-term	GRP/Other
	4. Should any building or development occur on these parcels, ensure it is thoughtful, consistent with appropriate design guidelines, and compatible with the community's desires and philosophy	Critical	Ongoing/ Short-term	GRP
c. Parking	1. Provide better opportunities for walking and biking to commercial/retail areas	Very Important	Ongoing/ Mid-term	Public/GRP
	2. Work with property and business owners to manage parking at peak times within existing constraints	Very Important	Ongoing/ Mid-term	GRP/Other
	3. Adopt a general policy opposing conversion of residential property to parking in conjunction with the Transform Baltimore rezoning process	Very Important	Short-term	Public/GRP
III. Maintain a mix of housing types by encouraging homeownership, the return of subdivided houses to single-family dwellings and the continued investment in quality rental units	1. Work with the City to set up a program for ensuring code compliance and that conversions to multi-family are legal and conditions of rental buildings are monitored	Very Important	Mid-term	GRP/Public
	2. Zoning under current guidelines and under Transform Baltimore should support controls on conversions to multi-family and require adequate on-site parking; encourage pervious paving materials for parking areas, and landscaped, open space around buildings that are compatible with neighbors	Very Important	Short-term	GRP/Public
	3. Prepare and provide a welcome packet for all new renters, including information about the neighborhood and an invitation to participate in the activities of the association	Very Important	Short-term	GRP
IV. Attract and support diverse and multi-generational residential occupants	1. Publish a guide (RPR&M) for altering houses to accommodate the needs of seniors, based on information found on the ToolBase Services website (www.toolbase.org/ToolbaseResources/level4DG.aspx?ContentDetailID=3638&BucketID=2&CategoryID=22) or some other comparable source (ToolBase Services is "the housing industry's resource for technical information on building products, materials, new technologies, business management, and housing	Very Important	Mid-term	GRP

	systems," and is funded by the National Association of Home Builders Research Center) 2. Assess on a case-by-case basis whether such alterations should be considered temporary in nature and removed when no longer needed	Very Important	Ongoing/ Short-term	GRP
V. Respond to changing 21st century living, including promoting sustainability and addressing home-based businesses, in-home care providers, "granny flats," etc				
a. Sustainable living in the home	1. Promote home energy conservation	Critical	Ongoing/ Short-term	GRP/Public
	2. Encourage waste reduction strategies (e.g., recycling, composting, water conservation)	Critical	Ongoing/ Short-term	GRP/Public
	3. Promote sustainable land and stormwater management practices	Critical	Ongoing Short-term	GRP/Public
b. Home-based businesses and other uses	1. Use the zoning code to preserve the character and housing density in Greater Roland Park, applying its standards consistently	Critical	Short-term	GRP/Public
	2. When home offices or other 21st century uses are proposed, develop a mechanism, like all other permitting requests, for the RPCL or RPR&M to be notified so that there is an opportunity to determine if covenants are relevant	Very Important	Ongoing/ Mid-term	Public/GRP
	3. Inform residents as to the permitted uses for home offices or other 21st century uses, and educate them as to the available recourses if violations are suspected	Very Important	Ongoing/ Mid-term	GRP

Commercial/Retail Chapter				
Problem/Issue	**Recommendation**	**Priority**	**Timeframe**	**Responsible Party**
I. Global Recommendations				
a. Commercial/retail development can negatively impact adjoining residential areas and open spaces	1. Track new B-1 Zoning under Transform Baltimore process and make recommendations to ensure appropriate commercial/retail uses	Critical	Short-term	GRP/Private
	2. Set up an ongoing process to monitor residential properties that are vulnerable to being converted to a more intensive use	Very important	Short-term	
	3. Set up an ongoing procedure to track, report and monitor zoning violations among commercial/retail properties	Important	Mid-term	
	4. Encourage ongoing communications among neighborhood organizations and merchants to address concerns about trash, the timing of deliveries and garbage pick-up, rodents, noise and lighting	Very important	Ongoing	

b. The quality of commercial/retail development in Greater Roland Park is inconsistent; building and site design does not necessarily create a cohesive, pedestrian-friendly commercial/retail area	1. Promote active ground floor uses, transparent façades, publicly accessible open spaces, screened parking and services areas, and a consistent building setback 2. Encourage outdoor seating at restaurants where possible 3. Encourage sustainable design practices 4. Develop guidelines for building and site design, both new and existing, and determine best enforcement mechanisms	Very Important	Short-term	GRP
c. Considering the park-like setting of Greater Roland Park and its proximity to major watersheds, commercial/retail areas should be encouraged to green their properties	1. Develop a greening program to encourage property owners to reduce impervious areas, minimize the heat island effect, reduce stormwater runoff, create shade and habitat, green private open spaces and sidewalk areas, and landscape parking lots; identify incentives to assist property owners in making these improvements	Important	Short- to Mid-term	GRP/Private/ Other
d. Neighborhood gateways at commercial/retail areas could be improved to strengthen the identity of commercial/retail areas	1. Implement a multi-faceted plan to improve neighborhood gateways at commercial/retail areas, including the 5100 Block (i.e., "Town Square"), the Stony Run at Wyndhurst Avenue and the Stony Run at Cold Spring Lane	Very Important	Mid-term	GRP/Public
e. The area between the curb and building face ("streetscape") in commercial/retail areas should receive consistent treatment to beautify and unify commercial/retail areas and create a pedestrian-friendly environment	1. Work with property owners, the City and neighborhood organizations to improve the pedestrian environment, beautify the landscape and calm traffic in commercial/retail areas through streetscape improvements, curb extensions and other measures	Critical	Mid- to Long-term	GRP/Public/ Other
f. With minimal opportunity for off-street parking, on-street, satellite and shared parking should be encouraged in commercial/retail areas	1. Work with property owners to maximize parking efficiency and availability, including on-street, shared and satellite employee parking	Very important	Short-term/ Ongoing	GRP/Public
g. Local stores are a community asset that should be promoted; commercial/retail areas offer a gathering place where	1. Collaborate with merchants to promote community engagement and support of local stores and restaurants (e.g., hosting special events at commercial/retail venues, coordinating a "shop local" campaign, publishing an annual community directory of shops and services)	Very Important	Short-term/ Ongoing	GRP/Private

community events could be held to bring people together				
h. Transit and bicycle use should be encouraged in commercial/retail areas to minimize traffic and parking demand	1. Support initiatives to increase transit availability and promote bicycle use in commercial/retail areas (see the Transportation chapter)	Very Important	Short-term/ Ongoing	GRP/Private
II. Cold Spring Lane Commercial/Retail Area				
a. Cold Spring Lane has no organization of merchants and property owners focused on improving the area	1. Revisit prior efforts to form a merchants/property owner's organization that would include property owners, tenants and representatives from area institutions and neighborhood organizations 2. Explore Baltimore's Main Street program as a source of funding, organizational and technical assistance	Very Important	Short-term	GRP/Public/ Private
b. Promote walkability by improving the pedestrian environment	1. Develop a coordinated package of streetscape improvements for the area 2. Develop a plan to replace oversized trees and trim back private landscaping between Keswick and the Stony Run on south side of Cold Spring Lane 3. Screen surface parking and minimize curb cuts 4. Encourage on-street parking wherever possible to buffer the pedestrian from travel lanes (see Parking) 5. Install pedestrian safety measures at key intersections, including at Schenley Road and the Stony Run	Critical Important Very Important Very Important Very Important	Mid-term Short-term Mid-term Mid-term Mid-term	GRP/Public/ Private
c. Maximize the availability of on-street parking and transit, and encourage satellite employee and shared parking programs	1. Maximize the availability of on-street parking, particularly east of the Stony Run 2. Minimize the impact of employee parking on customer parking and nearby residential areas 3. Optimize the use of existing parking 4. Promote efforts to link transit to this area	Very Important	Mid-term	GRP/Public/ Private
d. Develop design standards and enforcement mechanisms to promote high quality, sustainable, urban design	1. Develop design guidelines to communicate overall urban design goals for the area and establish a minimum quality level for construction 2. Determine ongoing procedure for design review and enforcement	Very Important	Short-term	GRP
e. Create a better eastern gateway into the area and enhance connections to the Stony Run Trail and Linkwood	1. Facilitate the renovation or redevelopment of the underutilized office building at 200 W. Cold Spring Lane as a new gateway to the commercial/retail area and the Stony Run 2. Introduce a more natural path along the western edge of the Stony Run on the	Very Important	Mid- to Long-term Mid-term	GRP/Public/ Private/Other

Playground	east side of 200 W. Cold Spring Lane and the Bolton Street Synagogue			
III. 5100 block of Roland Avenue				
a. Revisit the Town Square plan to enhance the civic crossroads function of this block	1. Along the east side of the 5100 Block, add textured paving panels, planters with seasonal plantings, bike racks and other pedestrian amenities 2. Work with the owner of Eddie's of Roland Park to add an outdoor café 3. Program additional events in this area	Very Important	Mid-term	GRP/Private
b. Adjoining blocks have poor quality streetscape that detracts from the overall appearance of the area	1. Extend the streetscape improvements to Deepdene Road and Colorado Avenue between Roland Avenue and the alley; develop design, raise funds and install improvements 2. Improve conditions of all connecting sidewalks leading to the 5100 block	Important	Mid- to Long-term	GRP/Public/ Private
c. Prevent further commercial/retail encroachment into Wyndhurst	1. Monitor properties and take action	Very Important	Ongoing	GRP
d. Improve the appearance and safety of 5201 Roland Avenue	1. Add plantings to the empty planters along Deepdene Road façade of the garage 2. Widen the sidewalk facing Roland Avenue and add landscaping 3. Explore adding a new pedestrian entry to the garage closer to the corner of Roland Avenue and Deepdene Road	Important	Mid-term	GRP/Private
e. Improve pedestrian crossings of Roland Avenue and the median	1. Add curb extensions at the crosswalk on the north end of the 5100 Block 2. Add a new pedestrian crossing between the south end of the 5100 Block and the library	Very Important	Mid-term	GRP/Public/ Private
IV. Wyndhurst Avenue Commercial/Retail Area				
a. Raise the quality of the streetscape and improve pedestrian safety	1. Improve the streetscape along Lawndale Avenue by changing the head-in parking to parallel parking and adding new sidewalks, street trees and lighting from Wyndhurst Avenue to the Roland Park Pool 2. Improve the streetscape along Wilmslow Avenue north of Wyndhurst Avenue 3. Enhance the crosswalks at the Stony Run Trail connections	Very Important	Mid- to Long-term	GRP/Public/ Private
b. Enhance the area's function as community meeting place and its relationship to the Stony Run and the Roland Park Pool	1. Convert the small parallel parking lane in front of Wyndhurst Station into a landscaped plaza 2. Convert the two parcels that make up the rear parking lot next to Majestic Cleaners into a more efficient parking lot and green space along the Stony Run 3. Move the dumpsters to more inconspicuous locations away from the stream and screen them	Very Important	Mid-term	GRP/Public/ Private/Other
c. Optimize the use of on-street parking	1. Install two-hour maximum parking signs for all on-street parking close to the commercial/retail area	Important	Short-term	GRP/Public/ Private

	2. Convert two on-street parking spaces in front of Wyndhurst Station to a loading area 3. Add curb extensions to define on-street parking lanes		Mid-term	
d. Improve the façades of commercial/retail buildings	1. Work with property owners to improve façades and replace incompatible signage	Mid-term	Important	GRP/Private
e. Enhance the bridge over the Stony Run	1. Redesign bridge to serve as a gateway to Greater Roland Park	Long-term	Important	GRP/Public/ Private
f. Strengthen the connection to the Stony Run along Wilmslow Road and at the pool	1. See IV.A above			
V. Roland Park Shopping Center				
a. Support the current owner in finding creative parking solutions	1. Work with the property owner to improve parking for the site	Important	Ongoing	GRP/Private
b. Improve the pedestrian and cycling environment	1. Explore widening the sidewalk in front of the center to allow for outdoor dining 2. Add new sidewalk connection at the north side of the center 3. Minimize the curb cut at the lower parking area and screen parking with landscaping 4. Install bike racks	Important	Mid-term Mid-term Short-term Short-term	GRP/Private
VI. Falls Road and Cold Spring Lane				
a. Initiate a comprehensive planning effort to improve the Cold Spring Lane corridor between Falls Road and Tamarin Road	1. Work with surrounding neighborhood organizations, property owners and public agencies to redevelop the Cold Spring Lane/I-83 area as a pedestrian-friendly, mixed-use transit-oriented development	Important	Mid-term	GRP/Public/ Private/Other
b. Improve Falls Road as a scenic by-way	1. See Transportation chapter			
c. Re-evaluate the zoning of commercial/retail properties north of Cold Spring Lane along Falls Road	1. Analyze zoning and recommend changes as part of the Transform Baltimore process 2. Track properties that may be converted to commercial/retail use 3. Explore historic designation for remaining residential properties	Short-term Ongoing Mid-term	Very Important	GRP/Public/ Private/Other
d. Pursue code enforcement	1. Work with the City to ensure all current uses, signage, licenses are in legal conformance	Ongoing	Important	GRP/Public

Infrastructure Chapter				
Problem/Issue	**Recommendation**	**Priority**	**Timeframe**	**Responsible Party**
I. Managing the maintenance process				
a. Various elements of existing infrastructure are failing	1. Establish an Infrastructure Repair and Improvement Committee	Critical	Immediate	GRP
	2. Identify, catalog and prioritize failing elements and their repair, and communicate with infrastructure owners and their agents to affect assessment and responsive repair	Critical	Mid-term	GRP
	3. Develop and execute an MOU with the City	Critical	Short-term	GRP/Public
	4. Track status and report on progress	Critical	Short-term	GRP
	5. Establish a community reporting system to aid in planning	Very Important	Mid-term	Public/GRP
	6. Oversee implementation of discrete infrastructure initiatives and improvements including design reviews	Very Important	Mid-term	GRP
II. Wet and dry utilities				
a. Water distribution system is aging	1. Carefully monitor potential problems	Important	Short-term	Public/GRP
	2. Map locations of fire hydrants, and test, replace and maintain them annually	Important	Short-term	Public
b. Sanitary sewers persistently leak in certain areas	1. Prioritize areas with persistent problems or at high risk for problems for repair	Critical	Short-term	GRP/Public
	2. Coordinate with other City right-of-way improvements (being mindful of tree root conflicts)	Critical	Short-term	GRP/Public
	3. Encourage property owners to install cleanouts (being mindful of tree root conflicts) and to report problems	Critical	Short-term	GRP/Public
c. Coordination with the City and City taking responsibility for sewer leaks and basement back-ups is a continuing problem	1. Develop protocol and understanding with appropriate City agencies	Critical	Short-term	GRP/Public
d. Stormwater management, with eventual discharge to the Stony Run and the Jones Falls, may be improvable	1. Develop a committee to investigate and test best management practices, including outfall modifications, green alleys and green curb extensions	Important	Mid-term	GRP/Public
	2. Routinely inspect upstream of the Wyndhurst culvert and remove blocking debris to minimize flooding	Very Important	Short-term	Public/GRP
	3. Encourage property owner education about minimizing run-off	Important	Short-term	GRP
e. Electrical reliability substandard in certain areas, and overhead lines impair the community aesthetic	1. Track problem areas	Very Important	Mid-term	BGE/GRP
	2. Convert overhead lines to underground conduit	Very Important	Long-term	Public/GRP
f. Telecommunications	1. Track problem areas	Very	Mid-term	GRP/Public

systems are substandard	2. Advocate for more modern technology (e.g., community-wide WiFi or fiber optics system)	Important Very Important	Mid-term	GRP/Public
III. Streets, sidewalks, lanes, curbs, gutters and paths				
a. Streets and lanes are deteriorating	1. Develop strategy with City to prioritize remilling and repaving 2. Clarify and enforce policy as to responsible parties for funding lane repaving	Critical Important	Short-term Short-term	GRP/Public GRP
b. Curbs, gutters and sidewalks in poor repair can create hazards	1. Develop strategy with City to prioritize replacing deteriorated curbs, gutters and sidewalks	Critical	Mid-term	GRP/Public
c. Lighting in areas may not be appropriate, historically correct or optimally sustainable	1. Adapt (e.g., light shields), add or remove lighting where inappropriate 2. Install historic acorn fixtures, especially along Roland Avenue 3. Install energy-efficient light-emitting diodes	Very Important Very Important Very Important	Mid-term Short-term Mid-term	GRP/Public GRP/Public GRP/Public
d. Failure of bridges and walls would create a community hazard	1. Routinely inspect and maintain bridges and walls	Important	Short-term	Public/GRP
e. Storm drain inlets are a hazard to bicycle traffic	1. Retrofit inlets with bicycle-friendly grates	Very Important	Mid-term	Public/GRP
IV. Fire, library and postal facilities				
a. Facilities deteriorate over time	1. Continually advocate for upkeep and upgrades of fire, library and postal facilities	Very Important/ Important	Short-term	GRP/Public
Livability Chapter				
Problem/Issue	**Recommendation**	**Priority**	**Timeframe**	**Responsible Party**
I. Quality of Life				
a. Protect and enhance essential public facilities	1. Roland Park Firehouse a. Complete renovations and learn City's current and future plans for the firehouse b. Advocate against rotating closures, and loss of equipment or personnel c. Advocate for public/private fundraising to ensure a modern, comfortable firehouse d. Develop program to train volunteer medics and assistants	 Critical Critical Critical Important	 Short-term Short-term Short-term Mid-term	 GRP/Public GRP/Public GRP/Public GRP/Public

	2. Roland Park Post Office			
	a. Learn current and future plans for post office	Critical	Ongoing/ Short-term	GRP/Public
	b. Work with building owner to improve the interior	Critical	Ongoing/ Short-term	GRP/Private/Public
	c. Advocate for active facility in the location, with uninterrupted daytime hours	Critical	Ongoing/ Short-term	GRP/Public
	3. Roland Park Library			
	a. Support library through fundraising, donations and volunteerism	Very Important	Ongoing/ Short-term	GRP/Public
	b. Ensure continuance of, and new board members for, a community fundraising group dedicated to the library	Very Important	Ongoing/ Short-term	GRP
	c. Refocus Roland Park Library Initiative to add to City funding for all library needs	Very Important	Ongoing/ Short-term	GRP
	d. Ensure community member role on the Enoch Pratt Library Board	Very Important	Ongoing/ Short-term	GRP/Public
	e. Ensure the continuity of a viable, well-maintained library	Very Important	Ongoing/ Short-term	GRP/Public
II. Intergenerational Living: Social Spaces				
a. Encourage aging in place	1. Assess available amenities, services and social opportunities for seniors	Very Important	Short-term	Other/GRP
	2. Survey residents 55 and over to determine social, health and housing needs and desires	Very Important	Ongoing/ Short-term	Other/GRP
	3. Create land use plan for future residential facilities for the aged	Less Important	Long-term	Other
	4. Advocate for additional public financial support for aging in place	Important	Long-term	Other
	5. Support conversion of existing assisted living and nursing home facilities to more person-centered facilities (e.g., “green” nursing homes or homes using the Eden alternative)	Less Important	Long-term	Other
b. Current issues and needs related to older adults	1. Develop more options for physical fitness activities	Important	Mid-term	Other/GRP
	2. Support programs that make wellness-providers services available in the home	Important	Mid-term	Other
	3. Advocate for a program of volunteer-based services to assist seniors in addressing and using health care services	Important	Mid-term	Other/GRP
	4. Advocate for a program of discounted home health services with trusted vendors	Important	Mid-term	Other/GRP

c. Assist seniors with home repair, maintenance and modifications	1. Support development of a volunteer-based program to assist seniors with smaller home repairs and maintenance, and some of the larger intermittent maintenance needs	Important	Mid-term	Other/GRP
	2. Support development of discounts on home repair services from trusted vendors	Important	Mid-term	Other
	3. Develop design standards for building modifications to accommodate aging in place	Important	Mid-term	GRP/Public
d. Transportation	1. Promote user-friendly public or volunteer transportation services for seniors	Important	Mid-term	GRP/Other
e. Social opportunities	1. Advocate for programs which will plan and implement social events and opportunities for older adults, both separately and in integration with other age groups	Important	Mid-term	Other
	2. Support the development of a program to plan and implement cultural and educational opportunities for older adults, and improve access to existing cultural opportunities	Important	Mid-term	Other/GRP
f. Intergenerational interaction	1. Work with the City and area businesses to calm traffic in areas where drivers tend not to heed posted speed limits	Important	Mid-term	Public/GRP
g. Better accommodate seniors in commercial/retail areas	1. Calm traffic in spots where drivers do not heed posted speed limits in a way that does not hinder police or commuter traffic	Very Important	Mid-term	Public
	2. Ensure that local places of business are clean and well-lit	Very Important	Short-term	Public
	3. Provide opportunities for recycling glass and plastic as part of public trash disposal in commercial/retail areas	Important	Short-term	Public
	4. Rehabilitate sidewalks south of 5100 Block of Roland Avenue to provide for better drainage and a safer pedestrian experience	Important	Long-term	Public
	5. Install street lighting scaled to pedestrian activity in these areas	Very Important	Mid-term	GRP/Public
h. Stony Run Park	1. Maintain the trails and mulch periodically where needed	Important	Mid-term	GRP
	2. Continually fight invasive plants and encourage plantings of native materials using volunteers	Important	Short-term	GRP/Public
	3. Assess whether to install more benches along trail	Important	Mid-term	GRP
i. Roland Park Swimming Pool	1. Survey members on whether more amenities are desired	Important	Short-term	GRP
j. Village at Cross Keys	1. Demarcate pedestrian crosswalks at traffic signal to facilitate walk-in traffic	Less important	Mid-term	Public
k. Social networks and events	1. Develop a community-focused “volunteer central”-type electronic bulletin board on the website to publicize needs and opportunities	Very Important	Mid-term	GRP
	2. Establish a mission within a civic entity to initiate social interaction	Important	Mid-term	GRP

	3. Discuss contribution and relationship to the community with area private schools, universities and faith-based institutions	Important	Mid-term	GRP/Other
	4. Find more ways to take advantage of the knowledge and skills of seniors (e.g., Experience Corps model, creative strategies to stimulate interaction, like the Cylburn Arboretum program)	Important	Ongoing/ Mid-term	Private
III. Community Governance				
a. Optimize structure of Roland Park organizations	1. Assess adequacy of current fee structure and participation level, and study applicability of a community special benefits district	Very Important	Short-term	GRP
	2. RPCL, RPR&M and RPCF should evaluate allocation of responsibilities to identify overlaps and gaps in services	Very Important	Short-term	GRP
	3. Increase financial support and volunteerism of residents	Important	Long-term	Private
	4. Increase community participation of businesses, churches, schools, universities and other area institutions	Important	Long-term	Other
	5. Enhance social and community events and offerings	Less Important	Ongoing	Private
	6. Create adjunct memberships in community organizations for all neighborhoods in and adjacent to Greater Roland Park	Important	Mid-term	GRP
	7. Craft organizational strategy to address issues across Greater Roland Park	Important	Ongoing/ Short-term	GRP
IV. Community-Building and Volunteerism				
a. Encourage volunteering as a way of life in Greater Roland Park	1. Form a committee to craft and implement a volunteer program to match resources with needs to support various community initiatives	Critical	Short-term	GRP
V. Education				
a. Support schools as integral stakeholders in Greater Roland Park	1. Raise awareness of activities offered by area schools, using Roland Park website and newsletter	Very Important	Short-term	GRP/Other
	2. Encourage learning opportunities in the community and among all schools	Very Important	Short-term	Other/GRP
	3. Establish terms of public use for private school facilities	Important	Short-term	Other/GRP
	4. Add brief profile of each school on the Roland Park website, including information about facilities and programs, contact information, adult education offerings, and cultural and community events	Important	Ongoing/ Mid-term	Other/GRP
	5. Understand relationships among schools, and identify viable relationship-building and decision-making strategies for better communication between the community and the schools	Important	Short-term	GRP
	6. Invite schools participation in community events, with adequate time for	Very	Ongoing/	GRP

	planning their involvement and/or preparation 7. Invite schools to use the website, e-newsletter and newsletter to publicize events and opportunities open the community 8. Survey schools to assess integration into and with the community	Important Very Important Very Important	Short-term Ongoing/ Short-term Short-term	 GRP Other
VI. Sustainable Living				
a. Promote sustainable living	1. Continue and expand programs to raise the energy efficiency of the housing stock 2. Establish safe crossings to stimulate more pedestrian activity 3. Promote and educate residents about energy conservation and waste reduction strategies 4. Promote participation from commercial/retail and institutional sectors	Important Very Important Important Important	Ongoing/ Mid-term Mid-term Ongoing/ Long-term Ongoing/ Long-term	Other/Public/GRP Public/GRP Public/GRP Public/GRP
Streetscape Chapter				
Problem/Issue	**Recommendation**	**Priority**	**Timeframe**	**Responsible Party**
I. Plantings				
a. Streetscape and right-of-way plantings	1. Develop standards for streetscape and right-of-way plantings that define the location, plant types and setbacks 2. Define the various conditions of streetscape layouts that dictate the appearance and responsible street tree plantings throughout the community 3. Provide a list of plant species from the City-approved native tree plant list (see Appendix A) 4. Design and undertake a Greater Roland Park tree replacement program to be followed by the community, the City, businesses, institutions and private property owners 5. Plan community tree planting events to make trees available to residents, and to educate residents on how to plant and where to site trees on their properties	Critical	Short- to mid-term	RPR&M Streetscape Committee Infrastructure Committee Traffic Committee
b. Median and planting island plantings	1. Inventory the medians and planting islands and their existing conditions 2. Use native plant material that is suitable for the scale, location and site conditions of each median and planting island 3. Replace unapproved plant types, curbing materials, walls, etc., with approved materials (see Appendix A) 4. Avoid installing retaining and garden edge walls in medians and planting islands, ensuring a minimum setback of 3 feet from the road's edge when they are necessary	Very important	Short- to mid-term	RPR&M
II. Paving				

a. Sidewalks	1. Use the standard paving material for any additions or renovations to the sidewalks along residential streets 2. Follow the same standards in commercial/retail and institutional areas, adding special paving bands, accents of paving or other applications of approved material (e.g., brick, cobble and stone) 3. Require that sidewalks along Roland Avenue, as the community's "main street," are wide enough for two people to walk side-by-side	Very important	Mid-term	RPCL RPR&M City
b. Crosswalks and handicap ramps	1. Acknowledge and follow City standards, requiring City approval for design variations 2. For crosswalks in commercial/retail areas, require materials that are consistent with the special paving used in walkways, plazas, tree pit edges, etc., with a natural color that complements nearby architecture 3. For handicap ramps, require brick-shaped and -colored pavers with truncated domes, in accordance with Americans with Disabilities Act requirements	Very important	Mid-term	RPCL City
c. Gutters and storm drains	1. Work with the City Department of Public Works to schedule repairs to gutters and storm drains 2. Obtain variance to retain original existing cobble and brick gutters where still in place and where practical	Very important	Mid-term	Civic League City of Baltimore
III. Street Furniture				
a. Lighting	1. Replace existing street light fixtures with a style that is historic and park-like	Very important	Mid-term	RPCL
b. Tree grates and guards	1. Recommend tree grates in all commercial/retail and institutional areas where there is heavy pedestrian and vehicular traffic 2. Recommend tree guards instead of planting beds in all commercial/retail and institutional areas 3. Tree grates and guards are recommended in conjunction with the use of Euro-cobble or similar block paving in the area behind the curb next to the street 4. Standardize tree grate and guard styles for all proposed locations, ensuring that they complement the selected streetlight style	Important	Mid-term	RPCL City
c. Benches	1. Require benches in commercial/retail and other public gathering areas, including bus stops 2. Determine a consistent standard for benches in urban areas (e.g., the Eddie's block) and more natural areas (e.g., Stony Run Park) 3. Ensure bench materials and style are in keeping with the traditional design standards of the Greater Roland Park area 4. Specify varying bench lengths depending on the location of the bench and the scale of the space 5. Where possible, ensure benches are arranged in a manner that promotes	Very important	Short- to mid-term	RPCL City

	community socializing and comfort			
d. Newspaper stands	1. Adopt an enclosure that can accommodate all newspaper stands 2. Seek the assistance of the City attorneys in forcing newspaper companies to comply	Important	Short- to mid-term	RPCL City
e. Bus stops	1. Locate benches in front of shopping areas and schools and on busy corners, as appropriate 2. Study the need for a bus shelter in front of the Roland Park Library, the schools and/or the shopping areas	Important	Short- to mid-term	RPCL City
f. Trash receptacles	1. Place trash receptacles in commercial/retail and other public gathering areas 2. Establish a standard design for trash receptacles, with materials and a style that are similar to that of the benches 3. Evaluate the location and quantity of trash receptacles to assure their adequacy and convenience	Important	Short-term	RPCL City
IV. Signage				
a. Neighborhood signs	1. Determine locations for additional neighborhood signs that identify the gateways to Greater Roland Park 2. Require that neighborhood signs meet approved design standards in terms of style, color and materials 3. Use elements of the neighborhood sign in other sign types throughout the community	Important	Short- to mid-term	RPCL City
b. Pedestrian signs	1. Install pedestrian signs at the walking paths, and other existing and proposed features within the community 2. Determine locations for the placement of additional pedestrian signs, understanding that signs are a “way-finding” feature for pedestrians and bicyclists 3. Require pedestrian signs be designed in a manner that reflects that of the neighborhood sign, bringing consistency to materials, lettering, colors and heights 4. Install strategic “you are here” maps for pedestrians and bicyclists	Important	Short- to mid-term	RPCL RPR&M
c. Road signs	1. Evaluate road signs as to their location, style, materials and condition, with a view toward minimization, standardization and replacement	Important	Mid-term	RPCL/City
d. Path signs	1. Replace missing and damaged path signs, using the standard design 2. If new paths are added in the community, add paths signs that follow the standard design	Very important	Short-term	RPR&M
V. Bioretention Elements	1. Select an area for a Demonstration Retention Streetscape element 2. Obtain funds for design and installation 3. Design it, install it and monitor this demonstration area for possible	Critical	Short- to mid-term	RPCL RPCF

	replication in other areas throughout Greater Roland Park			

GREATER ROLAND PARK MASTER PLAN

Open Space

Introduction

The Greater Roland Park area is unique among urban communities in that its original design focused on the preservation and enhancement of its natural assets. Green and open spaces are as integral to the design of the community as wraparound porches and shingle siding. The topography of the Greater Roland Park area includes steep hills and flat fields, dense woods and stream valleys, trails and athletic fields, and an impressive tree canopy that consists of both old and new trees. Residents place high value on the community's opportunities for walking, biking, running and exploring, as well as sitting, reading and quietly enjoying nature.

When it was designed, Roland Park was on the edge of Baltimore County. The community is centered on a grand avenue, with a carefully designed latticework of residential streets, natural paths and grassy road islands laid out on either side. It is surrounded by large private institutions with fields that provide vistas and a sense of space. Yet today, recent residential development, highways and commercial development hem in the community. Its green space and residential character are under tremendous pressure. Civic planning and action are necessary to protect Greater Roland Park's grace and sense of place.

Enhancing urban green space is a key component not only of this Master Plan but also of the Sustainability Plan for Baltimore City. Sustainability is defined as "meeting the current environmental, social, and economic needs of our community without compromising the ability of future generations to meet these needs." Baltimore's Sustainability Plan, which lays out 29 goals in an effort to guide the City toward its vision of a more sustainable Baltimore, includes a number of goals related to preserving green space: increasing Baltimore's tree canopy, ensuring that every resident lives within a quarter-mile of a park, and protecting Baltimore's ecology and biodiversity. It is within this spirit of sustainability that the Greater Roland Park community seeks to preserve and enhance its green and open spaces. It is the community's belief that doing so will strengthen both its economic value to the City and its educational value to its youngest residents. It could help connect people to nature, to other people and, perhaps, to new aspects of themselves.

History and Context

Roland Park's first streets were laid out by landscape architect George Kessler, who trained under the renowned Frederick Law Olmsted, Sr. Kessler designed the relatively flat area on the community's east side, using a modified grid plan. This pattern of

longitudinal and latitudinal streets adjusts for the land's contours and creates a friendly sense of place. The rise and fall of the streets in response to the undulation of the topography adds character.

Later, streets to the west, north and south were designed by Frederick Law Olmsted, Jr., and the Olmsted Brothers firm. The grid layout was not suitable for the ridges and fingers of the land in this area. The Olmsted solution to this problem was elegant: a series of curving and dead-end roads that takes wonderful advantage of the topography. Some houses have spectacular views of the Jones Falls Valley; early landscaping guidelines recommended that the park-like feeling created by the street designs not be disrupted by the installation of fences or hedges around individual properties.

Roland Park's planners envisioned a community with all the amenities of a successful small town. That meant siting services at the center of the community, within walking distance of most houses. To this end, the Roland Park Company allocated businesses, schools and churches lots on Roland Avenue, the main street that serves as the spine of the community. It put alleys behind virtually every house, to allow access for garages, deliveries and trash pick-up. And designers threaded paths through the community to allow pedestrians more direct means of reaching streetcars and shops.

These paths have been one of Roland Park's historic pleasures. There are 18 of them, now maintained by the Roland Park Roads & Maintenance Corporation (RPR&M). Like the roads, they take advantage of hills and ridges, providing pedestrians with expansive views, followed by sudden turns into secretive woods. They form a loose network on the west side of Roland Avenue that allows pedestrians access to the major north-south streets, but they are primarily limited to the west side because the topography demanded them. The paths do not function as a circular route through Roland Park and they do not connect directly to green spaces in adjoining neighborhoods.

Greater Roland Park benefits from several public parks, though none exist within Roland Park's historic boundaries. That may seem strange, given its name, but its developers meant the "park" in "Roland Park" to refer to the area's overall bucolic atmosphere. This was common usage at the time. (Washington's Cleveland Park, for instance, is a similar neighborhood that also dates to the turn of the 20th century.)

Stony Run Park is a north-south linear park that runs along the Stony Run from Wyndhurst Avenue south to University Parkway, where it connects to Wyman Park and the Johns Hopkins University's Homewood Campus. Contained within the park is the Linkwood Playground, just south of Cold Spring Lane, which offers children a wonderful place to play. The Stony Run watershed also includes a pedestrian trail that extends from Wyndhurst Avenue north to Gilman School along former railroad right-of-way, the Roland Park Pool in Wyndhurst and the Evergreen "Meadow," a neighborhood-managed green space along the west side of Stony Run Park, just north of Cold Spring Lane. The historic Roland Water Tower, to the west of Linkwood Park and south of Cold Spring Lane on Roland Avenue, is surrounded by a small public green space, albeit one which is

currently fenced in and in need of maintenance. Centennial Park is an area of open space between the north- and southbound lanes of W. University Parkway, consisting of a dell and the old trolley station that was renovated in conjunction with the community's Centennial celebrations. Finally, on the west side of Roland Avenue, there is a group of houses that encircles an area of land that is maintained by RPR&M and known as Edgevale Park.

In addition to public parks, Greater Roland Park has long benefited from a number of privately held green and open spaces. On the west side of Roland Avenue, the Baltimore Country Club (BCC) owns 33 acres along Falls Road that once belonged to the club's 130-acre golf course. Much of this 33 acres consists of large, sloping fields and meadows, a stream bed and forests, and several acres of flat green space that were formerly used for the club's tennis courts. This property is one of the last remaining open and green spaces in Greater Roland Park and is, without doubt, one of the community's premier ecological amenities. Other privately held green, open and recreational spaces in Greater Roland Park include land owned by St. Mary's Seminary at the corner of Northern Parkway and Roland Avenue, and the multiple athletic fields and playgrounds on the campuses of the Bryn Mawr School, Gilman School, Roland Park Country School (RPCS), Friends School of Baltimore, Baltimore Polytechnic Institute and Western High School (Poly/Western), as well as St. David's Episcopal Church and Preschool and the Bolton Street Synagogue. On the periphery of the Greater Roland Park area are the campuses of Loyola University, the College of Notre Dame, the Cathedral of Mary Our Queen, Johns Hopkins University and the Calvert School. These provide additional large areas of green open space and recreational facilities, and contribute to the overall tree canopy and sense of spaciousness in Greater Roland Park.

Vision Statement

Create a Greater Roland Park community with an integrated network of public and private green and open spaces that provide recreational opportunities for residents and visitors, and preserve and enhance the community's natural assets.

Guiding Principles

I. Encourage stewardship of the natural environment

II. Preserve and enhance green spaces, protecting them from incompatible land use

III. Create linkages between pedestrian and bicycle paths and open spaces throughout the area and beyond

IV. Make green and open spaces accessible to the public

V. Maximize opportunities for both active and passive recreation

VI. Replant the public realm by increasing tree canopy and replanting medians and planting islands

Goals

1. Preserve and enhance the remaining large tracts of undeveloped land in Greater Roland Park, including the open space currently owned by the BCC, and the fields and woods currently belonging to St. Mary's Seminary

2. Strengthen and maintain existing public park land, including Stony Run Park, Centennial Park and the area surrounding the historic Roland Water Tower

3. Increase access to recreational resources in Greater Roland Park, negotiating increased community access to privately owned green and open spaces and recreational facilities

4. Increase and preserve the community's tree canopy by facilitating the planting, maintenance and appropriate replacement of trees in open spaces

5. Preserve, enhance and expand the paths and planting islands currently owned by Roland Park

6. In partnership with the City, develop and implement a long-term landscaping and maintenance plan for the median strips along the community's major roads

7. Define and enhance the gateways to Greater Roland Park

8. Create a process for the inventory and maintenance of all of Greater Roland Park's green and open spaces

Table 1.1: Open Space Implementation Summary

Problem/Issue	Recommendation	Priority	Timeframe	Responsible Party
I. Large Undeveloped Parcels				
a. BCC	1. Negotiate with BCC for purchase of land 2. Raise funds for purchase 3. Develop, with BCC, collaborative plan for use of purchased land 4. Create and fund an entity to own, manage and sustain the property	Critical Critical Depends on 1 Depends on 1	Short-term Short-term Depends on 1 and 2 Depends on 1 and 2	GRP/Public/Other
b. St. Mary's Seminary	1. Initiate discussions with St. Mary's Seminary leaders about land conservation or easements 2. Initiate discussions with St. Mary's Seminary leaders about extending paths to create connection through west side of St. Mary's Seminary woods	Very Important Important	Short-term Mid-term	GRP/Other
II. Existing Parks				
a. Stony Run Park and Trail	1. Create an oversight group to coordinate the efforts of various governmental, community, institutional and school groups involved in maintaining and managing the Stony Run and its adjoining parkland to ensure an integrated and uniform approach 2. Develop a mechanism to acquire land and/or easements along the former Maryland and Pennsylvania Railroad right-of-way to ensure continuity of the path, protect the park and stream, and improve access from adjoining neighborhoods 3. Protect the natural environment of the Stony Run watershed by addressing erosion, encouraging the planting of native buffers, managing invasive plants, monitoring water quality and addressing negative human behavior 4. Improve the park and trail's function through ongoing maintenance, capital improvements, and the introduction of pedestrian amenities and signage that reflect a woodland aesthetic	Critical Very Important Very Important Very Important	Short-term Mid-term/ Ongoing Ongoing Maintenance: Ongoing Capital Improve-ment: Mid- to Long-term	GRP Public GRP/Public/Other/ Private GRP/Public/Other/ Private
b. Centennial Park	1. Support RPR&M in maintaining Centennial Park as a key gateway and open space in southern Roland Park	Very Important	Mid-term	

	2. Restore the overgrown paths in the park	Very Important	Mid-term	
	3. Ensure that all City design interventions are in keeping with the design vocabulary of Greater Roland Park	Very Important	Ongoing	
c. Roland Water Tower	1. Continue to support the Friends of the Roland Water Tower in their efforts to secure a Memorandum of Understanding (MOU) with the City	Very Important	Ongoing/ Short-term	GRP/Public
	2. Determine feasibility of modifying vehicular traffic pattern with the aim to calm traffic around the tower grounds in consultation with Baltimore City and neighboring communities	Very Important	Short-term	GRP/Public
	3. Develop a final plan and estimate for the project	Very Important	Short-term	GRP/Public/Other/ Private
	4. Raise needed funds for the tower restoration, park renovations and traffic calming	Very Important	Mid- to Long-term	GRP/Public/Other/ Private
	5. Construct the improvements	Very Important	Long-term	TBD
III. Recreation	1. Identify open and recreational spaces currently held by institutions or private individuals	Important	Short-term	GRP/Other/Private
	2. Negotiate for access for residents, including fee schedules		Mid-term	
	3. Create a mechanism or structure for the purchase of land or conservation easements if appropriate		Mid-term	
	4. Add signage to indicate hours of use		Mid- to Long-term	
	5. Integrate privately held green spaces into path network		Mid- to Long-term	
	6. Encourage improvements to the Roland Park Pool to enhance its recreational function		Mid- Term	
IV. Tree Canopy	1. Organize a tree summit to discuss strategies	Very Important	Short-term	GRP/Other
	2. Develop a list of appropriate trees for planting in Greater Roland Park, on public and private lands	Very Important	Short-term	GRP/Other
	3. Assess and inventory current tree canopy conditions	Very Important	Mid-term	GRP/Other
	4. Develop a maintenance plan for trees in public spaces	Very Important	Mid-term	GRP/Other
	5. Consider covenant changes which would give RPR&M some input on private	Very	Mid-term	GRP/Other

	landscaping	Important		
V. Paths and Planting Islands	1. Inventory existing paths and planting islands and their current conditions 2. Review existing limitations on right-of-way plantings 3. Review policy on neighbors planting on planting islands 4. Prioritize repairs and renovations needed 5. Raise funds for repair and renovation 6. Repair the most degraded paths and planting islands 7. Identify natural areas to be protected along paths 8. Acquire land for path extensions and protection	Paths: Critical Planting islands: Very Important	Short-Term Short-Term Short-Term Short-Term Mid-Term Mid-Term Mid-Term Mid-Term	GRP/Private GRP/Private GRP/Private GRP/Private GRP/Private GRP/Private GRP/Private GRP/Private
VI. Medians	1. Develop an MOU with the City concerning design and upkeep of medians 2. Develop designs for medians 3. Raise funds for implementation 4. Construct improvements	Very Important Very Important Very Important Very Important	Mid-Term Mid-Term Mid- to Long-Term Mid- to Long-Term	GRP/Public GRP/Public GRP/Public GRP/Public
VII. Gateways and Way-findings	1. Develop gateway and way-finding design standards 2. Raise funds for installation of signs, landscaping and lighting 3. Develop an implementation plan	Important Important Important	Short-Term Short-Term Mid-Term	GRP/Public GRP/Public
VIII. Maintenance	1. Create a multi-neighborhood oversight group to provide guidance, coordination and advocacy of all area open spaces and parks that do not fall under the purview of RPR&M	Very Important	Mid-Term	GRP/Public

I. Large Undeveloped Tracts of Lane

A. Baltimore Country Club *(this section was written in cooperation with the leadership of the BCC and there was mutual agreement as to its content)*

The BCC grounds remain the largest area of open land within Roland Park's historic boundaries. The founding of the BCC coincided with the development of the neighborhood and, in its early decades, a substantial percentage of club members were Roland Park residents. The BCC's 130-acre golf course and tennis courts served as private outdoor recreation facilities for residents who were members. With the golf course and tennis courts no longer in existence, that is no longer the case. In addition, much of the BCC land was carved off in the 1960s and 1970s, with the construction of the Jones Falls Expressway, Poly/Western and the Cross Keys planned unit development. In 2008, BCC wanted to sell 17 acres of its Roland Park campus, which it determined was surplus to its continued operations at Roland Park, for a planned unit development continuing-care retirement facility. The sale was terminated when BCC was unable to gain the requisite community support needed for the proposed planned unit development.

The fate of the BCC surplus land remains a matter of great concern, both to the Greater Roland Park community and, of course, to the club itself. The BCC is committed to retaining its flagship Roland Park clubhouse and the sale of this surplus land will help fund the renovation and enhancement of this facility. The community has long been interested in purchasing the surplus 17 acres—and any future additional acreage that might be available and offered by the BCC—with the hope of using the land as a community recreation site

The community recognizes that the BCC land is private property that is owned solely by the BCC and is not subject to any restriction or covenant running to the benefit of the community. Further, the BCC is under no obligation to sell any of its land to the community. The GRPMP will in no way restrict the private property rights of the owner of the BCC land beyond the supporting the underlying zoning or any applicable covenants.

The BCC also recognizes the importance and historic significance of the land to the community and the advantages, both for the community and for itself, if and when a sale of the property to the community is successfully negotiated. If the community and BCC were to be successful in mutually agreeing to a sale to the community of all or some portion of the surplus BCC land, Greater Roland Park would greatly benefit in its goal of being an economically sustainable community by preserving this open and recreational space within walking distance of its residents and the BCC would greatly benefit by obtaining a readily available source of funds to further sustain its Roland Park clubhouse.

The community will work to develop and strengthen its capacity to purchase the surplus 17 acres from the BCC in three inter-dependent ways:

1. Through ongoing discussions with the BCC leadership regarding the purchase by the community of the surplus land

2. Through private and public fundraising efforts

3. By developing, in collaboration with the BCC, a plan for the use of the surplus land if it is purchased by the community and for the land that is retained by the BCC

The process of seeking community input regarding the potential use of the surplus land after its successful purchase from the BCC is being undertaken in three phases. The first phase occurred during the summer and fall of 2008, when the community held a series of "house parties," at which ideas for possible use of the land were discussed and from which emerged a broad, preliminary draft plan for a potential community park. The second phase occurred as part of the master planning process, in which more specific ideas for possible uses of the land were solicited at a community design charrette held on January 9, 2010. The third and final phase of soliciting community input will consist of testing the proposed scenarios by distributing a community-wide survey and scheduling multi-generational focus groups. This phase should occur in the very short term.

The community's vision for the BCC surplus land, if and when it can be successfully purchased from the BCC, has proven to be consistent through the first two phases of input. The vision is described in the table that follows this section.

The community recognizes the fundraising and negotiating challenges it faces in its efforts to purchase the BCC surplus property on terms that are acceptable both to the BCC and to the community, but it is important to state that should the BCC and community be successful in these efforts, Greater Roland Park would be offered a rare opportunity to preserve a unique tract of open space for the recreational use and environmental benefit of generations to come and the BCC would be provided with a readily available source of funding for the renovation and enhancement of its Roland Park clubhouse.

Recommendations

1. Negotiate with the BCC for purchase of its surplus land on terms and conditions that both meet the needs of the BCC and enable the community to enjoy open space

2. Raise funds for the purchase of the BCC surplus land

3. With the BCC, develop a collaborative plan for the use of the land purchased by the community and the land retained by BCC

4. Create and fund an entity to own, manage and sustain the land purchased by the community from the BCC

Vision for BCC Land

▪ A community park with green and open space being preserved as much as possible
▪ A combination of passive and active recreational opportunities
▪ Connecting paths to enhance accessibility and community linkages
▪ A park that is conductive to multi-generational use
▪ A community gathering space
▪ An outdoor environmental laboratory for students from area schools
The ideas for more specific land use that emerged during the first two phases of community input have been compiled into a proposed design. For descriptive purposes, the 17 acres of land being considered is divided into five sections—from east to west and north to south: Little Meadow, Big Meadow, Stream Valley, Central Lawn and The Courts. *The proposed design leaves the land largely as it is today and uses it for passive recreation. Amenities would include:*
▪ Tree swings in the Little Meadow
▪ Stream cleanup and reforestation in the stream area
▪ A dog park in the Big Meadow
▪ Stepping stones across the stream
▪ Benches and periodic plantings interspersed through the Central Meadow
▪ Walking paths
▪ Landscaping along Falls and Hillside roads

▪ Limited parking along Falls and Hillside roads
▪ Limited parking along Falls Road at the corner of Hillside Road
▪ Improved pedestrian access across Falls Road at Harvest and Hillside roads, to connect to Poly/Western, Cross Keys and, ultimately, the Cold Spring Land Light Rail Station
▪ An orchard or community gardens
▪ Between two and four tennis courts
▪ A small sculpture garden
▪ A playground in the southern part of the land
▪ Possibly two practice athletic fields (though not in the BCC clubhouse's sightline)
Other ideas discussed that would require additional investigation and resources include additional tennis courts with a field house, a horticultural resource center, an environmental discovery center and an organic farm.

B. St. Mary's Seminary *(this section was written with input from the leadership of St. Mary's Seminary and there was mutual agreement as to its content)*

St. Mary's Seminary currently owns a large tract of open space at the corner of Roland Avenue and Northern Parkway that for years it has generously shared with the community as informal practice fields. The seminary also owns undeveloped forested land behind its buildings, bordered to the south by land owned by RPCS and to the west by residential properties.

The Greater Roland Park community is very interested in ensuring that both of these tracts of land remain undeveloped, as part of the community's priority to preserve and protect its natural assets. At this point, the community is unaware of any plans to sell or develop this land, but the pressures on the seminary to do so will undoubtedly increase in the years to come. The sooner the community engages in conversation with seminary leaders about the future of the land, the better.

The community recognizes that the St. Mary's Seminary land is private property that is owned by the seminary and not subject to any restriction or covenant running to the benefit of the Roland Park community. St. Mary's Seminary is under no obligation to sell or encumber any of its land. The GRPMP will in no way restrict the private property rights of the owner of the seminary land beyond supporting the underlying zoning or any applicable covenants.

The community's hope is that Greater Roland Park and St. Mary's Seminary leaders can work together to develop a long-term plan for the land that meets the needs of the seminary and enables the community to continue to enjoy the green space—both open and forested—that the property currently provides.

Recommendations

1. Initiate discussions with St. Mary's Seminary leaders about possible land conservation easements for the large open tract of land and the forested land in the back of the property

2. Initiate discussions with the seminary leaders about extending existing paths to create a connection through the west side of the seminary woods to RPCS

II. Existing Parks

A. Stony Run Park and Trail

The Stony Run watershed offers an unusual urban amenity—a natural woodland experience in the midst of a developed urban area. The stream valley serves as a local green space, a school connector, a community connector, an off-road transportation alternative and an opportunity for environmental study. The Stony Run Trail lies within the watershed and serves as a "green zipper," connecting universities, schools, parkland, shops, trails and neighborhoods in Greater Roland Park and beyond.

The Stony Run emerges from an underground storm drain at the intersection of Melrose Avenue and Boxhill Lane north of Northern Parkway. From there, it runs south, picking up watershed naturally from the stream valley and from the many storm drains that empty into it. The Stony Run continues its southerly course through many neighborhoods, including The Orchards, Wyndhurst, Roland Park, Evergreen, Keswick, Guilford, Tuscany-Canterbury, Wyman Park and Remington, until it passes underneath 29th and Sisson streets at the southern tip of Wyman Park and empties into the Jones Falls a short distance later.

In 1901, the Maryland and Pennsylvania Railroad purchased land along the west side of the stream valley and operated a passenger and freight line between Baltimore and southern Pennsylvania from 1901 until 1958. Shortly before 1926, the City acquired much of the stream valley east of the railroad between Wyndhurst Avenue and W. University Parkway. This section of the stream valley became the present day Stony Run Park and includes what is known as Linkwood Park. When the railroad ceased operations in the early 1950s, its right-of-way passed into various hands, mostly adjacent property owners or the City (though not necessarily into the control

of the Baltimore City Recreation and Parks Department). The current informal pedestrian trail along the west side of the stream valley runs within or roughly parallel to the former railroad right-of-way and extends north of the formal park boundaries to Gilman.

Recently, the City completed a large stream restoration project along the Stony Run to address erosion issues, which impact the health of the Chesapeake Bay. In addition to managing stormwater flow, the work included planting native riparian and woodland plants along the banks to provide a riparian buffer for the stream. The stream restoration and concurrent sewer upgrades were reported to cost about $10 million dollars in City, State and Federal funds. It is important that this large investment of public funds be protected by proper stewardship of the stream valley.

The stream restoration work also had important ancillary benefits not anticipated or called for in the contracts. The improvements to the Stony Run streambed and stream banks have made it a tremendous community asset. Formerly overgrown and difficult to traverse, this linear park has become a natural “main street,” bustling with pedestrian traffic during fine weather. Its popularity is a testament to how enhancements to the natural environment can make a community a better place to live.

Greater Roland Park has a unique opportunity to build on this recent investment in the Stony Run. While efforts to create a linear park along the stream have grown organically over the years, a more concerted effort to fill in the gaps along the trail, improve community access, maintain the woodland ecology and promote responsible use of the trail is needed.

Recommendations

1. Create an oversight group to coordinate the efforts of various governmental, community, institutional and school groups involved in the maintenance and management of the Stony Run and its adjoining parkland to ensure an integrated and uniform approach.

   The Stony Run offers a unique woodland experience that is accessible to adjoining neighborhoods; however, the linear park has developed organically and not all of the property used by the public is under public control. This plan recommends that the City and stakeholders work together within a common framework to maintain and strengthen the Stony Run’s character as a natural woodland experience, and its function as a vital open space and linear path.

   Diverse stakeholders work within the northern part of the Stony Run watershed,

including the City's Recreation and Parks Department and Department of Public Works, the Jones Falls Watershed Association, the Greater Homewood Community Corporation, The Wyndhurst Improvement Association Parks Partnership, The Evergreen Association Parks Partnership, the Tuscany-Canterbury Association's Stony Run Committee, Gilman, Friends and the Bolton Street Synagogue, as well as all of the adjoining community associations and private property owners. By developing an organizational framework for all of these stakeholders to work together, issues of acquisition, maintenance, capital improvements, stream restoration, native plantings, management of invasives, water quality monitoring and community engagement could be addressed in a coordinated fashion and additional resources could brought to bear to improve and maintain the watershed.

2. Develop a mechanism to acquire land or easements along the former Maryland and Pennsylvania Railroad right-of-way to ensure continuity of the path, protect the park and stream, and improve access from adjoining neighborhoods

    a. The current trail has significant gaps that disrupt the trail experience, particularly where the trail intersects commercial development. Acquisition of land or easements and improvements in these areas are needed to create a continuous trail experience. These include:

        - Wyndhurst Station Area (also see the Commercial chapter):

            - Enhance the trail crossing at Wyndhurst Avenue to integrate the northern and southern sides of the trails

            - On the west side of Wilmslow Road, work with the property owner at 600 Wyndhurst Avenue to extend the current sidewalk along the side of the office building north along the parking lot and add a crosswalk to connect to the trail; and relocate the dumpster to a more discrete but accessible location

            - On the east side of Wilmslow Road, create an at-grade path from Wyndhurst Avenue to the trail entry at Gladstone by narrowing the width of the roadway; replace the current guardrail with a rail or bollards consistent with a woodland aesthetic (wooden bollards, National Park Service standard wooden guard rail); and add native plantings to buffer the stream

            - At the trail entry, replace the metal guardrail that blocks the opening to the trail along Gladstone with a treatment consistent with Stony Run design standards

- Cold Spring Lane (also see the Commercial chapter):
    - Enhance the trail crossing at Cold Spring Lane to integrate the northern and southern sides of the trails
    - Work with the membership of the Bolton Street Synagogue to develop a mutually agreeable plan to renovate the lower parking lot to promote stream health, support the synagogue's desire to be recognized as a "green synagogue" and provide a high quality trail user experience consistent with the guiding woodland aesthetic of the Stony Run (this may include pervious pavers in parking areas)
    - Restore pedestrian access to the railroad right-of-way on the west side of the stream north of Cold Spring Lane by removing a short course of chain link fence perpendicular to the right-of-way and cleaning the area of invasive vines and shrubs; and lay out a new (straightened) pathway for the trail along this right-of-way (currently, the trail takes a turn deeper into the parking lot to get around this vestigial piece of fencing)
    - Remove the chain link fence that runs along the reinforced bank of the stream, repair this bank where necessary and install an attractive, dark colored 6-foot (ft) tall metal fence that is as open in design as is reasonable (note: this area must be securely fenced for safety reasons)

b. Support the planning process currently being conducted by the Tuscany-Canterbury Stony Run Committee to develop a plan for Stony Run Park south of Overhill Road to create a better pathway and connection at the intersection with W. University Parkway, link the trail to the neighborhoods of Wyman Park, Hampden and Remington, and connect to the Jones Falls Trail.

c. Pursue acquisition of or easements for former railroad right-of-way lots that are privately owned on the west side of the stream to secure the trail as part of Stony Run Park and protect the watershed (see Figure 1.1) (this is particularly critical north of Wyndhurst Avenue and south of Overhill Road); develop an easement agreement that can be replicated throughout the stream valley to ensure continuity in terms; and set up a funding strategy to ensure that both sufficient funds and a proper mechanism are in place to purchase privately owned lots as they become available.

d. Advocate that the lots currently owned by the City be placed under the control of the Department of Recreation and Parks and added to the existing Stony Run Park.

3. Protect the natural environment of the Stony Run watershed by addressing erosion, encouraging the planting of native buffers, managing invasives, monitoring water quality and addressing negative human behavior.

    a. Promote, plant and maintain native plantings and encourage the inclusion of a vegetated buffer at all property along the stream

    - Consider restructuring the parking lot north of Wyndhurst Station to expand the City-owned open space east of the stream and north of the shopping center and allow for a planted buffer along the stream (the current parking lot is in poor condition and provides no buffer along the stream) (see the Commercial chapter for details)

    - Promote collaborative native planting for the park partnership trail lot and Friends streambed/wetlands areas (which adjoin each other) north of Wyndhurst Station; and support Friends in their native planting efforts and ask them to consider adding a buffer of native trees and understory species on the border of its property in the Wyndhurst Station area

    b. Establish a community-run volunteer group(s) to plant native plants and control non-native invasive plants (volunteers could also perform water quality monitoring)

    c. Adopt a policy that dedicates the trail for pedestrian uses (e.g., strolling, jogging, dog walking, informal [low-speed] biking); paved or hard-packed bike paths should be prohibited along the Stony Run, as they encourage high-speed biking, which increases the quantity and severity of trail user conflicts, particularly for the constrained widths that exist along much of the Stony Run Trail; informal (low-speed) biking is recognized as a current use and is not problematic south of Wyndhurst Avenue

    d. Address issues that degrade the watershed, particularly those concerned with animal waste and human behavior

4. Improve the park and trail's function through ongoing maintenance, capital improvements and the introduction of pedestrian amenities and signage that reflect a woodland aesthetic (see Streetscape chapter, Section IV, Signage, for more specific recommendations regarding signage)

    a. Develop a maintenance plan and implementation strategy to ensure ongoing stewardship (work performed should be consistent with accepted trail construction and maintenance practices, which can found in the U.S. Department of Agriculture's Forest Service publication, "Trail Construction and Maintenance Notebook – 2007 Edition," among others); organize a

community volunteer group modeled on current “adopt-a-trail” programs found elsewhere (e.g., Prince George’s County, Washington, DC, area, Appalachian trail, etc.); and explore collaborations with local schools for developing student trail teams to complete community service hours

b. Develop design standards for the trail and park that reflect a natural woodland aesthetic for all built items, including signage, benches, guard rails, bollards, and trash cans, introduced in the Stony Run stream valley; and develop a process to ensure that the design standards are consistently applied throughout the Stony Run watershed by City agencies, neighborhood groups, watershed associations or local agencies that may participate in installation of built objects into the stream valley (see Streetscape chapter)

c. Develop a plan for capital improvements in the park and along the trail, including:

- Develop a plan to add pedestrian amenities and way-finding signage consistent with design guidelines (see Figure 1.2); and work with the City to raise necessary funds and implement improvements

- Improve access and usage of the Stony Run by improving trail entrances and connections and addressing dangerous trail conditions:

  - Steeply eroded trailbed between St. Johns and Colorado: pursue the design for trail replacement submitted by RK&K (the City’s stream restoration engineering firm for this section of the Stony Run Stream Restoration); this design would remove the eroded section of the railroad bed and replace it with a bridge to improve a dangerously narrow section of the trail; by opening up the streambed, this design would also help to reduce the height of floodwaters that impact the businesses just to the south

  - Trail access to Roland Park Elementary/Middle School (RPE/MS): work with the school to provide trail access from the southeast corner of its athletic field to the community’s park partnership lot

  - Trail entrances at Deepdene Road and Colorado Avenue: work with the Wyndhurst Improvement Association to design improved trail entrances and raise funds for improvements

  - Trail crossing to Roland Park Pool: create at-grade “low water” stream crossing that allows access to the pool from the west side of the stream

  - Meadows: support the Evergreen Improvement Association in

maintaining the parkland directly behind the Bolton Street Synagogue known as the "Meadows"

- Meadow Lane: improve the trail connection along Meadow Lane, which is somewhat hidden a half block down from Cold Spring Lane (the first several railroad bed lots along Meadow Lane are privately owned; there is also a City-owned lot where the public enters the west side trail from Meadow Lane)
- Improve on-street parking area serving Linkwood Park on Overhill

B. Centennial Park

Centennial Park is a public park that runs between the north- and southbound lanes of W. University Parkway between W. University Parkway and Roland Avenue. The area serves as a large open space and several of Roland Park's paths run through it, connecting the east and west sides of the community. Centennial Park provides a critical first impression when entering Greater Roland Park from the south and instantly communicates a change in Baltimore's urban landscape, with a burst of green open landscape that is reflective of Greater Roland Park. It is also home to an historic trolley stop that was renovated and preserved as one of the only remaining elements of Roland Park's private trolley system. Centennial Park was "renovated" within the last two decades and RPR&M works in conjunction with the City to maintain it.

Recommendations

1. Support RPR&M in maintaining Centennial Park as a key gateway and open space in southern Roland Park
2. Restore the park's overgrown paths
3. Ensure that all City design interventions are in keeping with the design vocabulary of Greater Roland Park

C. Roland Water Tower

The Roland Water Tower sits just outside of Roland Park's boundaries to the southwest. While never used as a water source for historic Roland Park, its iconic architecture and high visibility have made it a symbol of the community. The tower is currently owned by the City, and is an endangered landmark that appears to be

structurally sound but needs extensive exterior restoration at the roof and campanile level, as well as interior work throughout. If restored, the Roland Water Tower and its surrounding green space could function as a community park.

Plans for a public open space and tower restoration must be developed and approved by both the surrounding neighborhoods and the City. The following design principles for the site were developed as part of the master plan process:

- Restore the tower and observation deck to provide public access and panoramic views of the Baltimore cityscape
- Restore the land surrounding the tower as a community park
- Install signage that explains the history of the tower
- Integrate the tower with Greater Roland Park with walking and biking trails and connect it to the nearby old trolley station and adjacent neighborhoods
- Improve pedestrian access to and promote traffic calming measures around the site
- Light the tower at night to improve its status as a symbol of the area

Please see Appendix 1.A, Design Guidelines for the Redevelopment of the Roland Water Tower, for the detailed design elements that are recommended for inclusion in the final design.

Any future plans for the Roland Water Tower must begin with the stabilization of the original structure. In order for this to happen, several goals must be met. A clear Memorandum of Understanding (MOU) must be negotiated between the City and the non-profit Friends of the Roland Water Tower regarding ownership, responsibilities and finances. The funds must be raised for the work. The work on the tower itself must be substantially complete before the surrounding open space can be open to general use by the public.

Recommendations

1. Support the Friends of the Roland Water Tower in their efforts to negotiate an MOU with the City to procure funding to structurally stabilize and architecturally restore the Roland Water Tower and surrounding grounds so that it can operate as a community resource
2. Determine, in consultation with the City and neighboring communities, the feasibility of modifying vehicular traffic pattern to calm traffic around the tower
3. Develop a final plan and cost estimate for the project

4. Raise needed funds for the tower restoration, park development and traffic calming measures

5. Construct the improvements

III. Recreation

In addition to the recreational opportunities described elsewhere in this chapter, a sizeable number of institutionally owned recreational facilities exist in Greater Roland Park. The community should to work to negotiate increased community access to these facilities before it seeks to build new buildings (or other hardscape, such as tennis courts) on green and open spaces. A number of schools and religious institutions in the community are quite generous in sharing their space with the community, and community leaders should build on this precedent.

Recommendations

1. Identify open and recreational spaces currently held by institutions or private individuals

2. Negotiate access for residents, including fee schedules

3. Create a mechanism or structure (e.g., a land bank or a land trust) for the purchase of land or conservation easements if appropriate

4. Add signage to indicate hours of use

5. Integrate privately held green spaces into the path network

6. Encourage improvements to the Roland Park Pool to enhance its recreational function (see Commercial chapter Section III, Wyndhurst Avenue Commercial District, for more information):

    a. Improve the entrance to the pool by removing the asphalt and creating a landscaped entryway that is integrated with the adjoining park property

    b. Explore adding a playground and barbecue area

    c. Work with Friends to optimize the parking layout and increase green space where possible

IV. Tree Canopy

Among Greater Roland Park's natural assets is its plentiful tree canopy, but old trees are dying (and being taken down while they are still thriving) and new trees are being planted on an *ad hoc* basis. Non-native species are being introduced that may not benefit the local ecosystem (see the Infrastructure chapter for more information).

Goals

1. Preserve the community's old trees
2. Plant additional native trees (see the Streetscape chapter for recommended tree varieties)
3. Increase the overall tree canopy in a comprehensive, deliberate manner

Recommendations

1. Organize a "tree summit" that would result in a comprehensive tree policy for Greater Roland Park; tree-related stakeholder groups in the City and State would be invited to participate, and topics would range from financing to maintenance to standards for tree care on privately owned land
2. Assess and inventory current tree canopy conditions
3. Develop a strategic plan for the planting and maintenance of trees in public spaces
4. Consider covenant changes that would give RPR&M some input on private landscaping

V. Paths and Planting Islands

Roland Park owns 18 paths and 14 planting islands on neighborhood streets. These paths are tremendous assets for the community as they create a green, off-street pedestrian network that links together key elements of the neighborhood. The paths and planting islands are currently maintained by RPR&M, with *ad hoc* help from some adjacent residents, and are in varying stages of repair. In recent years, RPR&M has had insufficient funds for maintaining the paths and planting islands, and unclear policies regarding plantings along the paths has allowed encroaching vegetation to develop. In order to preserve these historic—and "green"—community assets, the community must develop a maintenance plan and raise sufficient funds to implement it. In addition, opportunities to expand the path network should be explored, to build on this unique community resource and create new connections that link community amenities.

Goals

1. Create a maintenance plan and budget process for Greater Roland Park's existing pedestrian paths and planting islands

2. Identify appropriate expansions to the path system that would allow the paths to become a network for pedestrian access throughout the community

Recommendations

1. Inventory existing paths and planting islands and their current conditions
2. Review existing limitations on right-of-way plantings
3. Review the policy on neighbors planting on planting islands
4. Prioritize needed repairs and renovations
5. Raise funds for repair and renovation
6. Repair the most degraded paths and planting islands
7. Identify the natural areas to be protected along the paths
8. Acquire land for path extensions and protection

VI. Medians

The medians along the community's major roads (Roland Avenue, W. University Parkway and Cold Spring Lane) are the responsibility of the City. Insufficient funds at the City level have caused the community to assume responsibility for supplemental planting and maintenance. Aging landscape plants in the planting islands need to be replaced. The community needs to develop an MOU with the City that ensures certain jointly developed standards of maintenance, clarifies division of labor between the City and residents and outlines a process to ensure sufficient funding for long-term maintenance.

Several median strips along Falls Road are in need of landscaping attention, as is the median strip on Cold Spring Lane from Falls Road to Roland Avenue. The sizeable median strip at the northwest intersection of Cold Spring Lane and Falls Road—along with the largely unused Poly/Western parking lot at that intersection—has great potential for additional community green and open space. A long-term plan for that space is needed. (See Transportation and Infrastructure chapters, and the Streetscape chapter, Section I, Plantings, and Appendix 7.A: Recommended Plant List for Streetscape and Residential Frontage, for more information.)

Recommendations

1. Develop an MOU with the City concerning the design and upkeep of medians

2. Develop designs for medians
3. Raise funds for implementation
4. Construct improvements

VII. Gateways and Way-finding Signage

Roland Park is fortunate to still have clear gateways that signal entrance to the community, including Roland Avenue at Northern Parkway, Wyndhurst at the Stony Run, Cold Spring Lane at Linkwood Road, W. University Parkway at 41st Street, Cold Spring Lane east of Roland Avenue, Falls Road Terrace (two locations) and the Roland Water Tower. Creating a unified appearance for gateways will strengthen the community's identity. Likewise, way-finding signage would help direct residents to pedestrian and bicycle paths, commercial centers and open spaces in the community.

The community plans to make the gateways more useful and attractive and to add way-finding signage by developing design standards for signage and landscaping in keeping with the park-like aesthetic, developing a plan for the installation of gateway treatments, introducing more attractive landscaping, and installing attractive lighting that is energy-efficient and appropriate for an historic community. Further, where bridges are constructed along the Stony Run, the plan is to design them as entrance features. These plans would be implemented with the input of the Commercial, Transportation and Infrastructure working groups. (See Streetscape chapter, Section IV, Signage.)

Recommendations

1. Develop gateway and way-finding design standards
2. Raise funds for installation of signs, landscaping and lighting
3. Develop an implementation plan

VII. Maintenance

At this time, RPR&M cares for the planting islands and paths in Roland Park, and performs some maintenance of the sidewalks and lanes that still belong to the community. Technically, the City currently cares for Centennial Park, but the care is supplemented by RPR&M. Edgevale Park is cared for by RPR&M, with most of the funds collected from the residents of the adjacent homes.

The GRPMP is also concerned with the ongoing care and maintenance of Stony Run Park and its sub-parks, the medians on Roland Avenue and Cold Spring Lane, and the Roland

Water Tower. There is potential for the future acquisition of additional public open spaces, the largest of which is the land currently owned by the BCC. Some of these properties lie outside of historic Roland Park and, as such, are not appropriately the responsibility of RPR&M. The acquisition of a large tract of land, such as the BCC property, would stretch that organization beyond its limits both financially and organizationally. Several groups exist that are concerned with the future of these spaces.

Recommendation

1. Create a multi-neighborhood oversight group to provide guidance, coordination and advocacy of all area open spaces and parks that do not fall into the purview of RPR&M

APPENDIX 1.A: DESIGN GUIDELINES FOR THE REDEVELOPMENT OF THE ROLAND WATER TOWER

1. Create a usable lawn for all residents for such recreational activities (e.g., picnicking, outdoor movies, seasonal café or beer garden, bocce court, checkers and chess tables)
    a. Enhance and expand the lawn east of the tower
    b. Remove existing asphalt paths crossing this space
2. Create opportunities for reflection and casual socializing (e.g., comfortable and safe seating for reading, well-lit walkways, newly paved walkways with sufficient drainage for secure footing)
    a. Create a paved plaza at the foot of the tower with park benches
    b. Extend low seating walls from the base and top of historic stairs leading between the plaza and lawn
3. Provide opportunities for historic interpretation at the tower and nearby trolley stop:
    a. Introduce historic markers or signs to explain the area's history
    b. Consider a photographic display of trolley cars in the trolley stop
4. Improve bicycle access and use:
    a. Provide bicycle racks
    b. Create a bicycle loop around tower grounds to permit circular path for bicycle races and other playground activity
5. Improve pedestrian access through the site, while calming vehicular movement
    a. Reduce the width of the connecting streets (approximately 14 feet [ft]) to gain a sidewalk (approximately 4 ft) along the inside of the park
    b. Install a mountable curb for potential emergency vehicle needs (turning and unloading)
    c. At the entrance to the park, install a textured or paved crosswalk to further reinforce the awareness of pedestrians
6. Create opportunities for sun and shade
    a. Prune or selectively remove trees to open up the sky to the green space surrounding the tower
    b. Replace trees as needed
    c. Remove invasive species
    d. Relocate hedges that currently run along Roland Avenue to provide room for a flower bed to be installed along the sidewalk
    e. Introduce a flower bed along inside and outside of the brick and stone wall at the west end of the site (potential community-oriented flower garden)
7. Preservation
    a. Restore and enhance historic steps
    b. Restore walls

c. Where possible, restore historic brick gutters

GREATER ROLAND PARK MASTER PLAN

Transportation

Introduction

Transportation plays a significant role, both positive and negative, in shaping the quality of life for urban dwellers. It provides access between destinations, such as work, school, recreation and home. The availability of multiple modes of transportation allows people with different abilities to select those modes that better serve their needs. Walking and bicycling encourage healthy lifestyles and environments.

Although Roland Park was developed as a streetcar suburban neighborhood, the past 50 years has witnessed the growing domination of the private automobile. While the car provides convenient mobility, it comes at the cost of added congestion and noise and air pollution, and it threatens pedestrian safety.

The location of private and public schools in the Greater Roland Park area, particularly along Roland Avenue, is a great advantage to local residents; however, the clustering of these institutions has created congestion and cut-through traffic in the adjacent streets during drop-off and pick-up hours. This plan encourages a dialogue among the institutions, city and neighborhood to develop strategies to ameliorate peak congestion in order to preserve a more tranquil residential and academic atmosphere and support pedestrian safety.

Greater Roland Park's tree-lined, well-scaled and interconnected residential streets provide people with a rich pedestrian experience. Cut-through traffic and excessive speeds threaten the sense of pedestrian and cyclist safety, particularly on the major streets. This plan seeks design solutions and strategies to strengthen the experience of the pedestrian and bicyclist, to enhance the sense of safety on streets and to reduce excessive vehicular speeding.

The central bus line in Roland Park (No. 61) suffers from reduced service. Transit opportunities exist beyond the boundaries of Roland Park, such as the light rail; however, access to the nearest station is physically constrained. Improving the quality of and access to existing transit services and exploring alternative modes is important to maintaining connections for community residents locally and to the City.

Vision Statement

Greater Roland Park will develop and support a safe and well-connected transportation network that serves the needs of all users and preserves the area's residential character.

Guiding Principles

I. Balance regional and local vehicular needs, while preserving the area's predominately residential street character
II. Provide a safe and well-connected pedestrian and bicycle network
III. Encourage alternative modes of transportation
IV. Maintain the neighborhood's defining residential street character, which includes narrow streets, offset intersections, curvilinear forms and sensitive to topography

Table 2.1: Transportation Implementation Summary

Problem/Issue	Recommendation	Priority	Timeframe	Responsible Party
I. Reduce school-related peak morning and afternoon congestion				
a. Develop a process to investigate and resolve current and future school-related transportation issues	1. Develop a school-related Traffic Working Group 2. Research and analyze traffic patterns	Critical Critical	Short-term/ Ongoing Short-term	GRP/Public/Other
b. Reduce quantity of cars on public streets during peak drop-off and pick-up hours	1. Stagger school start and closing times 2. Develop incentives for carpooling 3. Support programs and incentives for walking and biking to school 4. Limit student parking privileges 5. Encourage schools to consider using bus service 6. Identify and investigate the feasibility of remote drop-off locations for students to access shuttle service 7. Investigate neighborhood circulator service	Critical	Mid- to Long-term Short-term Short-term Short-term Mid-term Mid-term Long-term	GRP/Public/Other
c. Support infrastructure improvements to more efficiently move cars off public streets and into designated drop-off areas	1. Support construction of left-turn lane into Gilman campus from southbound Roland Avenue 2. Support construction of new intersection to access Gilman and Bryn Mawr from Northern Parkway 3. Delineate drop-off and pick-up lanes along Roland Avenue for RPE/MS 4. Develop shared drop-off parking on southbound Roland Avenue 5. Study feasibility of constructing a drop-off loop on RPE/MS campus	Critical	Short- to Mid-term Mid-term Short-term Mid-term Long-term	GRP/Public/Other
d. Reduce school-related cut-through traffic	1. Complete a traffic study 2. Introduce speed controls 3. Introduce volume controls 4. Advocate and incentivize courteous driving behaviors	Critical Critical Less Important Important	Short-term Mid-term Long-term Short-term	GRP/Public/Other
e. Enforce traffic and parking rules	1. Hire additional crossing-guards	Critical	Short-term	Public/Other

II. Calm traffic on Roland Avenue and Cold Spring Lane				
a. Reconfigure Roland Avenue and Cold Spring Lane	1. Install curb extensions 2. Install chokers 3. Install special paving materials at key cross walks	Critical Critical Critical	Short- to Mid-term Short- to Mid-term Short- to Mid-term	GRP/Public
b. Introduce stop signs		Critical	Short- to Mid-term	GRP/Public
c. Install speed cameras		Critical	Short- to Mid-term	GRP/Public
III. Investigate and improve intersection performance for all users				
a. Improve Cold Spring Lane and Roland Avenue intersection	1. Create traffic and design study 2. Extend left-turn lane on eastbound Cold Spring Lane 3. Improve visibility and function of cross-walks 4. Expand medians to provide more space for pedestrians 5. Expand the length of time permitted for pedestrian crossing Investigate the impact of creating a traffic circle	Important Important Important Important Important Less important	Short-term Mid-term Mid-term Mid-term Mid-term Long-term	Public
b. Investigate strategies to improve vehicular access to Roland Springs		Very Important	Short-term	GRP/Public
c. Improve traffic signalization		Important	Short-term	Public
d. Identify all necessary intersection improvements		Important	Short- to Mid-term	GRP/Public
IV. Encourage walking				
a. Develop a street network		Critical	Short-term	GRP
b. Identify and improve substandard sidewalks		Critical	Short-term/ Ongoing	GRP/Public
c. Identify and connect missing links in sidewalk network		Critical	Short-term	GRP/Public

d. Provide adequate lighting		Important	Short or Mid-term/ Ongoing	GRP/Public
e. Keep sidewalks and paths clear of overgrown plantings		Important	Short-term/ Ongoing	GRP/Private
f. Identify and ensure safe street crossings on major streets	1. Create highly visible crosswalks 2. Add curb extensions 3. Install special intersection paving 4. Create pedestrian refuge islands 5. Add extended pedestrian signal timing 6. Install curb ramps	Critical Critical Critical Critical Critical Critical	Short- to Mid-term	GRP/Public
g. Install pedestrian amenities (benches, trash cans, etc.)		Very Important	Short-term/ Ongoing	GRP/Public/Private
h. Restore and expand historic pathways	1. Survey existing conditions 2. Prepare maintenance plan and budget 3. Identify locations for new paths	Critical Critical Critical	Mid-term	GRP/Public
i. Improve pedestrian safety and comfort along Falls Road	1. Develop landscape plan 2. Explore median in roadway 3. Improve pedestrian crossings 4. Extend sidewalks	Very Important Very Important Very Important Very Important	Short-term Long- term Short-term Mid-term	GRP/Public/Private
V. Encourage bicycling				
a. Develop and implement bicycle network		Critical	Short-to Mid-term	GRP/Public
b. Make Roland Avenue and W. University Parkway the central spine of bike network		Critical	Short-to Mid-term	GRP/Public
c. Study and design cycle-track		Important	Long-term	GRP/Public
d. Improve visibility of bike lanes		Very Important	Short-term/ Ongoing	GRP/Public

e. Retrofit storm drains		Important	Short-term/ Ongoing	GRP/Public
f. Design and install bike racks		Important	Short-term/ Ongoing	GRP/Public
VI. Improve the level of service of alternative transportation				
a. Conduct ridership survey		Very Important	Short-term	GRP
b. Improve and expand the level of service for existing services	1. Establish comfortable stops 2. Expand service 3. Explore route expansion	Less Important Very Important Important	Mid-term Mid-term Mid-term	Public
c. Enhance access to Cold Spring Light Rail Station	1. Develop park-and-ride facility 2. Encourage transit-oriented development 3. Improve pedestrian experience and access 4. Investigate a designated pedestrian/bike connection	Important	Short- to Mid-term Long-term Short- to Mid-term Long-term	Public/Private/GRP
d. Create a committee to investigate the possibility of creating a local circulator shuttle service		Important	Short-term/ Ongoing	Public/Private/GRP
e. Reduce volume of cars by exploring car sharing		Important	Short-term	GRP

Transportation in Context

Roland Park was designed and developed more than 100 years ago as a residential garden suburb linked to Baltimore City by a streetcar line, which ran in the median of Roland Avenue and University Parkway. The central location of the streetcar tracks in the community put this service within a short walking distance for many residents.

Today, the No. 61 bus links the community to Penn Station and downtown, running on Roland Avenue and W. University Parkway. The service is limited to morning and afternoon peak hours during the week. Additional bus routes operate at the periphery of the community, along Falls Road, Charles Street and 41st Street, with some lines crossing through Roland Park on Northern Parkway and Cold Spring Lane.

The central light rail runs west of Greater Roland Park, parallel to the Jones Falls. With the Cold Spring Lane Station, the station closest to the community, this fixed-rail service connects the community to Hunt Valley, Penn Station, downtown, the stadiums and BWI airport.

Figure 2.1: MTA Transit Map source: www.mtamaryland.com

Roland Park's streets are hierarchically ordered along a central, park-like corridor, traversed by east-west arterial streets. The central spine consists of Roland Avenue and W. University Parkway. These two continuous avenues are wide, with multiple through-lanes and bike and parking lanes on either side of their defining tree-lined and landscaped median.

The following streets are major east-west arterial streets (arranged from north to south): Lake Avenue, Northern Parkway, Cold Spring Lane and 40th Street. Midway between Northern Parkway and Cold Spring Lane, Wyndhurst Avenue connects Roland Avenue to areas east of the Stony Run. These streets vary in shape and character.

Along the periphery of Greater Roland Park are two major north-south arterials: Charles Street to the east and Falls Road to the west. The Jones Falls Expressway (I-83) is west of Roland Park and links the Inner Harbor and downtown Baltimore to the larger regional highway system north of the city. Vehicular access ramps to I-83 are located on Cold Spring Lane and Northern Parkway west of Falls Road.

Topography and existing conditions shaped the arrangement of Roland Park's secondary residential streets. The streets between the former railroad line in the Stony Run valley and Roland Avenue are more traditionally arranged in a modified rectilinear grid because of the area's relatively flat land. West of Roland Avenue, the streets are more curvilinear, shaped by steep topography. Overall, these narrow and tree-lined streets on either side of Roland Avenue create a picturesque residential setting.

Figure 2.2: Traffic Count Analysis
*source:*http://gis.midwesternconsulting.com/tcds/tsearch.asp?loc=Baltimore

Analysis of Problems, Issues and Opportunities

I. Reduce school-related peak morning and afternoon congestion and its impact on local streets

The public and private schools located in Roland Park area provide an important service to many neighborhood families, offering high quality educational, recreational and cultural opportunities to local students and residents. They also draw many students from outside of the community, and generate a surge of vehicular traffic during morning drop-off and afternoon pick-up hours.

During these peaks, Roland Avenue, from the commercial/retail area near Deepdene Road to Northern Parkway, is congested. The congestion is the result of cars queuing to gain access to campuses and from drivers dropping children off directly onto Roland Avenue.

In addition to congestion concerns, community residents are concerned with increasing levels of cut-through traffic on certain streets, caused by cars going to the schools. Higher volumes of cars and speeding threaten the safety of pedestrians and the quality of the neighborhood's residential character. Excessive cut-through traffic brings more noise to these relatively quiet residential streets.

Wyndhurst Avenue residents experience school-related cut-through traffic on Greenleaf Road and Boxhill Lane, caused by cars going to Friends. Some of this cut-through traffic could be reduced by providing better access to the school from Charles Street. The Charles Street access point is limited by restrictions on left-turns from the northbound side of the street between 4 and 6:30 p.m. Creating a dedicated left-turn lane would require expanding Charles Street, impacting the adjacent residential properties. Alternatively, improvements to the traffic signal and enforcement by school and City officials could help resolve cut-through traffic and improve access to Friends. Further analysis and discussion by all stakeholders is needed to resolve this issue (see Recommendations A, B, C, D and E).

Resolving school-related congestion and its impacts requires a multi-pronged solution with a strong collaboration among residents, the institutions and the City. The following goals seek to alleviate school-related traffic:

- Develop a process to investigate and resolve current and future school-related transportation issues
- Reduce the quantity of car trips to and from the area generated by schools
- Support infrastructure improvements to more efficiently move cars out of travel lanes and into designated drop-off and pick-up areas
- Enforce traffic violations

A. Develop a process to investigate and resolve current and future school-related transportation issues

1. Develop a school-related Traffic Working Group. The intent of this group is to facilitate shared and coordinated strategies to reduce peak congestion, cut-through traffic and other traffic-related issues in Greater Roland Park. The group will be responsible for investigating, developing and implementing the strategies to ameliorate school-related traffic impacts, including new school policies. The group should include representatives from the local residential community, the schools (Gilman, Bryn Mawr, RPCS, Roland Park Elementary/Middle School [RPE/MS], Calvert School, Friends, Cathedral School, Boys Latin School and Polytechnic/Western High School) and City departments (Department of Transportation [DoT], Maryland Transit Authority [MTA] and Planning). The following goals and recommendations were generated from this master planning process and should be further investigated by this group.

2. Research and analyze traffic patterns. The Traffic Working Group should investigate existing patterns to develop solutions that will have lasting impact. It should survey students, parents and faculty to determine where people are coming from and which routes they are taking. Survey results, captured in a database, could serve as a baseline for gauging traffic improvements.

B. Reduce the quantity of cars on public streets during peak drop-off and pick-up hours

1. Stagger school starting and closing times to minimize peak congestion. Currently, many schools have a concurrent starting and closing times, which generate peak volumes of traffic. Staggering these times would spread the volume of cars out over time, alleviating peak congestion. Shared programs among schools create an enormous challenge to staggering starting and closing times, but it should be considered for future scheduling.

2. Develop incentives for carpooling. Increasing the number of students traveling in each car would reduce the number of cars. Reserved parking and quick access to drop-off areas are a few examples of incentives to reward carpooling.

3. Support programs and incentives for walking and biking to school to reduce traffic congestion. Potential strategies to promote walking and biking to school include:

    a. Develop school-sponsored and -organized programs that facilitate a secured walking and cycling experience. RPCS' "Walking School Buses" facilitates a reoccurring, chaperoned student-walking group

that follows a designated route to school, similar to a bus route. This program provides security and promotes a healthy commute.

b. Develop remote drop-off locations for students. Greater Roland Park is fortunate to have a well-connected network of sidewalks, paths and trails. Remote drop-off locations would reduce the volume of cars on Roland Avenue during peak congestion times and offer a healthy start for students. Parents would drop off students at a moderately distant location, from which students would walk to school. This strategy, in conjunction with a "Walking School Buses" program, would provide an additional sense of security for students. One potential location for a remote drop-off might be Wyndhurst Station, from which students could walk together along the Stony Run Trail to any of the schools along Roland Avenue, Friends and Cathedral.

c. Improve sidewalks and crosswalks to improve pedestrian safety for students walking to school (see Section IV recommendations)**.**

4. Limit student parking privileges to high school seniors, or to seniors and juniors. While this strategy would decrease congestion, it may increase on-street parking on nearby residential streets. Residential parking permits would need to be considered.

5. Encourage schools to consider using bus services. Schools should develop or expand student bus service to serve students who live outside of the community and students who use the remote drop-off locations. A bus service that is shared by the schools should be considered as way to provide sufficient ridership and schedule flexibility. Kangaroo Coach is an existing private bus service.

6. Identify and investigate the feasibility of a remote drop-off location for students to access shuttle service. A remote drop-off near the I-83 interchange or on the periphery of Greater Roland Park, in conjunction with a local shuttle service, would help reduce the number of cars entering the community, particularly in the morning. Underutilized parking (e.g., the Poly/Western lot between Falls Road, Western Way and Cold Spring Lane) could provide a staging area for students to transfer from private cars to shuttles (this is potentially linked to Recommendation 7).

7. Investigate and develop a neighborhood circulator bus to transport students to key destinations, like the light rail station. (See Section V recommendations).

C. Support infrastructure improvements to more efficiently move cars out of travel lanes on Roland Avenue and into designated drop-off areas

1. Support the construction of a 100-foot left-turn lane into the Gilman campus from southbound Roland Avenue near the pedestrian bridge. A left-turn lane in the existing median on Roland Avenue would get cars out of the travel lane. In exchange for this newly constructed turn lane, an underused turn lane closer to Northern Parkway would be restored to a planted median.

Figure 2.3: Gilman/Roland Avenue Turning Lane Diagram

2. Support the construction of a new intersection near the pedestrian bridge on Northern Parkway to improve access to Gilman and Bryn Mawr. This intersection would offer multiple benefits. Bryn Mawr and Gilman would have a safe intersection to enter their campus and the intersection would slow traffic along Northern Parkway

3. Delineate drop-off and pick-up lanes along Roland Avenue for RPE/MS and improve enforcement for orderly vehicular stacking. Shifting the MTA bus stacking to the north, closer to the pedestrian bridge, would prevent buses from blocking valuable space needed by private cars. Further, enforcement would be critical to eliminating illegal stacking and dangerous vehicular movements. Additional security would be needed during peak hours.

4. Develop shared drop-off parking lanes on southbound Roland Avenue. Currently, parking is available on the southbound side of Roland Avenue north of Deepdene Road. Reserving these parking areas for drop-off and pick-up could help eliminate congestion created when students are dropped off in the bike and travel lanes. In addition, a landscaped buffered fence along the median on Roland Avenue, north of Deepdene Road to the Gilman and RPCS' entrances, is needed to deter jaywalking.

5. Study the feasibility of constructing a drop-off loop around RPE/MS, which is the only school without an internal drop-off area. Students are dropped off and picked up along the curb on Roland Avenue and on other adjacent streets. The school has a single vehicular entrance that accesses a parking lot at its rear. Along the northern edge of RPE/MS, there are approximately 20 ft that could accommodate a drive that would loop around the school and connect with the existing parking lot. This arrangement would provide a continuous loop to handle stacking cars for drop-off and pick-up of students. The construction of this loop would reduce the size of the landscaping along the northern face of the school and would require retaining walls to support the excavated hillside. Additionally, the loop would separate the playground from the school building and potentially put too much capacity on the existing narrow drive along the south side of the school building.

D. Reduce school-related cut-through traffic

1. Complete a traffic study to better understand the movement of traffic through residential neighborhoods, investigating turning movements and volumes of traffic on the following streets: Englewood Road, Elmwood Road, Deepdene Road, Longwood Road, Harvest Road, Summit Avenue, Colorado Avenue and Overhill Road.

2. Introduce speed controls on impacted streets. Introduce a combination of speed controls on impacted streets to reduce speeding and discourage cut-through traffic, including speed humps, raised crosswalks, textured pavements, traffic circles, curb extensions (a horizontal shift of the curb toward the through-lane of traffic, narrowing the roadway) and center island narrowings. Speed control measures should be landscaped to reflect the community's leafy character, and can provide opportunities for small stormwater management facilities, such as bioretention facilities or rain gardens. The community should work with the DoT to identify locations for improvements and acceptable street designs. Additionally, Greater Roland Park should work with the DoT to reduce speed limits on secondary residential streets to 15 miles per hour.

3. Work to avoid introducing volume control measures, which should be considered a last resort. While volume control measures, like restricting left turns and creating one-way streets, are more successful at eliminating through-traffic, these strategies create circuitous routes for community residents and emergency services. Volume control measures should be reserved for extreme cases of cut-through traffic.

4. Encourage school administrators to develop programs to reduce peak cut-through traffic, and advocate and incentivize courteous driving behaviors. Schools have a responsibility to be good neighbors and should develop strategies to encourage parents, students and staff to avoid cutting through residential neighborhoods, particularly during peak hours. Schools should introduce programs to encourage courteous driving habits through neighboring residential areas, and to instill an attitude that doing otherwise is frowned upon and not in keeping with good educational habits, such as stewardship.

E. Work with the City and the schools to enforce traffic and parking rules

Enforcement of traffic and parking rules is essential to keep traffic moving in an orderly manner and to keep people safe. A single crossing guard, responsible for protecting children crossing the street, cannot enforce traffic and parking rules. Hiring additional crossing guards, at least on a part-time basis, would make drop-offs and pick-ups more safe and orderly.

II. Calm traffic on Roland Avenue and Cold Spring Lane

Excessive speeding on Roland Avenue and Cold Spring Lane was identified as an issue in both of the first two public meetings. Roland Avenue's broad street section provides a spacious and unobstructed route for cars, enabling drivers to feel they can move fast. Along both streets, excessive speeds, a few blind spots and less-than-sufficiently visible crosswalks threaten the pedestrian's safety. This is particularly alarming, as these streets are frequently used by strollers, joggers and bicyclists. Today, a few intersections have small, bright signs warning drivers. These signs bring attention to pedestrians, but are not aesthetically pleasing.

Figure 2.4: Existing Street Section

While Roland Avenue and Cold Spring Lane were identified as corridors with excessive speeds, other streets may need to be included in an overall traffic-calming strategy (see recommendations under Section I above). Further evaluation by residents and businesses is needed to identify these additional streets, which may include Keswick Road and Falls Road.

A. Reconfigure Roland Avenue and Cold Spring Lane to help reduce speeds

During the first two charrettes, many ideas where introduced on how to redesign Roland Avenue to reduce speeds and make it work better for other modes, like bike and walking. Roland Avenue's boulevard qualities are a defining feature in the community. Strategies to calm traffic need to preserve Roland Avenue's character. The following strategies give priority to pedestrians and bicyclists, narrow the perceived street width and enhance the character of Roland Avenue. A traffic impact analysis is needed to better understand the impact of displaced traffic to surrounding streets, such as Charles Street and Falls Road.

There are fewer opportunities for redesigning Cold Spring Lane, particularly between Roland Avenue and Charles Street, to reduce speed and make it work better for other modes of transportation. Improving and expanding the pedestrian realm, reducing curb cuts, visually clarifying intersections and crossings, and supporting on-street parking are strategies to calm traffic and improve the comfort and safety of all users. (See the Commercial/Retail chapter for more specific recommendations and an illustration for a part of this corridor.)

The following recommendations are applicable to both streets:

1. Curb extensions. Curb extensions shorten the pedestrian crossing distance to create a more pedestrian-friendly intersection. This strategy should be used at major intersections and in areas with high levels of pedestrian activity (e.g., along Northern Parkway, Deepdene Road, Colorado Avenue, Wyndhurst Avenue, Upland Road, and W. University Parkway, and at Hawthorn Road and Cold Spring Lane). A curb extension at Cold Spring Lane and the Stony Run Trail would delineate the entrance to Roland Park and improve the safety of pedestrians making the crossing (see the

Commercial/Retail chapter for more information about curb extensions along Cold Spring Lane). Curb extensions may also provide landscaping and small-scale stormwater management opportunities.

Figure 2.5: Curb Extension Street Section

2. Chokers. Chokers are curb extensions placed mid-block to create a more narrow vehicular section. Chokers may also provide landscaping and small-scale stormwater management opportunities.

3. Special paving materials at key crosswalks. Textured and contrasting colored paving materials across Roland Avenue at key locations (e.g., at the Eddie's and Petit Louis blocks) warn cars of pedestrians. This crosswalk treatment can be also applied on Cold Spring Lane at key commercial/retail intersections (e.g., at Schenley Road) and at the Stony Run bridge (see the Commercial/Retail chapter for more information). Material changes also break up the monotony of asphalt to further strengthen the unique qualities of these places.

B. Introduce stop signs

The introduction of stop signs at strategic locations offers another deterrent to speeding. Possible locations include Oakdale Road and Roland Avenue (with improved crosswalks) and midblock on Roland Avenue between W. University Parkway and 40th Street (with chokers). A series of all-way stops along Summit Avenue at the certain cross-streets, including Deepdene Road, Colorado Avenue, St. Johns Road and Gladstone Avenue, would discourage excessive speeding and school-related cut-through traffic through the Wyndhurst neighborhood.

C. Install speed cameras

The RPCL has voted to support the installation of speed cameras along Roland Avenue and Cold Spring Lane, given the widespread concern over pedestrian safety and the police's inability to provide effective and sufficient enforcement of speed limits. Speed cameras are important at these locations: south- and northbound Roland Avenue between Wyndhurst Avenue and Cold Spring Lane, eastbound along Cold Spring Lane before the commercial/retail area, and westbound on Cold Spring Lane after Linkwood Road.

III. Investigate and improve intersection performance for all users

There is a need to identify problematic intersections and develop recommendations that improve the quality of mobility for all users (pedestrians, cyclists, transit users and drivers). A few intersections have already been identified, including Cold Spring Lane and Falls Road, Northern Parkway and Falls Road, and Somerset Road and Roland Avenue.

A. Improve Cold Spring and Roland Avenue intersection

The intersection of Cold Spring Lane and Roland Avenue has been identified as poorly functioning. During periods of elevated traffic volumes, turning left from eastbound Cold Spring Lane to northbound Roland Avenue is constrained by a short left-turn lane, which is inaccessible when the through-lane is backed up.

This intersection is perceived as inhospitable for pedestrians. The crosswalks are too long and the time permitted for pedestrians to cross is too short. Aesthetically, the intersection is considered an eyesore in need of streetscape improvements.

The Roland Park Community Foundation (RPCF), with design consultant Mahan Rykiel, developed a set of concept plans for the improvement of this intersection. The concepts ranged from improving crosswalks to installing a traffic circle. Of these ideas, the traffic circle plan provides the best opportunity to create a strong visual focal point for Roland Park; however, the idea has several shortcomings. Installing a traffic circle would require expanding the right-of-way and acquiring private property. While the traffic circle would maintain a more even flow of traffic through this intersection, it could impede the movement of pedestrians and more casual bicyclists unless signals are introduced. Community input emphasizes the importance of improving the pedestrian experience at the intersection rather than accelerating traffic flow.

1. Create a traffic and design study to better evaluate the existing movement patterns and identify improvement opportunities
2. Extend the left-turn lane on eastbound Cold Spring Lane to better capture turning cars from through-lanes
3. Improve the visibility of crosswalks by changing paving material or adding bolder painted striping
4. Expand the medians to provide more space for pedestrians, a welcoming landscape and signage
5. Expand the length of time permitted for pedestrian crossing
6. Investigate the impact on the pedestrian experience and traffic flow of creating a traffic circle

B. Investigate strategies to improve vehicular access to Roland Springs at Cold Spring Lane

There is limited access to the Roland Springs. Congestion on Cold Spring Lane hinders residents and visitors as they are trying to enter or exit the community. A thorough investigation is needed to develop a solution that provides better

access in and out of Roland Springs and keeps the intersection clear during peak congestion periods. A warning light or sign located at the crest of the hill on Cold Spring Lane for eastbound traffic would alert drivers to this intersection.

C. Improve traffic signals

The timing of traffic signals on Cold Spring Lane between I-83 and Falls Road should be re-evaluated, ensuring proper timing and allocation for through-traffic and turns, as well as sufficient pedestrian crossing time. It should also be better coordinated with nearby signals east and west on Cold Spring Lane and north and south on Falls Road. The City should also evaluate other traffic-calming measures as part of a traffic study.

D. Identify all necessary intersection improvements

In addition to Cold Spring Lane and Roland Avenue, the following intersections were identified as problematic: Cold Spring Lane and Falls Road, Northern Parkway and Falls Road, and Somerset Road, Roland Avenue and W. University Parkway. Problems with the last intersection are related to the pedestrian experience rather than traffic flow. Create a traffic and design study to better evaluate the existing movement patterns and identify improvement opportunities.

IV. Encourage walking

The Greater Roland Park area is graced with charming, well-connected residential streets. The purposefully narrow design of these streets creates a quaint pedestrian atmosphere, where the pedestrian is framed by mature trees, a variety of architectural styles and building types, and an assortment of gardens and landscapes. Residents are within walking distance to schools, entertainment, recreation and services.

Despite these advantages, the main thoroughfares through Greater Roland Park are not welcoming to pedestrians. Cut-through traffic and speeding have made certain streets feel unsafe. Not all streets feel safe to cross or can be easily crossed by all people. Many pedestrian crossings on major streets are not visible or do not exist. Curb ramps are not provided consistently throughout the area. Some areas have sidewalks that are too narrow to meet today's accessibility standards and, in other places, the sidewalk is discontinuous.

Future street improvements must prioritize the needs and comforts of the pedestrian.

A. **Develop a street network for pedestrian improvements**

Participants at the second charrette analyzed a map and identified streets needing attention related to pedestrian improvements and traffic-calming devices.

Figure 2.6: Paths/Open Space Map Network

B. **Identify and improve all sidewalks that currently have substandard conditions, like steep cross-slopes, warped paving and narrow widths**

   Design sidewalks to conform to Americans with Disabilities Act (ADA) guidelines to the extent reasonably practicable (see the Streetscape chapter)

C. **Identify and connect all missing links in the sidewalk network (e.g., extend the Charles Street sidewalk from Wyndhurst Avenue to the Cathedral property)**

   Assign a task force to survey the neighborhoods to identify and map sidewalk improvements (see Section V.B) and gaps (see Section V.C)

D. **Provide adequate lighting for pedestrians along sidewalks and paths (see Infrastructure chapter for more details)**

E. **Work with property owners to clear sidewalks and pathways of overgrown plantings from private property**

F. **Identify and ensure street crossings on major streets are safe and highly visible (e.g., Falls Road, Charles Street, W. University Parkway, Roland Avenue, Wyndhurst Avenue, 40th Street and Northern Parkway)**

   The following are tools to accomplish safe crosswalks:

   1. Highly visible crosswalks. At key intersections and near schools, install crosswalks—a series of wide stripes parallel to the curb for the length of the crossing. To conform to the character of Greater Roland Park, encourage naturally colored, but contrasting pavers over the standard white painted crosswalks.

   Figure 2.7: Crosswalks Precedent

   2. Curb extensions. Extend the curb and sidewalk beyond the parking lane to narrow the distance for pedestrians to cross, minimizing exposure to moving cars.

   Figure 2.8: Curb Extensions Precedent

   3. Special intersection paving. Change the street's material to break up its visual uniformity, bringing attention to pedestrian crossings and key civic and commercial/retail areas. Special paving treatments include integrated colors, textures and scoring patterns.

   Figure 2.9: Special Intersection Paving Precedent

4. Pedestrian refuge islands. The island or median between lanes of vehicular traffic provides people a protected place to wait until they have clearance to move forward. Ensure all crosswalks on Roland Avenue have curb ramps to access to the protected area.

Figure 2.10: Pedestrian Refuge Island Precedent

5. Extended pedestrian signal timing. Extend the timing of the pedestrian cycle at traffic signals to provide adequate time for crossing.

6. Curb ramps. Provide curb ramps at all intersections to provide access between sidewalks for all people, especially those using wheelchairs, strollers, walkers, crutches, handcarts and bicycles, and for pedestrians who have trouble stepping up and down high curbs. Design ramps to meet ADA guidelines, and construct them using a palette of colors and materials that conform to the area's historic residential character.

G. **Install pedestrian amenities (planters, benches, bike racks, etc.) at commercial/retail areas, schools and civic institutions**

Pedestrian amenities provide opportunities for socializing, resting and, in general, creating a sense of place (see streetscape design guidelines for more information regarding appropriate street furnishings).

H. **Restore and expand historic pathways to better link streets, neighborhoods and open spaces**

1. Survey condition of existing paths

2. Prepare a maintenance plan and budget

3. Identify locations for new and expanded paths

I. **Improve the pedestrian's safety and experience along Falls Road**

Falls Road is a unique corridor worth addressing specifically because of its aesthetic and pedestrian concerns. It is a designated Maryland Scenic Byway and forms the western edge of Roland Park. While Falls Road has scenic views (e.g., along the BCC land and Falls Road Terrace), it is plagued by strip retail centers (near Cold Spring Lane), surface parking lots (on the Poly/Western campus) and gas stations (at the intersections with Northern Parkway and Cold Spring Lane).

The pedestrian experience is very limited along Falls Road. The fragmented sidewalk system is often too narrow, particularly when it is placed against moving vehicular traffic. Crosswalk improvements are needed to ensure that cars are aware of and yield to pedestrians (see recommendations regarding crosswalks above).

Improving the landscape and streetscape character of Falls Road would create a more enjoyable walking experience and enhance the sense of arrival to Greater Roland Park.

1. **Develop a landscape plan to screen and green parking lots and improve the traffic islands in this area**

   Landscaping would enhance the attractiveness of the area and help to unify diverse properties, providing a better gateway to Greater Roland Park.

   a. Landscape traffic island at northwest corner of the intersection of Falls Road and Cold Spring Lane. Replace or augment small decorative trees with larger trees that relate better to the width and scale of the roadway. (This overlaps with Open Space chapter recommendation under Medians regarding the large median at the northwest corner of Cold Spring Lane and Falls Road.)

   b. Screen parking at the school and commercial/retail establishments. On Cold Spring Lane and Falls Road, add trees and landscaping to "green" the school grounds and parking lots, and screen the view of parking areas from both streets.

2. **Explore adding a median along Falls Road**

   Determine whether Falls Road can be widened between Hillside Road and Englewood Road to allow for a landscaped median to be constructed between Cold Spring Lane and Northern Parkway. This would include shortening the left-turn lane at Northern Parkway and the right-turn lane at Cold Spring Lane.

3. **Improve pedestrian crossings**

   Significantly improve pedestrian crossings along Falls Road to enhance connections between Roland Park and Cross Keys, and to improve the safety of students crossing from bus stops on the east side of Falls Road to schools on the west (e.g., at Cold Spring Lane, Dove Drive, Hillside Road, Hamill Road, Northern Parkway and the entrance to Cross Keys). Crossings should be better demarcated with signage, lighting or alternate paving material (see recommendations above).

4. **Extend sidewalks**

   Extend sidewalks along both sides of Falls Road between Northern Parkway and Cold Spring Lane. Sidewalks should have sufficient width (6 ft) when adjacent to moving traffic.

V. Encourage bicycling

Greater Roland Park is centrally located, within a reasonable bicycle distance to jobs, recreation, school and other modes of transportation. Implementation of the City's 2006 Bicycle Master Plan has introduced designated and shared bike lanes along streets (e.g., Roland Avenue and W. University Parkway). These bike lanes and their associated way-finding signage make it safer for bicyclists to get around Baltimore.

Even though the bike lanes are well used, many people still consider the position and width of the bike lanes on Roland Avenue and W. University Parkway to be uncomfortable and not as safe as they should be.

Future street improvements must prioritize the needs and comforts of the bicyclist.

A. Develop and implement an expanded bicycle network

Participants at the second charrette analyzed a map and identified streets to include in a safe bicycle network. Improving east-west connections and linking Roland Park to the light rail are two priorities. These priorities need to align with the City's overall network. As needed, this master plan encourages working with the City to amend the 2006 Bicycle Master Plan to better meet community needs.

*Figure 2.11: Baltimore's Bicycle Master Plan source: www.**baltimorecity**.gov/.../**Plan**ning/**MasterPlan**sMapsPublications/**BicycleMasterPlan**.aspx*

B. Make Roland Avenue and W. University Parkway the central spine of Greater Roland Park's bike network

Without changing existing curbs (excepting at choker and curb extension points) and utilities, change the dimensional configurations of travel, bike and parking lanes to improve safety for cyclists and pedestrians. Eliminate excessive widths for cars to narrow the field for, and potentially slow, cars, and reallocate the width for an additional buffer between bicyclists and parked cars. Redistribute additional width to the parking lane to provide space for door swings, which would otherwise create a hazard for bicyclists. This strategy has already been implemented on Roland Avenue south of Cold Spring Lane.

Figure 2.12: Roland Avenue Section

C. Study and design a cycle track

Initially, design a cycle track for Roland Avenue between Cold Spring Lane and Deepdene Road, with future expansion to Lake Avenue and along W. University Parkway). This strategy would reverse the position of the parking and bicycle lanes. Parking would be located along the travel lane, thereby narrowing its

perceived width and making drivers more cautious. The bicycle lane would be located in the more protected space between parked cars and the curb. This design, along with curb extensions, would further reduce the pedestrian crosswalk distance at intersections. It could also allow an adult walking or pushing a stroller to be joined by a child on a bike in a way that would not interfere with other pedestrians.

Figure 2.13a and b: Cycle Track

D. Improve visibility of bike lanes by using bolder paint and material colors or reflective barriers where needed

E. Retrofit storm drains with bicycle-friendly grates (see Infrastructure chapter)

F. Design and install bike racks

The bike rack is an essential component to creating a bicycle-friendly environment. Bike racks provide order and security, and reduce the possibility of parked bikes becoming a visual and physical obstruction in public spaces, like bikes locked to handrails. Design a stylized bike rack to reinforce the identity and character of Greater Roland Park.

VI. Improve the level of service for alternative transportation

Transit service is generally limited to single mode (the No. 61 bus) with restricted and infrequent service (rush-hour only, headways every 30 minutes). In a time when there is great concern for global warming and a declining availability of cheap oil, society needs to have alternatives to the automobile. Greater Roland Park is geographically well positioned to provide better alternative modes of transportation. At the periphery, there are a number of bus lines and the light rail, and the No. 61 bus run through the center of Roland Park . Many residents live only a short walk away from the bus line.

This plan recommends improvements in the service of and access to alternative transportation facilities. It also recommends studying a local circulator shuttle to better serve the local needs of Greater Roland Park.

A. Conduct transit ridership survey

Survey residents about their willingness and requirements to use public transportation service (e.g., frequency, reliability, safety, routes, destinations, comfort, etc.).

B. Improve and expand the level of service for existing services

1. **Establish comfortable stops**

Work with MTA to provide shelters with real-time schedules at major transfer stops and stops with intense land uses (e.g., commercial/retail areas

and schools). Both features add comfort both physically and mentally to customers waiting for transit service. (See also Streetscape chapter.)

1. **Expand service**

   Work with MTA to improve schedules, particularly midday and later evening service on the No. 61 bus. A broader coverage of service enables patrons to have a more flexible schedule—a quality that can help build transit ridership. Additionally, schedules need to be synchronized with connecting services, such as the MARC trains at Penn Station.

2. **Explore route extension**

   Work with MTA to explore the feasibility of extending the No. 61 bus to the Lake Roland light rail station. The intent of this study is make the No. 61 bus service more interconnected with other transit services.

C. Enhance access to the Cold Spring Light Rail Station

The Cold Spring Light Rail Station is the closest transit station to Roland Park; however, it is relatively inaccessible. The station is about a half-mile from the nearest residents, and walking to the station is complicated by steep slopes and an unattractive pedestrian experience. The station is located beneath an expressway, with the only pedestrian access point at the center of the expressway interchange on Cold Spring Lane. The sidewalks along Cold Spring Lane are narrow and lack buffers between pedestrians and vehicular traffic. Pedestrians have to cross on- and off- ramps, where cars move at high speeds. The station lacks a drop-off space to allow private cars and buses to drop off and pick up riders. There is no parking.

Concurrent with this master plan process is a study to explore the redevelopment of an industrial site (the BGE gas tower site) to serve as a parking and drop-off/pick-up area. This concept would introduce a new connection to the light rail station. Additionally, the Jones Falls Master Plan encourages transit-oriented redevelopment of the industrial sites along the western side of the Jones Falls and the light rail track. This development would promote more intensive land uses adjacent to the station and a better-connected pedestrian street framework.

1. **Develop park-and-ride facility**

   Support redevelopment of the BGE site as an area for safe and easy parking and drop-off and pick-up from the light rail station.

2. **Encourage transit-oriented development**

Support transit-oriented development on properties around the station.

3. **Improve pedestrian experience and access**

   Expand sidewalk widths on Cold Spring Lane, particularly on the bridge over the Jones Falls Expressway, to provide a more comfortable pedestrian experience. Where possible, buffer the sidewalk from streets with a planting strip. Encourage safe pedestrian crossings (e.g., at Falls Road and Hillside Road, Cold Spring Lane and Falls Road, and Cold Spring Lane and I-83 access ramps).

4. **Investigate designated pedestrian/bike connection**

   A trail connection from the northwest side of the Poly/Western campus to the light rail station would provide a separate and safe route for pedestrians and bicyclists. This route would eliminate the need for students at Poly/Western and residents from Cold Spring Newtown and the Greater Roland Park area to traverse Cold Spring Lane from the light rail station. The conceptual alignment would extend from Hillside Road at Falls Road and continue along the drive on the northern edge of Poly/Western. From the western edge of Poly/Western, a trail would descend westward to a bridge across or tunnel under the Jones Falls and I-83 to access the light rail. The constraints to consider for this investigation are steep slopes, achieving access to or purchasing rights for private property, costs associated with bridging and tunnels and community safety.

   Figure 2.14a and b: Cold Spring Lane

D. Create a committee to investigate the possibility of creating a local circulator shuttle to provide residents and students better access to local destinations and regional transit service

Greater Roland Park's lack of high residential densities is a disadvantage to providing good transit service; however, there are many schools (Bryn Mawr, Gilman, RPCS, Boys Latin, Calvert, RPE/MS, Friends, Cathedral, Poly/Western, Loyola University, College of Notre Dame and Johns Hopkins University), major retail centers (Tower Plaza, the Rotunda and Mt. Washington Mill), light rail stations (Cold Spring, Lake Avenue and Mt. Washington) and dense housing communities (Roland Park Place) in the vicinity. Unlike the standard transit network, a more local circulator shuttle service could provide reliable, quick connections between these centers. The service could be financed by the many institutional stakeholders. This master plan urges the formation of a committee composed of key stakeholders and investors to determine the feasibility and logistics of a circulator service. An origin/destination study would be needed to better identify service demands and potential nodes.

E. Reduce volume of cars in Greater Roland Park by exploring car sharing

Car sharing companies are a relatively new concept. They rent and insure cars by the hour. The cars are normally parked in public or private spaces near people's home so there is no need to travel to an airport or a central office to pick up a car. The companies usually include insurance, maintenance and gasoline with the hourly rate, making this an ideal option for families that only need a car occasionally. One company already maintains a fleet of 16 cars at Hopkins's Homewood Campus and two cars at Goucher College. The company also works closely with municipalities, like Arlington, VA, and Washington, DC, stationing cars in both private garages and City-owned street parking spots. Companies traditionally look for higher density neighborhoods that are close to public transportation. Greater Roland Park can help attract car sharing companies with steps like identifying parking spots in the more densely built sections, where more people could reach the cars by either walking or taking a bus, and by working with the neighboring universities to encourage their participation in the program. This can also remove any competition for neighborhood parking spots from students because the students will have fewer reasons to bring a car with them to school if they can rent cars occasionally. Working with the City to identify City-controlled parking spots near bus lines, apartment buildings, dormitories and other more densely built sections of the neighborhood would also be helpful.

GREATER ROLAND PARK AREA MASTER PLAN

Housing

Introduction

The Greater Roland Park area is defined by its historical residential character in a park-like setting. While much of the community is comprised of single-family houses, many areas also include attached and multi-family properties. Greater Roland Park also has several neighborhood-scaled commercial/retail areas, and includes such institutional uses as schools and houses of worship.

Overall, the GRPMP seeks to preserve the residential character of the community, maintain a healthy balance with commercial/retail and institutional uses, attract and support diverse and multi-generational populations, and respond to changing 21st century lifestyles, including promoting sustainability and addressing such uses as home-based businesses, in-home care providers and "granny flats."

Vision Statement

Preserve and enhance the present residential character and scale of the community in a park-like setting, employing sustainable techniques.

Guiding Principles

I. Preserve and enhance the qualities of the existing housing stock, historical character, park-like ambience and walkability

II. Support a healthy balance of residential and non-residential uses

III. Maintain a mix of housing types by encouraging home ownership, the return of subdivided houses to single-family dwellings and continued investment in quality rental units

IV. Attract and support diverse and multi-generational residents

V. Respond to changing 21st century lifestyles, including promoting sustainability and addressing home-based businesses, in-home care providers and "granny flats."

Table 3.1: Housing Implementation Summary

Problem/Issue	Recommendation	Priority	Timeframe	Responsible Party
I. Preserve and enhance the qualities of the existing housing stock, historical character, park-like ambience and walkability				
b. Home-based businesses and other uses	1. Use the zoning code to preserve the character and housing density in Greater Roland Park, applying its standards consistently	Critical	Short-term	GRP/Public
	2. When home offices or other 21st century uses are proposed, develop a mechanism, like all other permitting requests, for the RPCL or RPR&M to be notified so that there is an opportunity to determine if covenants are relevant	Very Important	Ongoing/ Mid-term	Public/GRP
	3. Inform residents as to the permitted uses for home offices or other 21st century uses, and educate them as to the available recourses if violations are suspected	Very Important	Ongoing/ Mid-term	GRP
I. Preserve and enhance the qualities of the existing housing stock, historical character, park-like ambience and walkability				
a. Enforce zoning	1. Immediately establish a task force of persons knowledgeable in zoning and charge it with analyzing the draft zoning regulations currently being developed (under Transform Baltimore) as they apply to properties in the Greater Roland Park area	Critical	Short-term	GRP
	2. Engage in dialogue with the City and affected property owners to adjust the regulations, if necessary, to fit the desires and philosophy of Greater Roland Park	Critical	Short-term	Public/GRP/Other
	3. Develop a mechanism to monitor zoning requests in the Greater Roland Park area, aggressively responding when such requests run counter to the community's desires and philosophy	Critical	Short-term	Public/GRP
	4. Work with the City to: - Establish a mechanism for the RPCL Zoning Committee and other neighborhood associations to receive prompt electronic notice from the City of any zoning or permitting issue affecting Greater Roland Park, and ensure that this mechanism	Critical	Short-term	GRP/Public/Other

	be available to other City-recognized neighborhood associations throughout Baltimore - Allow a community organization to identify the geographical area, and permitting and zoning issues for which it wishes to receive electronic notification	Critical	Short-term	Public/GRP/Other
b. Develop building standards	1. Develop guidelines for building changes, additions, new construction and private yards	Very Important	Short-term	GRP
	2. Continue the community discussion of developing and enforcing building standards, and weighing the pros and cons of becoming a CHAP district	Very Important	Short-term	GRP
	3. Modernize the current covenants, and ensure a fair and effective enforcement mechanism, through the CHAP process or other mechanisms	Very Important	Mid-term	GRP
	4. Develop an effective campaign to educate and communicate with homeowners and potential new residents on covenants and guidelines, and encourage owners of properties not currently under covenant to agree to covenants	Very Important	Mid-term	GRP
II. Support a healthy balance of residential and non-residential uses				
a. Commercial/retail areas	1. Support the existing commercial/retail areas, but generally oppose the expansion of these uses except in extraordinary circumstances, and only after thorough review and approval by the affected neighborhoods	Very Important	Ongoing/ Short-term	GRP/Other
b. Institutional uses and large parcels	1. Research land, building and zoning records and other sources to understand the development opportunity by right (not requiring any zoning changes or variances) on all large parcels in Greater Roland Park	Very Important	Short-term	GRP
	2. Influence the City's current rezoning effort to impose meaningful standards and controls on the future conversion of institutionally owned land	Critical	Short-term	Public/GRP
	3. Work with owners to either donate or sell their development rights to allow open space to be preserved	Critical	Ongoing/ Short-term	GRP/Other
	4. Should any building or development occur on these parcels, ensure it is thoughtful, consistent with appropriate design guidelines, and compatible with the community's desires and philosophy	Critical	Ongoing/ Short-term	GRP
c. Parking	1. Provide better opportunities for walking and biking to commercial/retail areas	Very	Ongoing/	Public/GRP

	2. Work with property and business owners to manage parking at peak times within existing constraints 3. Adopt a general policy opposing conversion of residential property to parking in conjunction with the Transform Baltimore rezoning process	Important Very Important	Mid-term Ongoing/ Mid-term Short-term	GRP/Other Public/GRP
III. Maintain a mix of housing types by encouraging homeownership, the return of subdivided houses to single-family dwellings and the continued investment in quality rental units	1. Work with the City to set up a program for ensuring code compliance and that conversions to multi-family are legal and conditions of rental buildings are monitored 2. Zoning under current guidelines and under Transform Baltimore should support controls on conversions to multi-family and require adequate on-site parking; encourage pervious paving materials for parking areas, and landscaped, open space around buildings that are compatible with neighbors 3. Prepare and provide a welcome packet for all new renters, including information about the neighborhood and an invitation to participate in the activities of the association	Very Important Very Important Very Important	Mid-term Short-term Short-term	GRP/Public GRP/Public GRP
IV. Attract and support diverse and multi-generational residential occupants	1. Publish a guide (RPR&M) for altering houses to accommodate the needs of seniors, based on information found on the ToolBase Services website (www.toolbase.org/ToolbaseResources/level4DG.aspx?ContentDetailID=3638&BucketID=2&CategoryID=22) or some other comparable source (ToolBase Services is "the housing industry's resource for technical information on building products, materials, new technologies, business management, and housing systems," and is funded by the National Association of Home Builders Research Center) 2. Assess on a case-by-case basis whether such alterations should be considered temporary in nature and removed when no longer needed	Very Important Very Important	Mid-term Ongoing/ Short-term	GRP GRP
V. Respond to changing 21st century living, including promoting sustainability and addressing home-based businesses, in-home care providers, "granny flats," etc				
a. Sustainable living in the home	1. Promote home energy conservation 2. Encourage waste reduction strategies (e.g., recycling, composting, water conservation)	Critical Critical	Ongoing/ Short-term Ongoing/ Short-term	GRP/Public GRP/Public

	3. Promote sustainable land and stormwater management practices	Critical	Ongoing Short-term	GRP/Public
b. Home-based businesses and other uses	1. Use the zoning code to preserve the character and housing density in Greater Roland Park, applying its standards consistently 2. When home offices or other 21st century uses are proposed, develop a mechanism, like all other permitting requests, for the RPCL or RPR&M to be notified so that there is an opportunity to determine if covenants are relevant 3. Inform residents as to the permitted uses for home offices or other 21st century uses, and educate them as to the available recourses if violations are suspected	Critical Very Important Very Important	Short-term Ongoing/ Mid-term Ongoing/ Mid-term	GRP/Public Public/GRP GRP
I. Preserve and enhance the qualities of the existing housing stock, historical character, park-like ambience and walkability				
a. Enforce zoning	1. Immediately establish a task force of persons knowledgeable in zoning and charge it with analyzing the draft zoning regulations currently being developed (under Transform Baltimore) as they apply to properties in the Greater Roland Park area 2. Engage in dialogue with the City and affected property owners to adjust the regulations, if necessary, to fit the desires and philosophy of Greater Roland Park 3. Develop a mechanism to monitor zoning requests in the Greater Roland Park area, aggressively responding when such requests run counter to the community's desires and philosophy 4. Work with the City to: - Establish a mechanism for the RPCL Zoning Committee and other neighborhood associations to receive prompt electronic notice from the City of any zoning or permitting issue affecting Greater Roland Park, and ensure that this mechanism be available to other City-recognized neighborhood associations throughout Baltimore - Allow a community organization to identify the geographical area, and permitting and zoning issues for which it wishes to receive electronic notification	Critical Critical Critical Critical Critical	Short-term Short-term Short-term Short-term Short-term	GRP Public/GRP/Other Public/GRP GRP/Public/Other Public/GRP/Other
b. Develop building standards	1. Develop guidelines for building changes, additions, new construction and private yards	Very Important	Short-term	GRP

	2. Continue the community discussion of developing and enforcing building standards, and weighing the pros and cons of becoming a CHAP district	Very Important	Short-term	GRP
	3. Modernize the current covenants, and ensure a fair and effective enforcement mechanism, through the CHAP process or other mechanisms	Very Important	Mid-term	GRP
	4. Develop an effective campaign to educate and communicate with homeowners and potential new residents on covenants and guidelines, and encourage owners of properties not currently under covenant to agree to covenants	Very Important	Mid-term	GRP
II. Support a healthy balance of residential and non-residential uses				
a. Commercial/retail areas	1. Support the existing commercial/retail areas, but generally oppose the expansion of these uses except in extraordinary circumstances, and only after thorough review and approval by the affected neighborhoods	Very Important	Ongoing/ Short-term	GRP/Other
b. Institutional uses and large parcels	1. Research land, building and zoning records and other sources to understand the development opportunity by right (not requiring any zoning changes or variances) on all large parcels in Greater Roland Park	Very Important	Short-term	GRP
	2. Influence the City's current rezoning effort to impose meaningful standards and controls on the future conversion of institutionally owned land	Critical	Short-term	Public/GRP
	3. Work with owners to either donate or sell their development rights to allow open space to be preserved	Critical	Ongoing/ Short-term	GRP/Other
	4. Should any building or development occur on these parcels, ensure it is thoughtful, consistent with appropriate design guidelines, and compatible with the community's desires and philosophy	Critical	Ongoing/ Short-term	GRP
c. Parking	1. Provide better opportunities for walking and biking to commercial/retail areas	Very Important	Ongoing/ Mid-term	Public/GRP
	2. Work with property and business owners to manage parking at peak times within existing constraints	Very Important	Ongoing/ Mid-term	GRP/Other
	3. Adopt a general policy opposing conversion of residential property to parking in conjunction with the Transform Baltimore rezoning process	Very Important	Short-term	Public/GRP
III. Maintain a mix of housing types by encouraging homeownership, the return of subdivided houses to single-	1. Work with the City to set up a program for ensuring code compliance and that conversions to multi-family are legal and conditions of rental buildings are monitored	Very Important	Mid-term	GRP/Public
	2. Zoning under current guidelines and under Transform Baltimore should	Very	Short-term	GRP/Public

family dwellings and the continued investment in quality rental units	support controls on conversions to multi-family and require adequate on-site parking; encourage pervious paving materials for parking areas, and landscaped, open space around buildings that are compatible with neighbors 3. Prepare and provide a welcome packet for all new renters, including information about the neighborhood and an invitation to participate in the activities of the association	Important Very Important	Short-term	GRP
IV. Attract and support diverse and multi-generational residential occupants	1. Publish a guide (RPR&M) for altering houses to accommodate the needs of seniors, based on information found on the ToolBase Services website (www.toolbase.org/ToolbaseResources/level4DG.aspx?ContentDetailID=3638&BucketID=2&CategoryID=22) or some other comparable source (ToolBase Services is "the housing industry's resource for technical information on building products, materials, new technologies, business management, and housing systems," and is funded by the National Association of Home Builders Research Center) 2. Assess on a case-by-case basis whether such alterations should be considered temporary in nature and removed when no longer needed	Very Important Very Important	Mid-term Ongoing/ Short-term	GRP GRP
V. Respond to changing 21st century living, including promoting sustainability and addressing home-based businesses, in-home care providers, "granny flats," etc				
a. Sustainable living in the home	1. Promote home energy conservation 2. Encourage waste reduction strategies (e.g., recycling, composting, water conservation) 3. Promote sustainable land and stormwater management practices	Critical Critical Critical	Ongoing/ Short-term Ongoing/ Short-term Ongoing Short-term	GRP/Public GRP/Public GRP/Public
b. Home-based businesses and other uses	1. Use the zoning code to preserve the character and housing density in Greater Roland Park, applying its standards consistently 2. When home offices or other 21st century uses are proposed, develop a mechanism, like all other permitting requests, for the RPCL or RPR&M to be notified so that there is an opportunity to determine if covenants are relevant 3. Inform residents as to the permitted uses for home offices or other 21st century uses, and educate them as to the available recourses if violations are	Critical Very Important Very	Short-term Ongoing/ Mid-term Ongoing/	GRP/Public Public/GRP GRP

	suspected	Important	Mid-term	
I. Preserve and enhance the qualities of the existing housing stock, historical character, park-like ambience and walkability				
a. Enforce zoning	1. Immediately establish a task force of persons knowledgeable in zoning and charge it with analyzing the draft zoning regulations currently being developed (under Transform Baltimore) as they apply to properties in the Greater Roland Park area	Critical	Short-term	GRP
	2. Engage in dialogue with the City and affected property owners to adjust the regulations, if necessary, to fit the desires and philosophy of Greater Roland Park	Critical	Short-term	Public/GRP/Other
	3. Develop a mechanism to monitor zoning requests in the Greater Roland Park area, aggressively responding when such requests run counter to the community's desires and philosophy	Critical	Short-term	Public/GRP
	4. Work with the City to: - Establish a mechanism for the RPCL Zoning Committee and other neighborhood associations to receive prompt electronic notice from the City of any zoning or permitting issue affecting Greater Roland Park, and ensure that this mechanism be available to other City-recognized neighborhood associations throughout Baltimore	Critical	Short-term	GRP/Public/Other
	- Allow a community organization to identify the geographical area, and permitting and zoning issues for which it wishes to receive electronic notification	Critical	Short-term	Public/GRP/Other
b. Develop building standards	1. Develop guidelines for building changes, additions, new construction and private yards	Very Important	Short-term	GRP
	2. Continue the community discussion of developing and enforcing building standards, and weighing the pros and cons of becoming a CHAP district	Very Important	Short-term	GRP
	3. Modernize the current covenants, and ensure a fair and effective enforcement mechanism, through the CHAP process or other mechanisms	Very Important	Mid-term	GRP
	4. Develop an effective campaign to educate and communicate with homeowners and potential new residents on covenants and guidelines, and	Very Important	Mid-term	GRP

	encourage owners of properties not currently under covenant to agree to covenants			
II. Support a healthy balance of residential and non-residential uses				
a. Commercial/retail areas	1. Support the existing commercial/retail areas, but generally oppose the expansion of these uses except in extraordinary circumstances, and only after thorough review and approval by the affected neighborhoods	Very Important	Ongoing/ Short-term	GRP/Other
b. Institutional uses and large parcels	1. Research land, building and zoning records and other sources to understand the development opportunity by right (not requiring any zoning changes or variances) on all large parcels in Greater Roland Park	Very Important	Short-term	GRP
	2. Influence the City's current rezoning effort to impose meaningful standards and controls on the future conversion of institutionally owned land	Critical	Short-term	Public/GRP
	3. Work with owners to either donate or sell their development rights to allow open space to be preserved	Critical	Ongoing/ Short-term	GRP/Other
	4. Should any building or development occur on these parcels, ensure it is thoughtful, consistent with appropriate design guidelines, and compatible with the community's desires and philosophy	Critical	Ongoing/ Short-term	GRP
c. Parking	1. Provide better opportunities for walking and biking to commercial/retail areas	Very Important	Ongoing/ Mid-term	Public/GRP
	2. Work with property and business owners to manage parking at peak times within existing constraints	Very Important	Ongoing/ Mid-term	GRP/Other
	3. Adopt a general policy opposing conversion of residential property to parking in conjunction with the Transform Baltimore rezoning process	Very Important	Short-term	Public/GRP
III. Maintain a mix of housing types by encouraging homeownership, the return of subdivided houses to single-family dwellings and the continued investment in quality rental units	1. Work with the City to set up a program for ensuring code compliance and that conversions to multi-family are legal and conditions of rental buildings are monitored	Very Important	Mid-term	GRP/Public
	2. Zoning under current guidelines and under Transform Baltimore should support controls on conversions to multi-family and require adequate on-site parking; encourage pervious paving materials for parking areas, and landscaped, open space around buildings that are compatible with neighbors	Very Important	Short-term	GRP/Public
	3. Prepare and provide a welcome packet for all new renters, including information about the neighborhood and an invitation to participate in the activities of the association	Very Important	Short-term	GRP
IV. Attract and support diverse	1. Publish a guide (RPR&M) for altering houses to accommodate the needs of	Very	Mid-term	GRP

and multi-generational residential occupants	seniors, based on information found on the ToolBase Services website (www.toolbase.org/ToolbaseResources/level4DG.aspx?ContentDetailID=3638&BucketID=2&CategoryID=22) or some other comparable source (ToolBase Services is "the housing industry's resource for technical information on building products, materials, new technologies, business management, and housing systems," and is funded by the National Association of Home Builders Research Center) 2. Assess on a case-by-case basis whether such alterations should be considered temporary in nature and removed when no longer needed	Important Very Important	 Ongoing/ Short-term	 GRP
V. Respond to changing 21st century living, including promoting sustainability and addressing home-based businesses, in-home care providers, "granny flats," etc				
a. Sustainable living in the home	1. Promote home energy conservation 2. Encourage waste reduction strategies (e.g., recycling, composting, water conservation) 3. Promote sustainable land and stormwater management practices	Critical Critical Critical	Ongoing/ Short-term Ongoing/ Short-term Ongoing Short-term	GRP/Public GRP/Public GRP/Public
b. Home-based businesses and other uses	1. Use the zoning code to preserve the character and housing density in Greater Roland Park, applying its standards consistently 2. When home offices or other 21st century uses are proposed, develop a mechanism, like all other permitting requests, for the RPCL or RPR&M to be notified so that there is an opportunity to determine if covenants are relevant 3. Inform residents as to the permitted uses for home offices or other 21st century uses, and educate them as to the available recourses if violations are suspected	Critical Very Important Very Important	Short-term Ongoing/ Mid-term Ongoing/ Mid-term	GRP/Public Public/GRP GRP
I. Preserve and enhance the qualities of the existing housing stock, historical character, park-like ambience and walkability				
a. Enforce zoning	1. Immediately establish a task force of persons knowledgeable in zoning and	Critical	Short-term	GRP

	charge it with analyzing the draft zoning regulations currently being developed (under Transform Baltimore) as they apply to properties in the Greater Roland Park area			
	2. Engage in dialogue with the City and affected property owners to adjust the regulations, if necessary, to fit the desires and philosophy of Greater Roland Park	Critical	Short-term	Public/GRP/Other
	3. Develop a mechanism to monitor zoning requests in the Greater Roland Park area, aggressively responding when such requests run counter to the community's desires and philosophy	Critical	Short-term	Public/GRP
	4. Work with the City to: - Establish a mechanism for the RPCL Zoning Committee and other neighborhood associations to receive prompt electronic notice from the City of any zoning or permitting issue affecting Greater Roland Park, and ensure that this mechanism be available to other City-recognized neighborhood associations throughout Baltimore	Critical	Short-term	GRP/Public/Other
	- Allow a community organization to identify the geographical area, and permitting and zoning issues for which it wishes to receive electronic notification	Critical	Short-term	Public/GRP/Other
b. Develop building standards	1. Develop guidelines for building changes, additions, new construction and private yards	Very Important	Short-term	GRP
	2. Continue the community discussion of developing and enforcing building standards, and weighing the pros and cons of becoming a CHAP district	Very Important	Short-term	GRP
	3. Modernize the current covenants, and ensure a fair and effective enforcement mechanism, through the CHAP process or other mechanisms	Very Important	Mid-term	GRP
	4. Develop an effective campaign to educate and communicate with homeowners and potential new residents on covenants and guidelines, and encourage owners of properties not currently under covenant to agree to covenants	Very Important	Mid-term	GRP
II. Support a healthy balance of residential and non-residential uses				
a. Commercial/retail areas	1. Support the existing commercial/retail areas, but generally oppose the expansion of these uses except in extraordinary circumstances, and only after	Very Important	Ongoing/ Short-term	GRP/Other

	thorough review and approval by the affected neighborhoods			
b. Institutional uses and large parcels	1. Research land, building and zoning records and other sources to understand the development opportunity by right (not requiring any zoning changes or variances) on all large parcels in Greater Roland Park	Very Important	Short-term	GRP
	2. Influence the City's current rezoning effort to impose meaningful standards and controls on the future conversion of institutionally owned land	Critical	Short-term	Public/GRP
	3. Work with owners to either donate or sell their development rights to allow open space to be preserved	Critical	Ongoing/ Short-term	GRP/Other
	4. Should any building or development occur on these parcels, ensure it is thoughtful, consistent with appropriate design guidelines, and compatible with the community's desires and philosophy	Critical	Ongoing/ Short-term	GRP
c. Parking	1. Provide better opportunities for walking and biking to commercial/retail areas	Very Important	Ongoing/ Mid-term	Public/GRP
	2. Work with property and business owners to manage parking at peak times within existing constraints	Very Important	Ongoing/ Mid-term	GRP/Other
	3. Adopt a general policy opposing conversion of residential property to parking in conjunction with the Transform Baltimore rezoning process	Very Important	Short-term	Public/GRP
III. Maintain a mix of housing types by encouraging homeownership, the return of subdivided houses to single-family dwellings and the continued investment in quality rental units	1. Work with the City to set up a program for ensuring code compliance and that conversions to multi-family are legal and conditions of rental buildings are monitored	Very Important	Mid-term	GRP/Public
	2. Zoning under current guidelines and under Transform Baltimore should support controls on conversions to multi-family and require adequate on-site parking; encourage pervious paving materials for parking areas, and landscaped, open space around buildings that are compatible with neighbors	Very Important	Short-term	GRP/Public
	3. Prepare and provide a welcome packet for all new renters, including information about the neighborhood and an invitation to participate in the activities of the association	Very Important	Short-term	GRP
IV. Attract and support diverse and multi-generational residential occupants	1. Publish a guide (RPR&M) for altering houses to accommodate the needs of seniors, based on information found on the ToolBase Services website (www.toolbase.org/ToolbaseResources/level4DG.aspx?ContentDetailID=3638&BucketID=2&CategoryID=22) or some other comparable source (ToolBase Services is "the housing industry's resource for technical information on building products, materials, new technologies, business management, and housing systems," and is funded by the National Association of Home Builders Research Center)	Very Important	Mid-term	GRP

	2. Assess on a case-by-case basis whether such alterations should be considered temporary in nature and removed when no longer needed	Very Important	Ongoing/ Short-term	GRP
V. Respond to changing 21st century living, including promoting sustainability and addressing home-based businesses, in-home care providers, "granny flats," etc				
a. Sustainable living in the home	1. Promote home energy conservation	Critical	Ongoing/ Short-term	GRP/Public
	2. Encourage waste reduction strategies (e.g., recycling, composting, water conservation)	Critical	Ongoing/ Short-term	GRP/Public
	3. Promote sustainable land and stormwater management practices	Critical	Ongoing Short-term	GRP/Public
b. Home-based businesses and other uses	1. Use the zoning code to preserve the character and housing density in Greater Roland Park, applying its standards consistently	Critical	Short-term	GRP/Public
	2. When home offices or other 21st century uses are proposed, develop a mechanism, like all other permitting requests, for the RPCL or RPR&M to be notified so that there is an opportunity to determine if covenants are relevant	Very Important	Ongoing/ Mid-term	Public/GRP
	3. Inform residents as to the permitted uses for home offices or other 21st century uses, and educate them as to the available recourses if violations are suspected	Very Important	Ongoing/ Mid-term	GRP

Housing in Context

The Greater Roland Park area consists of five distinctly different neighborhoods, which are shown on Figure 3.1. Each neighborhood has its own history, and most are represented by one or more community associations. In 2000 (the year of the latest census), the neighborhoods contained more than 4,000 housing units with a total population of about 7,400 residents. Residents tend to be well educated, with upper middle incomes, and include a significant number of seniors. While there is a range of housing types (including semi-detached homes, row houses and apartments), sizes (including many large homes over 4,000 square feet [sf]) and architectural styles, most units are single-family houses, built before 1940. Most are owner-occupied and there are few vacancies.

Figure 3.1

The Greater Roland Park area also includes several small commercial/retail areas, a hotel and a number of institutions, including houses of worship, a public school, a number of private schools, a seminary/university and several nursing and continuing-care facilities.

Roland Park

Roland Park is the largest neighborhood. It was developed by the Roland Park Company beginning in 1895. Originally part of Baltimore County, the area was incorporated into the City of Baltimore in 1918.

Roland Park has a mix of housing types, a number of churches and one of the earliest shopping centers in the country. In 2000, it had a higher percentage of renter-occupied units than the other neighborhoods and a higher median housing value of owner-occupied units.

The area is represented by the RPCL, RPR&M and RPCF. Most of the houses are under covenants that are administered by RPR&M.

Evergreen

The early homes in Evergreen predate Roland Park. In fact, many were occupied by the builders and craftsmen who built Roland Park. Compared to the other neighborhoods, it has a greater percentage of older structures. In 2000, Evergreen had the lowest median housing value. It includes a small commercial/retail area on Cold Spring Lane. Evergreen is represented by the Evergreen Community Association.

Keswick

Keswick, also colloquially known as “Alonsoville,” consists of land that was not acquired by the Roland Park Company. Development began in the 1920s, with Cold Spring Lane as the neighborhood’s commercial core. The most recent development is the community

of Roland Springs, which was begun in the 1970s and completed in the late 1980s. In 2000, Keswick had a higher family income, percentage of single-family units and percentage of owner-occupied units than the other neighborhoods. Keswick is represented by the Keswick Improvement Association. Roland Springs has its own homeowners association: the Roland Springs Homeowners Association.

Wyndhurst, including Tuxedo Park and Embla Park

Wyndhurst is comprised of two sections, Tuxedo Park and Embla Park, and is bisected by the Stony Run. It was named for the former nearby summer estate "Wyndhurst," which was owned by Baltimore's Garrett family. By 1887, Embla Park was listed in the *Maryland State Directory and Gazetteer*, an indication that the community had its own post office.

While Tuxedo Park's development started in 1892 by the Kansas City Land Company, with 43 houses built by 1900, the oldest houses in this area date to 1870. Between World War I and II, all of the remaining lots in this neighborhood had homes built on them.

While Wyndhurst is predominantly residential, the area is home to two major commercial/retail areas, one on Roland Avenue (5100 Block) and one on Wyndhurst Avenue (Wyndhurst Station), and four educational institutions: Friends, Gilman, Cathedral and RPE/MS.

Two non-contiguous areas in Wyndhurst are designated as a Baltimore City CHAP district: most of the houses between the Stony Run and Charles Street and the 700 block of Colorado Avenue.

The Village of Cross Keys

The Village of Cross Keys was developed in 1965 by the Rouse Company on what was previously part of the golf course of the BCC. It includes attached houses and apartments, as well as offices, a shopping center and a hotel. In 2000, compared to the other neighborhoods, it had a higher percentage of multi-family units, with a higher percentage of seniors and a lower percentage of children. The several condominium associations in Cross Keys, together with commercial interests, are represented by the Cross Keys Maintenance Corporation.

I. Preserve and enhance the qualities of the existing housing stock, historical character, park-like ambience and walkability

A. Zoning Enforcement

Zoning of all land within the Greater Roland Park area, regardless of use, impacts the residential quality of life in the area and is the basic legal tool for controlling growth and land use changes. Currently, the majority of residential properties are zoned R-1 (primarily single-family) and the commercial/retail areas are zoned B-1 (primarily

small scale, neighborhood-based business). Zoning enforcement is a critical protection for all communities, including Greater Roland Park, and its tools should be used to reflect the community's desires and philosophy.

Zoning in Baltimore City has not been updated since 1971. The City is currently well into a comprehensive analysis of zoning, called Transform Baltimore, which will result in new zoning definitions, districts and standards and controls for all properties in the City, reflecting modern societal needs. The zoning regulations will apply to all land use, structures, signage, parking and other physical development aspects of the urban fabric.

Greater Roland Park can benefit greatly from Transform Baltimore. The RPCL, through its Land Use Committee, has participated in the process but has not yet had the opportunity to influence the revised zoning map for our area. The challenge for the community is to gain a working knowledge of the detailed recommendations of the effort, and to use that knowledge to ensure that Transform Baltimore, when completed, effectively supports the guiding principles of Greater Roland Park.

The current system for notifying Greater Roland Park of relevant zoning or permitting issues is unreliable, and notification is frequently received too late for the community to effectively respond. Notification of zoning changes or permit applications generally occurs when a sign is posted on the affected property or by mail, which sometimes arrives after the relevant hearing. The City's policy has been that it is the developer's responsibility to notify the community of its proposal, but this notification is not provided consistently. Recently, the Housing Department announced that it is working to modernize the notification system and that permit applications can be searched online.

Recommendations

1. Immediately establish a task force of persons knowledgeable in zoning and charge it to analyze the Transform Baltimore draft as it applies to properties in the Greater Roland Park area

2. Engage in dialogue with the City and affected property owners to adjust the regulations, if necessary, to fit the desires and philosophy of Greater Roland Park

3. Develop a mechanism to monitor zoning requests in the Greater Roland Park area, aggressively responding when such requests run counter to the community's desires and philosophy

4. Work with the City to:

    a. Establish a mechanism for the RPCL Zoning Committee and other neighborhood associations to receive prompt electronic notice from the City of any zoning or permitting issue affecting Greater Roland Park and ensure

that this mechanism be available to other City-recognized neighborhood associations throughout Baltimore

b. Allow a community organization to identify the geographical area and permitting and zoning issues for which it wishes to receive electronic notification

B. Building Standards

The development of Roland Park was guided by the vision of one man—Edward Bouton, secretary and general manager of the Roland Park Company—who oversaw every detail of its buildings and planning. As a result, while it has a variety of housing styles, the area has an overall appearance of "wholeness." This was achieved through a commitment to good design, attention to detail, generous landscaping and the use of natural materials that weather well. Because of this, Roland Park served as the model in the development of adjacent neighborhoods.

A central element in the original design and development of Roland Park was the use of restrictive covenants. A covenant is a contract by which homeowners agree to limit the uses of their property for the mutual benefit of the community. It includes a requirement to pay fees for the maintenance of common areas. At one time, all properties in Roland Park were under covenant. Today, only 86 percent are under covenant. Moreover, there is no one covenant that applies to all properties. Some are entirely antiquated and some, which were written in the 1950s when the original covenants expired, are more comprehensive. In Roland Park, covenant status can vary from house to house and plat to plat.

Generally speaking, the more recent covenants provide, first and foremost, for a strictly residential community. No stores, businesses or institutional uses of any kind are allowed. Single-family residences of a minimum 2,000 sf, with street setbacks of 30 ft are required. Exterior changes and new structures must be approved by RPR&M (interior alterations are not covered). If any alteration is made without approval, RPR&M can demand its removal. Indeed, if the violation is not remedied within 30 days, the covenant allows for RPR&M to enter the property and tear down the offending item. A homeowner under covenant also has the right to sue for violations, should RPR&M choose not to proceed.

The modern covenants and, to a lesser degree, the original Plat 1 covenants, specifically prohibit:

- Hazardous materials
- Farm animals or more than three household pets (varies by plat)
- Nuisances of any kind (nothing noxious or dangerous to health)
- Lumber or bulk material storage or trash accumulation

- Unregistered motor vehicles, trailers, recreational vehicles or mobile homes
- Unlawful activities

Landscaping is not covered, nor is there a mechanism for enforcing the proper upkeep of properties. There are no other general powers to protect or enhance the community, only that which is specifically enumerated. The covenants have no effect on the nearby commercial/retail areas, schools and large, open tracts of land (e.g., BCC and St. Mary's Seminary property).

There are no specifics as to architectural design or building materials in the covenants; their stated purpose is "to continue and preserve the general character" of a property in "harmony…with the surrounding area and properties." Based on that directive, RPR&M has established guidelines that are aimed at maintaining the historical, park-like atmosphere of the community. Limited lot coverage for additions or new structures (e.g., garages), and minimal new paving—all using original materials—are the ideal; however, because of the lack of specificity and the non-universality of the covenants, compromises are made. For example, architectural-grade roofing shingles, but not three-tab shingles, are accepted in place of slate. Windows matching the style of the original windows must be wood construction, but aluminum or vinyl cladding of windows is approved.

Fences must be behind the front plane of the home, no taller than 4 ft, and in an open wooden picket style, except in rare exceptions. Sidewalks, patios, ponds, pools, hardscapes (e.g., walkways and patios, which must be brick, stone or concrete), playsets and residential machinery (e.g., air-conditioning condensers, generators) all require approval, mainly to assure that their placement is considerate of neighboring properties. Parking pads and prefabricated sheds are not allowed. Gutters must be half-round. Copper is preferred, but not required.

Paint colors require approval, but some latitude is given in this area for colors that are not "historical."

RPR&M faces great challenges in enforcing the design standards necessary to maintain the beauty of the community. When homeowners look around Roland Park, they observe three-tab roofs, vinyl windows, tall fences, parking pads and pre-fabricated sheds. This occurs because not all homes are under covenant or, in some cases in Plat 1, the covenant does not apply to structures other than the residence. To a lesser extent, it is a result of the fact that community standards for what is acceptable have changed over the years. (One can imagine the eagerness to try the marvelous new "improvement," like vinyl, that promises to be "no maintenance.") Seeing these things, homeowners assume they are approved by RPR&M. Then, when a homeowner's application for a shed is denied, there is anger and resentment against RPR&M for perceived inconsistency. Yet, it is not that RPR&M is inconsistent; it is simply that many properties are not covered by the more recent covenants.

If there is inconsistency on the part of RPR&M, it is because its membership changes pursuant to the by-laws regarding term limits and different people inevitably have different opinions. While there are some inviolable rules, the generality of the covenant language permits different interpretations of how strict RPR&M should be, for example, in backyards or locations that cannot be seen from the street.

Another problem arises when homeowners do not obtain approval before proceeding with construction. The potential solutions—removal of the item in violation by RPR&M or legal action—are expensive and cumbersome. RPR&M makes every effort, friendly and otherwise, to gain compliance. As a practical matter, many offending items must simply be allowed to remain in place.

Plat 1 covenants run in perpetuity, meaning they do not expire. These are the most outdated covenants and some require little compliance from homeowners. Worse, they vary from house to house, making enforcement difficult. Plats 2 through 6 covenants continue in perpetuity unless RPR&M and 60 percent of the covenanted homeowners in the plat vote to amend them. Plats 3 and 6 covenants are identical and are the strongest. The covenants for Plats 4 and 5 are worded the same and provide somewhat less protection.

To date, the covenants have done an acceptable job of maintaining Roland Park, as evidenced by its essentially unchanged appearance. However, the high cost of maintaining the exteriors of older homes and pressures from increased turnover will likely present a test for covenants in their current form.

Options include adopting more detailed guidelines and educating the community about the community's covenants, processes and goals. The goal of these steps would be to encourage non-participating homeowners to place their properties under covenant.

Although this would be helpful, the inequity of and confusion caused by multiple covenants would remain. Developing a universal covenant for all plats would solve those problems. To accomplish this, Plats 2 through 6 would implement the amendment process mentioned above (with RPR&M and 60 percent of covenanted homeowners voting). Plat 1's original covenants would be incorporated into the new, superseding covenant. This would be a great improvement, but also a significant undertaking. In the end, the patchwork of properties under covenant and not under covenant would still exist, as would the variety of covenants in Plat 1. These discrepancies would lessen over time, if, as one would hope, more and more homeowners signed covenants.

Another option is to obtain CHAP designation. Doing so would mean that, while the covenants, which are legally binding in perpetuity, would continue in force, CHAP rules would apply to all houses in the CHAP district, including those not under covenant. Although homeowners under covenant could be held to a higher standard

in some cases (for example, CHAP treats façades differently than the other elevations and RPR&M does not), it would create a baseline for everyone. The two sets of standards would need to be reconciled. CHAP could also address the commercial/retail areas, schools and large, open tracts of land (e.g., BCC and St. Mary's Seminary property), depending on how the district lines would be drawn.

Recommendations

1. Develop guidelines for building changes, additions, new construction and private yards (a draft set of guidelines is included as Appendix 3.A: A Model Set of Design Guidelines for Buildings in Greater Roland Park; guidelines could be adapted for different neighborhoods in the Greater Roland Park area)

2. Continue the community discussion regarding developing and enforcing building standards and the pros and cons of becoming a CHAP district

3. Modernize the current covenants and ensure a fair and effective enforcement mechanism, through the CHAP process or other mechanisms

4. Develop an effective campaign to educate and communicate with homeowners and potential new residents on covenants and guidelines, and encourage owners of properties not currently under covenant to agree to covenants

II. Support a healthy balance of residential and non-residential uses

A. Commercial/Retail Areas

The Greater Roland Park area is predominantly low-density residential, but its residents enjoy the convenience of neighborhood-based commercial/retail areas within its borders and at its edges. As described in the Commercial/Retail chapter, these areas are recognized as community assets to be supported and strengthened. However, commercial/retail uses tend to expand over time, whether as a result of the growth of a business or because a business has a blighting effect on adjacent residential properties. There may also be parking and traffic issues associated with commercial/retail uses that cause adjacent residential properties to diminish in appeal. This diminished appeal can cause a residential property to be converted to commercial/retail use.

In the Greater Roland Park area, the most noteworthy example of this kind of expansion can be seen northward along Falls Road from the Cold Spring Lane intersection, where the commercial/retail uses have expanded over the years. They clearly threaten the residential character of Roland Park to the north, including the remaining houses in the original Cross Keys Village neighborhood.

There is no easy solution to the problem of expanding commercial/retail uses, which cannot exist without some form of zoning status allowing that use. As stated above,

GREATER ROLAND PARK MASTER PLAN

Commercial/Retail

Introduction

Many communities in Baltimore and across the country are struggling to provide an appropriate balance of commercial/retail, residential and institutional uses. Many neighborhoods fight to contain ever-encroaching commercial/retail uses, commonly in the form of big box retail, while others struggle to find viable retailers to invest in their communities and provide needed goods and services. Thanks to careful planning by its original founders, Roland Park has, for the most part, been able to retain independent retailers and concentrate commercial/retail growth in smaller, neighborhood-scaled shopping areas in the core of the community. This greatly enhances the appeal of Greater Roland Park as a walkable, self-contained village in a mid-sized American city.

After more than a century since its initial construction, the historic commercial/retail areas in Roland Park have remained relatively intact, despite competition from suburban shopping centers and the change in shopping habits, where walking to a neighborhood store to shop is not as common. This plan works to maximize the assets and opportunities at each neighborhood commercial/retail area as a major place of social gathering as well as commerce. Specific recommendations focus on enhancing the pedestrian environment, encouraging sustainable practices, minimizing the negative impacts of parking and traffic, raising the quality and vitality of public spaces and improving the urban design of commercial/retail buildings. All of these recommendations aim to strengthen the overall identity and appearance of the community's commercial/retail areas to improve their function for residents and to enhance their appeal to customers.

While commercial/retail areas within Greater Roland Park are considered an asset by many in the community, they may also bring challenges for those residents located closest to them, such as more intense traffic, unwanted noise from service vehicles and mechanical equipment, difficulties with managing trash and rodents, spillover parking from employees and customers, conflicts with delivery trucks and glare from security lighting. Although zoning limits the location of commercial/retail establishments in Greater Roland Park, residents are also concerned that those residential properties closest to commercial/retail areas may be vulnerable to conversion to commercial/retail use. This plan also includes a series of recommendations to minimize the negative impacts of commercial/retail development on surrounding residences and open spaces.

Vision Statement

Greater Roland Park will cultivate vibrant, neighborhood-scaled commercial/retail development that serves the community, complements and enhances its residential character and natural landscape and promotes walkability and social interaction.

Guiding Principles

I. Maintain a healthy balance of commercial/retail, residential and institutional uses

II. Promote a mix of offices, retail, services and restaurants that serves the Greater Roland Park community

III. Promote sustainable, urban design that complements the neighborhood's character, enhances the environment, encourages social interaction, and provides better integration with adjacent residential, institutional and open space uses

IV. Encourage pedestrian- and bicycle-friendly design that minimizes the need for parking and calms traffic

V. Promote on-street parking and transit availability in commercial/retail areas

Commercial/Retail Development in Context

The Roland Park Company and Edward Bouton have been lauded for many aspects of the planning and development of Roland Park proper. Chief among them was the foresight to intermix neighborhood-scaled commercial/retail and institutional uses within the primarily residential community. In her 1990 thesis entitled "Gardens, Houses and People: The Planning of Roland Park, Baltimore," Roberta M. Moudry writes:

> *As a first step in forging a social community as clearly defined as the Park's physical aspect, opportunities for informal gatherings were provided by company-built shopping center, fire house and community stables, located in one block of Roland Avenue. In addition, the company subsidized church settlement in the area and founded both a school and country club…These social amenities had a two-fold purpose: they attracted prospective home buyers, and for residents, they established the Park as a self-sufficient neighborhood with a distinct identity.*
>
> *Although restrictions precluded construction of industrial and office facilities on all lots, Bouton anticipated residents' shopping and social needs, and Plan One Block 21, the northwest corner of Roland Avenue of Upland Road, was reserved as a business block in the company's first year.*[1] *In 1896, Wyatt and Nolting designed a large, half-timbered and yellow brick Flemish-gabled structure to stretch along its Roland Avenue frontage. A variety of stores and company offices filled the ground floor, while the upper level was reserved for community meeting rooms. Pharmacy, grocery and post office quickly established the block as the community's social hub. "Here is the mart of exchange, both for materials and for ideas," a resident noted. A design innovation, the structure's substantial setback provided Parking [sic] spaces for*

shoppers, and its landscaped street frontage and domestic forms linked it visually with the surrounding residential properties.

_____

[1]*In 1891, Bouton wrote that he would permit "only those businesses which are necessary for the comfort of our residents" in the business block.*

Greater Roland Park is fortunate that its historic commercial/retail areas remain relatively intact today and continue to serve as the social hubs of the neighborhood. In addition to the Roland Park Shopping Center, the core areas of Wyndhurst Avenue, the 5100 block of Roland Avenue (5100 Block) and the Cold Spring Lane commercial/retail area retain key buildings from the first part of the 20th century. Large-scale commercial/retail development has occurred at the periphery of the area, and includes Cross Keys, a large mixed-use development west of Falls Road that is home to many independent and national retailers, and the Rotunda/Zurich complex, which is anchored by a Giant grocery store and Johns Hopkins University.

Over the years, Greater Roland Park has supported independent stores, such as Eddie's grocery store and Tuxedo Pharmacy in the 5100 Block and Schneider's Hardware on Wyndhurst Avenue. Smaller shops, such as The Children's Bookstore and Gundy's Gifts on Deepdene Road, and Mille Fleurs Florist and Shananigan's Toy Store at Wyndhurst Station, have continued the tradition of independently-owned shops, providing the kind of customer service and personal relationship that is increasingly rare.

Greater Roland Park offers a limited amount of office space. The original Bouton plan envisioned that residents would commute to jobs in downtown Baltimore. Small, upper-story office space is available above Tuxedo Pharmacy and at the Roland Park Shopping Center. Cold Spring Lane and Wyndhurst Avenue offer smaller-scaled office buildings, and both Cross Keys and the Rotunda/Zurich complex contain a significant office component. These offices ensure that residents have access to needed professional services and provide an opportunity for nearby employment.

Table 4.1: Commercial/Retail Implementation Summary

Problem/Issue	Recommendation	Priority	Timeframe	Responsible Party
I. Global Recommendations				
c. Considering the park-like setting of Greater Roland Park and its proximity to major watersheds, commercial/retail areas should be encouraged to green their properties	1. Develop a greening program to encourage property owners to reduce impervious areas, minimize the heat island effect, reduce stormwater runoff, create shade and habitat, green private open spaces and sidewalk areas, and landscape parking lots; identify incentives to assist property owners in making these improvements	Important	Short- to Mid-term	GRP/Private/ Other
d. Neighborhood gateways at commercial/retail areas could be improved to strengthen the identity of commercial/retail areas	1. Implement a multi-faceted plan to improve neighborhood gateways at commercial/retail areas, including the 5100 Block (i.e., "Town Square"), the Stony Run at Wyndhurst Avenue and the Stony Run at Cold Spring Lane	Very Important	Mid-term	GRP/Public
e. The area between the curb and building face ("streetscape") in commercial/retail areas should receive consistent treatment to beautify and unify commercial/retail areas and create a pedestrian-friendly environment	1. Work with property owners, the City and neighborhood organizations to improve the pedestrian environment, beautify the landscape and calm traffic in commercial/retail areas through streetscape improvements, curb extensions and other measures	Critical	Mid- to Long-term	GRP/Public/ Other
f. With minimal opportunity for off-street parking, on-street, satellite and shared parking should be encouraged in commercial/retail areas	1. Work with property owners to maximize parking efficiency and availability, including on-street, shared and satellite employee parking	Very important	Short-term/ Ongoing	GRP/Public
g. Local stores are a community asset that should be promoted; commercial/retail areas offer a gathering place where community events could be	1. Collaborate with merchants to promote community engagement and support of local stores and restaurants (e.g., hosting special events at commercial/retail venues, coordinating a "shop local" campaign, publishing an annual community directory of shops and services)	Very Important	Short-term/ Ongoing	GRP/Private

held to bring people together				
h. Transit and bicycle use should be encouraged in commercial/retail areas to minimize traffic and parking demand	1. Support initiatives to increase transit availability and promote bicycle use in commercial/retail areas (see the Transportation chapter)	Very Important	Short-term/ Ongoing	GRP/Private
II. Cold Spring Lane Commercial/Retail Area				
a. Cold Spring Lane has no organization of merchants and property owners focused on improving the area	1. Revisit prior efforts to form a merchants/property owner's organization that would include property owners, tenants and representatives from area institutions and neighborhood organizations 2. Explore Baltimore's Main Street program as a source of funding, organizational and technical assistance	Very Important	Short-term	GRP/Public/ Private
b. Promote walkability by improving the pedestrian environment	1. Develop a coordinated package of streetscape improvements for the area 2. Develop a plan to replace oversized trees and trim back private landscaping between Keswick and the Stony Run on south side of Cold Spring Lane 3. Screen surface parking and minimize curb cuts 4. Encourage on-street parking wherever possible to buffer the pedestrian from travel lanes (see Parking) 5. Install pedestrian safety measures at key intersections, including at Schenley Road and the Stony Run	Critical Important Very Important Very Important Very Important	Mid-term Short-term Mid-term Mid-term Mid-term	GRP/Public/ Private
c. Maximize the availability of on-street parking and transit, and encourage satellite employee and shared parking programs	1. Maximize the availability of on-street parking, particularly east of the Stony Run 2. Minimize the impact of employee parking on customer parking and nearby residential areas 3. Optimize the use of existing parking 4. Promote efforts to link transit to this area	Very Important	Mid-term	GRP/Public/ Private
d. Develop design standards and enforcement mechanisms to promote high quality, sustainable, urban design	1. Develop design guidelines to communicate overall urban design goals for the area and establish a minimum quality level for construction 2. Determine ongoing procedure for design review and enforcement	Very Important	Short-term	GRP
e. Create a better eastern gateway into the area and enhance connections to the	1. Facilitate the renovation or redevelopment of the underutilized office building at 200 W. Cold Spring Lane as a new gateway to the commercial/retail area and the Stony Run	Very Important	Mid- to Long-term	GRP/Public/ Private/Other

Stony Run Trail and Linkwood Playground	2. Introduce a more natural path along the western edge of the Stony Run on the east side of 200 W. Cold Spring Lane and the Bolton Street Synagogue		Mid-term	
III. 5100 block of Roland Avenue				
a. Revisit the Town Square plan to enhance the civic crossroads function of this block	1. Along the east side of the 5100 Block, add textured paving panels, planters with seasonal plantings, bike racks and other pedestrian amenities 2. Work with the owner of Eddie's of Roland Park to add an outdoor café 3. Program additional events in this area	Very Important	Mid-term	GRP/Private
b. Adjoining blocks have poor quality streetscape that detracts from the overall appearance of the area	1. Extend the streetscape improvements to Deepdene Road and Colorado Avenue between Roland Avenue and the alley; develop design, raise funds and install improvements 2. Improve conditions of all connecting sidewalks leading to the 5100 block	Important	Mid- to Long-term	GRP/Public/ Private
c. Prevent further commercial/retail encroachment into Wyndhurst	1. Monitor properties and take action	Very Important	Ongoing	GRP
d. Improve the appearance and safety of 5201 Roland Avenue	1. Add plantings to the empty planters along Deepdene Road façade of the garage 2. Widen the sidewalk facing Roland Avenue and add landscaping 3. Explore adding a new pedestrian entry to the garage closer to the corner of Roland Avenue and Deepdene Road	Important	Mid-term	GRP/Private
e. Improve pedestrian crossings of Roland Avenue and the median	1. Add curb extensions at the crosswalk on the north end of the 5100 Block 2. Add a new pedestrian crossing between the south end of the 5100 Block and the library	Very Important	Mid-term	GRP/Public/ Private
IV. Wyndhurst Avenue Commercial/Retail Area				
a. Raise the quality of the streetscape and improve pedestrian safety	1. Improve the streetscape along Lawndale Avenue by changing the head-in parking to parallel parking and adding new sidewalks, street trees and lighting from Wyndhurst Avenue to the Roland Park Pool 2. Improve the streetscape along Wilmslow Avenue north of Wyndhurst Avenue 3. Enhance the crosswalks at the Stony Run Trail connections	Very Important	Mid- to Long-term	GRP/Public/ Private
b. Enhance the area's function as community meeting place and its relationship to the Stony Run and the Roland	1. Convert the small parallel parking lane in front of Wyndhurst Station into a landscaped plaza 2. Convert the two parcels that make up the rear parking lot next to Majestic Cleaners into a more efficient parking lot and green space along the Stony Run	Very Important	Mid-term	GRP/Public/ Private/Other

Park Pool	3. Move the dumpsters to more inconspicuous locations away from the stream and screen them			
c. Optimize the use of on-street parking	1. Install two-hour maximum parking signs for all on-street parking close to the commercial/retail area 2. Convert two on-street parking spaces in front of Wyndhurst Station to a loading area 3. Add curb extensions to define on-street parking lanes	Important	Short-term Mid-term	GRP/Public/ Private
d. Improve the façades of commercial/retail buildings	1. Work with property owners to improve façades and replace incompatible signage	Mid-term	Important	GRP/Private
e. Enhance the bridge over the Stony Run	1. Redesign bridge to serve as a gateway to Greater Roland Park	Long-term	Important	GRP/Public/ Private
f. Strengthen the connection to the Stony Run along Wilmslow Road and at the pool	1. See IV.A above			
V. Roland Park Shopping Center				
a. Support the current owner in finding creative parking solutions	1. Work with the property owner to improve parking for the site	Important	Ongoing	GRP/Private
b. Improve the pedestrian and cycling environment	1. Explore widening the sidewalk in front of the center to allow for outdoor dining 2. Add new sidewalk connection at the north side of the center 3. Minimize the curb cut at the lower parking area and screen parking with landscaping 4. Install bike racks	Important	Mid-term Mid-term Short-term Short-term	GRP/Private
VI. Falls Road and Cold Spring Lane				
a. Initiate a comprehensive planning effort to improve the Cold Spring Lane corridor between Falls Road and Tamarin Road	1. Work with surrounding neighborhood organizations, property owners and public agencies to redevelop the Cold Spring Lane/I-83 area as a pedestrian-friendly, mixed-use transit-oriented development	Important	Mid-term	GRP/Public/ Private/Other
b. Improve Falls Road as a	1. See Transportation chapter			

scenic by-way				
c. Re-evaluate the zoning of commercial/retail properties north of Cold Spring Lane along Falls Road	1. Analyze zoning and recommend changes as part of the Transform Baltimore process 2. Track properties that may be converted to commercial/retail use 3. Explore historic designation for remaining residential properties	Short-term Ongoing Mid-term	Very Important	GRP/Public/ Private/Other
d. Pursue code enforcement	1. Work with the City to ensure all current uses, signage, licenses are in legal conformance	Ongoing	Important	GRP/Public

Chapter Organization

This chapter addresses five commercial/retail areas in the Greater Roland Park area. Larger-scale developments at the periphery of Roland Park, particularly Cross Keys and the Rotunda/Zurich complex, have the potential for significant impact on the planning area; however, redevelopment plans have been or will likely go through a separate community input process. As such, this chapter focuses on:

- Cold Spring Lane commercial/retail area
- 5100 block of Roland Avenue (5100 Block)
- Wyndhurst Avenue commercial/retail area
- Roland Park Shopping Center
- Falls Road and Cold Spring Lane commercial/retail area

Each of these will be discussed in greater detail, with specific recommendations for action and implementation; however, the key recommendations that apply to most of these areas are summarized below.

I. Global Recommendations

A. Work with property and business owners to minimize the negative impacts of commercial/retail development on nearby residences and open spaces

   1. Track new B-1 Zoning under Transform Baltimore process (the City's proposed revision to the zoning code) and make recommendations to ensure appropriate commercial/retail uses

   2. Set up an ongoing process to monitor residential properties that are vulnerable to being converted to a more intensive use

   3. Set up an ongoing procedure to track, report and monitor zoning violations among commercial/retail properties

   4. Encourage ongoing communications between neighborhood organizations and merchants to address concerns about trash, the timing of deliveries and garbage pick-up, rodents, noise and lighting

B. Encourage commercial/retail development that is neighborhood-scaled, engages and enlivens sidewalks and open spaces, and provides a cohesive transition to adjacent areas

   1. Promote active ground floor uses, transparent façades, publicly accessible open spaces, screened parking and service areas and a consistent building setback

   2. Encourage outdoor seating at restaurants where possible

3. Encourage sustainable design practices

4. Develop guidelines for building and site design—for both new and existing structures—and determine the best enforcement mechanisms

C. Develop a greening program to encourage property owners to reduce impervious areas, minimize the heat island effect, reduce stormwater runoff, create shade and habitat, green private open spaces and sidewalk areas and landscape parking lots; identify incentives to assist property owners in making these improvements

D. Implement a multi-faceted plan to improve neighborhood gateways at commercial/retail areas, including the 5100 Block (i.e., "Town Square"), the Stony Run at Wyndhurst Avenue and the Stony Run at Cold Spring Lane

E. Work with property owners, the City and neighborhood organizations to improve the pedestrian environment, beautify the landscape and calm traffic in commercial/retail areas through streetscape improvements, curb extensions and other measures

F. Work with property owners to maximize parking efficiency and availability, including on-street, shared and satellite employee parking

G. Collaborate with merchants to promote community engagement and support of local stores and restaurants (e.g., hosting special events at commercial/retail venues, coordinating a "shop local" campaign, publishing an annual community directory of shops and services)

H. Support initiatives to increase transit availability and promote bicycle use in commercial/retail areas (see the Transportation chapter)

II. The Cold Spring Lane Commercial/Retail Area

The Cold Spring Lane commercial/retail area, which is bordered by Hawthorn Road to the west and the Stony Run to the east, is a walkable, neighborhood-scaled area that serves surrounding residents, college students and others drawn to its popular restaurants. Many of the buildings retain the character of the original early 20th century village center, with one and two stories and traditional shop fronts that line the sidewalk.

The eastern end of the area is anchored by Loyola University and the Bolton Street Synagogue. In this area, the Stony Run Trail and stream cross Cold Spring Lane near Meadow Lane and run along the former bed of the Maryland and Pennsylvania Railroad. Many of the buildings in this area were constructed on the site of a former rail station and coal yard, which were no longer in use by the 1950s. Cold Spring Lane was also once home to more than four gas stations, all but one of which (the BP station at Keswick Road) have been converted to other uses.

Current merchants include a hair salon, optometrist, chiropractor, home remodeler, video rental store, laundromat, dry cleaners, cobbler and convenience store. Restaurants offer a variety of eating options and draw patrons from across the region.

The Cold Spring Lane commercial/retail areahas been on an upswing in terms of investment and profile of merchants. The “Main Street” feel of the original village center at Schenley and Cold Spring Lane has been reinforced by the addition of continuous on-street parking, pedestrian-scaled lighting, hanging potted plants and attractive trash cans. Property owners have also upgraded buildings and added outdoor seating, which enlivens the sidewalks and adds to the overall appeal.

Despite its success, the Cold Spring Lane commercial/retail area faces many challenges. The high volume and high speed of through traffic has resulted in many pedestrian and vehicular accidents. The lack of off-street parking has created tension with surrounding residents, as employees and customers park along residential streets. In the core area of the area, some of the older buildings have not had any new investment and the appearance of their façades detracts from the area’s overall image. Large, suburban-style signage has been erected that does not fit with the character of the area.

East of Schenley Road, the quality of the built environment tends to fall apart, with a mix of zoning, poor quality architecture and the predominance of surface parking. The underutilized office building at the bottom of the hill next to Loyola University detracts from the overall appeal of the area and provides a poor first impression as one enters the commercial/retail area from the east. The building turns its back to the Stony Run, missing a key opportunity to link the trail to the commercial/retail area as a major destination along the path. The lack of a unified streetscape and unfriendly pedestrian environment undermines the ability to link the village center at Schenley Road with Loyola and the Stony Run at the bottom of the hill.

Capitalizing on the opportunities and managing the challenges along Cold Spring Lane requires a coordinated approach by neighborhood organizations, merchants, institutions and the City.

Recommendations

A. Create an organization of merchants and property owners in the Cold Spring Lane commercial/retail area to address global concerns and coordinate improvement efforts

1. **Revisit prior efforts to form a merchants/property owner's organization that would include property owners, tenants and representatives from area institutions and neighborhood organizations**

   Successful commercial/retail areas require collaboration and volunteer efforts by property owners and merchants to reach their full potential. This is particularly true where outside resources are needed to bring about the desired improvement.

2. **Explore Baltimore's Main Street designation as a source of funding, organization and technical assistance**

   The Main Street program, which is administered by the Baltimore Development Corporation, is modeled after a national program that has been used in more than 1,500 communities across the country. Designated Main Street districts in Baltimore can tap resources for both public and private improvements.

B. Promote walkability and enhance the pedestrian environment along the entire stretch of Cold Spring Lane from Woodlawn Road to Loyola University

1. **Develop a plan to maintain private landscaping along sidewalk areas to ensure the maximum width is made available to pedestrians**

   Overgrown landscaping on private property can severely diminish the width and functionality of public sidewalks. This is a particularly problem on the south side of Cold Spring Lane east of Keswick Road and on the north side of Cold Spring Lane west of the 500 block.

2. **Minimize the impact of surface parking and curb cuts**

   All surface parking lots should be screened with continuous landscaping or approved fencing up to 42 inches in height, or a combination of the two. This will help strengthen the pedestrian zone, screen the view of cars and beautify and "green" the area. Curb cuts should be as narrow as possible and minimized to avoid disrupting the pedestrian zone. This is particularly important at the three sites that were former gas stations.

a. Determine property owner interest in greening program

- Identify potential funding sources for greening parking lots (e.g., stormwater management mitigation, urban greening funds)
- Determine whether volunteers' design assistance could be tapped to develop landscaping plans for individual property owners

3. Encourage on-street parking wherever possible to buffer the pedestrian from travel lanes (see Parking)

4. **Develop a coordinated package of streetscape improvements for the area**

Streetscape improvements, including consistent, appropriately scaled street trees, landscaping, sidewalk paving and coordinated street furnishings, should be installed to unify the entire area, and provide shade and pedestrian amenities. Design of the improvements should be compatible with the existing palette of materials, furnishings and plantings in the 500 block.

a. East of Keswick Road, work with the City's arborist to remove overgrown trees and replace them with more appropriately scaled urban street trees

b. Work with the DoT, merchants, property owners and neighborhood organizations to develop, design and raise necessary funds to install streetscape improvements

c. Develop strategy for areas with intensive foot traffic, such as the planting strip between the sidewalk and curb west of the 500 block

5. Install pedestrian safety measures at key intersections, including at Schenley Road and the Stony Run

a. Consider textured paving, raised paving and curb extensions at crosswalks to shorten the width of the pedestrian crossing, raise driver awareness of the pedestrian and define on-street parking zones; curb extensions also provide an opportunity to green and beautify the streetscape (see Transportation chapter)

C. Maximize the availability of on-street parking and transit, and encourage satellite employee and shared parking programs

1. Maximize the availability of on-street parking, particularly east of the Stony Run

Encourage on-street parking wherever possible; create a clear parking lane by adding curb extensions at key intersections to define the parking lane and

buffer pedestrians from travel lanes; on-street parking should be added from Linkwood Park to Charles Street

a. Determine where curb extensions could be added to better define parking lanes

b. Work with the City and others to expand on-street parking west toward Charles Street

2. Minimize the impact of employee parking on customer parking and nearby residential areas

Some merchants along Cold Spring Lane already prevent employees from parking at metered spaces or in residential areas; determine employer willingness to enforce these restrictions; identify parking areas that are not being fully utilized and determine the potential for and feasibility of satellite employee and shared parking programs; once established, work with merchants to educate and enforce off-site employee parking programs

3. Optimize the use of existing parking

Encourage shared parking arrangements among complementary uses to maximize the use of existing parking (e.g., office parking areas that are not used on evenings and weekends could be used for restaurant employee parking during non-office hours)

4. Promote efforts to link transit to this area

Encourage colleges to add a shuttle bus stop to help reduce parking demand and increase patronage of area merchants by college students; review the quantity and location of existing MTA bus stops on Cold Spring Lane; add new shelters and benches at bus stops (see Transportation chapter)

D. Develop design standards and enforcement mechanisms to promote sustainable, urban design that maintains a consistent build-to-line, minimizes the impact of parking, encourages engaging storefronts and promotes appropriately scaled signage

1. Develop design guidelines to communicate overall urban design goals for the area and establish a minimum quality level for construction

Guidelines should include the following minimum requirements:

a. Buildings

- New buildings should be built to the sidewalk east of Keswick Road and to an established build-to-line to the west

- Buildings should include active ground floor uses and transparent façades
- Façades should be designed with high quality and durable materials
- Signage should be appropriately scaled to the size of the building and not overwhelm the sidewalk

b. Site design:

- All new surface parking should be located at the rear of buildings rather than along the sidewalk and should be appropriately screened; parking lots should be screened with landscaping; any dedicated surface parking lots should be concentrated east of Keswick Road
- If structured parking is built behind the south side of the 400 or 500 block of Cold Spring Lane, it should be limited to two floors and be fully screened from surrounding residential areas and from Cold Spring Lane
- Building services (e.g., trash, recycling, grease barrels) should be screened from view and located as far from residences as possible
- Site design should minimize impervious surfaces and use native plantings wherever possible; this is particularly important along the Stony Run

2. Determine ongoing procedure for design review and enforcement

Careful review of architectural and site plans early in the process can help achieve a better end product for property owners and the overall area. A committee of design professionals and stakeholders should be established with clear procedures to ensure that new or redeveloped properties adhere to the design guidelines.

E. For the area east of Keswick Road, create a better gateway into the area by improving the transition to Loyola University and visually and physically strengthening connections between the Stony Run Trail and Linkwood Park and the village center to the west

1. Facilitate the renovation or redevelopment of the underutilized office building at 200 W. Cold Spring Lane as a new gateway to the commercial/retail area and the Stony Run

New development should include an active ground floor use that engages the sidewalk or the Stony Run, such as a café. Curb cuts at this site should be minimized to avoid disruptions to the sidewalk.

2. **Work with the property owner to redevelop or sell the building. Potential buyers/users for the property include:**

    - Non-profit cultural or environmental organizations
    - Health-related businesses that could build on the chiropractor/wellness theme of nearby businesses
    - Loyola University, if north Baltimore neighborhoods support modification to the existing agreement
    - Consider replicating Midtown Development Corporation's model of recruiting investors from the neighborhood to purchase the property
    - If Royal Farms property could be combined with this property to achieve a larger vision, Royal Farms could be incorporated into the larger development as a ground floor tenant

3. **Enhance the appearance of the bridge over the Stony Run and add curb extensions to minimize the width of the pedestrian crossing**

    The bridge over the Stony Run offers an important opportunity to demarcate entrance into Greater Roland Park, open up views of the Stony Run and enhance the continuity of the Stony Run trail. The solid concrete barriers should be replaced with a wrought iron guardrail and ornamental lighting. Wider sidewalks and an improved crosswalk would improve pedestrian safety and signify entry. Gateway signage would help with wayfinding.

4. **Introduce a more natural path along the western edge of the Stony Run on the east side of 200 Cold Spring Lane and the Bolton Street Synagogue**

    Support efforts to create a new section of the Stony Run Trail along the stream edge on the north side of Cold Spring Lane to provide an improved physical and visual link to the Trail (see Open Space chapter).

III. 5100 Block of Roland Avenue

The 5100 Block, bounded by Deepdene Road to the north and Colorado Road to the south, serves as a central hub for shopping and gathering for many in Greater Roland Park. With its central location along Roland Avenue, the main boulevard that bisects the community, the shopping area is often referred to by residents as the "heart of the neighborhood" or the "outdoor living room of Roland Park."

The east side of the 5100 Block is anchored by an independently-owned grocery store, Eddie's, whose tagline boasts "A Baltimore tradition since 1944." The area includes a diverse array of neighborhood-scaled commercial/retail establishments, many independent and locally owned, such as Tuxedo Pharmacy, The Children's Bookstore

and Gundy's Gifts. There is also a Starbucks and bank branches. Most of the property is owned by a small group of merchant/owners. One of the defining features of the east side is a very generous sidewalk that provides a well utilized, informal meeting place for many in the neighborhood. A cluster of civic uses, including the post office across the street from Gundy's Gifts and The Children's Bookstore, the Roland Park Library on the west side of the block and three schools directly to the north, bring residents to the area throughout the day. Taken together, all of these elements make the 5100 Block one of the signature places that gives Greater Roland Park a small town feel within a larger metropolitan area.

Over the years, neighborhood leaders have worked with merchants, elected officials and City agencies to upgrade the 5100 Block, and to protect and enhance its civic uses. In the early 1990s, the RPCF led a planning initiative that called for enhancing the 5100 Block as the "Town Square" of Roland Park. Many elements of the plan were implemented. New streetlights, streets trees and pavers were installed on the east side of the block. Granite curbing was installed on both sides, and the Roland Avenue median was improved with crosswalk enhancements and plantings.

In addition to the Town Square effort, the community also sprang into action in the late 1990s to save the Roland Park Library from being closed. Neighborhood leaders embarked on a public/private partnership with the Enoch Pratt Free Library system to raise $5.1 million to renovate, modernize and expand the library. Approximately 50 percent of the funding came from individual contributions and private funding sources, demonstrating the community's willingness to support its institutions. Reopened in 2008, the Roland Park Library has one of the highest circulation rates in the system. A central feature of the library is a landscaped entry plaza with seating that encourages social interaction, and provides a gathering and resting place at the heart of the community.

With so many assets, the 5100 Block is likely to continue to serve as a central gathering spot and natural town center for Greater Roland Park into the future; however, the area faces several challenges and opportunities that need to be addressed to enhance its function as one of the premier public spaces and shopping areas in the community.

Recommendations

A. Revisit the Town Square plan to enhance the civic crossroads function

1. Add landscaping, paving, seating and street furnishings along the east side of the 5100 Block

Break up the scale and monotony of the existing sidewalk with improvements that will beautify the area and enable informal socializing. Use simple furnishings and planters that allow for the informal flow of pedestrians across the space and for outdoor displays by merchants.

a. Consider using textured paving panels to break up the scale of the space and provide a “throw rug” in front of each storefront.

b. Explore the use of round planters to offer seasonal plantings and a seating edge. Round planters will not impede the flow of pedestrian traffic.

c. Use best practices in the industry to address issues of maintenance, snow clearing and susceptibility to vandalism.

2. Work with the owner of Eddie’s to explore a café expansion plan with outdoor seating

Outdoor seating invites customers and residents to utilize the space and it enlivens the sidewalk.

3. Work with merchants, area institutions and neighborhood organizations to program additional events in this area

The 5100 Block has served as the starting point for the Roland Park 4th of July Family Parade and Seven Generations bicycling events. Eddie’s has also sponsored outdoor events, such as wine tastings. Additional events in the area, as long as organizers are conscious of noise and trash impacts, could play an important role in promoting area businesses and civic engagement among residents.

B. Extend the streetscape improvements to Deepdene and Colorado roads up to the alley behind the 5100 Block to unify the commercial/retail area and raise the quality of the built environment

1. Install streetscape improvements along the 5200 block of Roland Avenue, the 700 block of Colorado Road and particularly on Deepdene Road east of Roland Avenue and up to the service alley

The quality of the streetscape in the surrounding blocks needs improvement, as it detracts from the pedestrian experience and overall image of the area. Use the same design palette as that for the 5100 Block, including curbing, paving, trees and furnishings. Consider ways to improve the visibility of shops along Deepdene Road.

2. Improve conditions of all connecting sidewalks leading to the 5100 Block

Since many residents and employees walk to the 5100 Block, the quality of the streetscape along Roland Avenue south to Wyndhurst Avenue should be improved:

a. Repair or replace broken sidewalks, address grading and drainage issues, and cut back landscaping encroaching on the public sidewalk

b. Work with the City and private property owners to install appropriately scaled urban street trees and landscaping

c. Explore possible widening of sidewalks, particularly in areas where the intensity of pedestrian traffic accessing on-street parking undermines the viability of landscaping between the sidewalk and the curb

C. Prevent further encroachment of commercial/retail uses in the Wyndhurst neighborhood on the east side of Roland Avenue and minimize negative impacts of commercial/retail operations on nearby residences

1. Minimize the impact of commercial/retail operations on nearby residences

Residents near the 5100 Block have complained of rodent infestation and the noise of trash and service delivery trucks during non-business hours. Encourage ongoing communications between neighborhood organizations and merchants to address these concerns. Work with the City's rat eradication program to develop a joint strategy to manage the rodent population in both commercial/retail and on residential properties. Work with commercial/retail property owners to better screen edges to commercial/retail areas, particularly at surface parking lots and along the service alley.

2. Address concerns about the creep of commercial/retail uses further east on Deepdene Road, where residences have been converted to commercial/retail use

Set up a procedure to monitor, track and prevent residential properties from being converted to commercial/retail uses.

D. Work with the owner of the 5201 Roland Avenue bank building to improve the appearance and safety of the parking garage and building

The building at 5201 Roland Avenue consists of a ground-level parking garage with room for approximately 40 cars, which is under a second-story bank, outdoor plaza and rooftop parking area. Although the building provides needed parking, its design detracts from the pedestrian experience. The sidewalk along Roland Avenue is narrower at this location due to the needed clearance in the garage, and the extra-wide tree pits are unattractive and do not adequately protect tree roots. The blank brick wall along Roland Avenue is unattractive. Pedestrians have difficulty negotiating into the garage since there is no separate pedestrian entrance. In addition, the garage was designed for a different era when Americans drove smaller cars. As such, the tight column spacing and aging interior detracts from its utility. Although some in the neighborhood have suggested the bank and rooftop plaza could be reprogrammed with a more

active use, such as a family restaurant with outdoor seating, the current use is unlikely to change as the building is under a long-term lease with M&T Bank.

1. **Add new plantings to the empty planters along the Deepdene Road façade of the garage**

2. **Expand the sidewalk**

   Expanding the sidewalk would provide room to add additional landscaping to screen the front of the building and a wider pathway for pedestrians. New street trees with tree grates would provide a more attractive and safer pedestrian experience.

3. **Explore adding a new pedestrian entry to the garage closer to the corner of Roland Avenue and Deepdene Road**

E. Improve pedestrian crossings of Roland Avenue and the median

Speeding along Roland Avenue is well documented and is of particular concern at the 5100 Block. Southbound traffic often picks up speed coming down the hill north of Deepdene Road, and northbound traffic speeds on the straightaway after passing through the curve at Wyndhurst Avenue. Not only is this dangerous for pedestrians and drivers parallel parking on both sides of the street during most hours of the day, but it is particularly dangerous during school drop-off and pick-up times.

1. **Add curb extensions at the crosswalk on the north end of the 5100 Block**

   Explore traffic calming solutions, such as curb extensions and improved delineation of crosswalks through signage or raised surfaces. (See Transportation chapter.)

2. **Add a new pedestrian crossing between the south end of the 5100 Block and the library**

   Currently, residents cross at the median since there is no dedicated crosswalk at the south end of the 5100 Block. A new crosswalk is needed. (See Transportation chapter.)

IV. Wyndhurst Avenue Commercial/Retail Area

Wyndhurst Station is a small, historic commercial/retail area that is located along the Stony Run on Wyndhurst Avenue and nestled between the neighborhoods of Wyndhurst to the east and west and Roland Park to the south. Wyndhurst Station is an office and retail center that was developed around an original wood frame rail station, post office and general store that were constructed in 1906 to serve the Maryland and Pennsylvania Railroad. Expanded over the years, the 14,000- sf center now houses stores and boasts a rear courtyard that faces the Stony Run.

Majestic Cleaners is a longtime occupant of a 6,500-sf, one-story brick building on Lawndale Avenue. Next to the cleaners, a former coal yard was converted to a parking lot along the Stony Run. Across Lawndale to the east, Friends has a small playing field and a satellite parking lot. Across the Stony Run to the west of Wyndhurst Station, a 32,000-sf office building anchors the corner of Wilmslow Road and Wyndhurst Avenue. Its ground floor, which once contained retail stores, is now home to office space, an interior designer/antique dealer and a hair salon.

The commercial/retail area on Wyndhurst Avenue is important to Greater Roland Park due to its location along the Stony Run and its relationship to the Roland Park Pool, one of the main recreation and social spaces in the community. The Wyndhurst Avenue commercial/retail area has the unique opportunity to build on the amenities offered by the Stony Run and the pool to make the area more appealing to community residents, customers and prospective tenants.

Recommendations

A. Raise the quality of the streetscape and improve pedestrian safety

The quality of the pedestrian environment in and around the Wyndhurst Avenue commercial/retail area has been compromised in part due to age and competing needs for parking. For example, at the front of Wyndhurst Station, the sidewalk is less than four ft wide in some sections due to the required geometry of the small parking lane along Wyndhurst Avenue. Along Lawndale Avenue, the already modest sidewalk on the west side is further impacted by head-in parking that has no barrier to prevent cars from pulling over the sidewalk. Lawndale also lacks consistent street trees and has few pedestrian amenities and old lighting that needs to be replaced.

The surface parking lot next to Majestic Cleaners has no sidewalk, an exposed dumpster and poor quality landscaping, creating a disconnect between Wyndhurst Station and the Roland Park Pool. Bordering the Stony Run, the parking lot provides little buffer between parked cars and the stream. In the parking lot behind 600 Wyndhurst Avenue, the lack of a sidewalk dumps pedestrians accessing the site from Gladstone Road or the Stony Run Trail into the middle of the lot.

1. Improve the streetscape along Lawndale Avenue

a. Add wheel stops at current head-in parking spaces along Lawndale Avenue to prevent vehicular encroachment over the sidewalk.

b. Change the head-in on-street parking along Lawndale Avenue to parallel parking from Wyndhurst Avenue north to the edge of the current rear parking lot to allow for wider sidewalks

This will create a more attractive “front door” to Wyndhurst Station and improve connectivity between the front of the center and the shops along the rear courtyard

c. Add sidewalks and street trees for the full length of Lawndale Avenue on the west side up to the Roland Park Pool

This will promote connectivity to the pool, unify the various properties and provide shade

2. Improve the streetscape along Wilmslow Avenue north of Wyndhurst Avenue

Add a sidewalk along the edge of the parking bays in the rear parking lot at 600 Wyndhurst Avenue to provide the missing pedestrian connection between the existing sidewalk along the east side of the office building and Gladstone Avenue and the Stony Run Trail. Move the dumpster along

Wilmslow Road in the rear of the parking lot at 600 Wyndhurst Avenue to a more remote corner and screen it from view.

3. Promote traffic calming measures at the Stony Run

As a major neighborhood street linking Charles Street and Roland Avenue, with a hill at either end, Wyndhurst Avenue is prone to speeding, which hinders pedestrian safety when crossing the street at Wilmslow and Lawndale avenues. The City has installed traffic humps along Wyndhurst Avenue in an attempt to slow down traffic. Additional traffic calming measures, such as textured paving between the two trail heads and curb extensions to shorten the width of the pedestrian crossing, should be considered.

B. Enhance the area's function as a community meeting place and its relationship to the Stony Run and the Roland Park Pool

Wyndhurst Station and the Majestic Cleaners have a unique opportunity to create quality public spaces that would raise the profile of their respective properties and provide a venue to host informal and formal gatherings for customers and neighbors. At the front of Wyndhurst Station, a small, inefficient parking lot creates an unattractive first impression. Next to Majestic Cleaners, an existing parking lot projects a similarly unappealing image. Both of these spaces could be better designed to enhance the area while meeting parking needs.

1. Convert the small parallel parking lane in front of Wyndhurst Station into a landscaped plaza

A new plaza in front of Wyndhurst Station, like the generous sidewalks in front of Eddie's and Schneider's, would improve the image of the area, add a place for informal and formal gatherings, and create an area for tenant spill-out/merchandising. The plaza could accommodate seating and seasonal plantings to add color and beautify the front of the center, and should include pedestrian-scaled lighting and bike racks. Removing the front parking lot would likely require converting the adjacent on-street parking on Wyndhurst Avenue to time-restricted customer parking and a designated loading area in order to meet tenant needs (see Parking).

2. Convert the two parcels that make up the rear parking lot next to Majestic Cleaners into a more efficient parking lot and green space along the Stony Run

Head-in parking along Lawndale Avenue in this location would provide a more efficient use of available parking areas while freeing up the balance of the space for more useable green space that would buffer the stream. With community collaboration, the green space could be used as a setting for

outdoor programming, such as a community movie night. This green space could tie into efforts to create a more formal turnaround at the Roland Park Pool, which would allow a portion of the roadbed at the pool to be converted to an entry court to accommodate social programming and would provide a more attractive entrance and waiting area outside of the pool.

3. **Move the existing dumpster and screen it with an enclosure**

   The dumpster should be moved closer to Majestic Cleaners so it is less visible and should be screened with an enclosure and landscaping.

C. Optimize the use and availability of on-street parking

Parking is vital to the prosperity of merchants. The lack of time-restricted on-street parking around Wyndhurst Station hinders its success. Signage should be added to promote frequent turnover of those on-street spaces closest to Wyndhurst Station.

1. **Install two-hour maximum parking signs for all on-street parking between Blythewood Road and Keswick Road on Wyndhurst Avenue, as well as on the north end of Wilmslow Road and along Lawndale Avenue**

   Time-restricted on-street parking encourages employees to use parking lots or on-street parking that is farther away, freeing up the most valued parking for customers.

2. **Convert two on-street parking spaces in front of Wyndhurst Station to a loading area during peak hours to serve the florist and furnishings store**

3. **Define the on-street parking lanes along Wyndhurst Avenue from Blythewood Road to Wilmslow Road**

   Add curb extensions to calm traffic and beautify the landscape.

D. Improve the façades of commercial/retail buildings

Work with property owners to improve the façades along Lawndale Avenue to be in keeping with the historic character of the community and to give tenants higher visibility. Improve the signage throughout the area to be more in keeping with the character and scale of the building architecture.

E. Enhance the bridge over the Stony Run as a neighborhood gateway

The bridge where the Stony Run crosses Wyndhurst offers an important opportunity to demarcate entry into Roland Park, open up views of the Stony Run and enhance the continuity of the Stony Run Trail. The current guardrail could be modified to be more transparent—a wrought iron guardrail—and decorative lighting could be added. Textured paving and curb extensions at the

crosswalks that line up with the Stony Run Trail would improve pedestrian safety and signify entry. New signage should be installed to aid with way-finding (see Gateways).

F. Strengthen the connection to the Stony Run Trail along Wilmslow Road on the west side of the stream and at the Roland Park Pool

Support efforts to introduce the Stony Run Trail along the west side of the stream along Wilmslow Road and to connect the existing trail north of Gladstone Road with the trail south of Wyndhurst Avenue to provide an improved physical and visual link to the Stony Run (see Open Space chapter).

V. The Roland Park Shopping Center

The Roland Park Shopping Center was built along the community's main boulevard, Roland Avenue, in 1896 by Roland Park Company General Manager Edward Bouton. As the first planned shopping center in the United States, the Tudor style building is a national model for how to successfully integrate commercial/retail development in a predominantly residential community. Originally planned as an apartment and office building with a "community room" for civic functions on the upper level, shops were later installed on the ground floor to serve area residents, who lived some distance away from downtown commercial/retail areas.

While the mix of uses and tenants in the building has changed over the years, the center has always housed a signature restaurant tenant. One of the early tenants, the drugstore and luncheonette Morgan and Millard (also known as "The Morgue"), was a neighborhood fixture from 1913 until it closed its doors in the late 1990s. Today, the "anchor" tenant is the popular French bistro Petit Louis. The Roland Park Deli occupied the bottom level of the building from 1985 to 2010 and was one of the longest standing tenants. Various offices occupy the second floor.

The Roland Park Shopping Center is important to the neighborhood due to its history and attractive Tudor architecture, and its prominent location along Roland Avenue.

Recommendations

A. Support current owner in finding creative parking solutions

Due in large part to the success of Petit Louis, parking at the center is inadequate at certain times of the day. The lack of parking is an inconvenience for customers and may serve as a deterrent to new tenants.

1. Work with the property owner to improve parking for the site

Varying options would need to be evaluated carefully to ensure solutions are aesthetically pleasing and do not detract from adjacent residential homes.

B. Improve the pedestrian and cycling environment

The pedestrian environment along the north side of the upper parking lot and in the lower lot creates an unsafe condition for pedestrians and cyclists, who must walk or ride through a busy parking lot with limited visibility to access the center.

1. Explore widening the sidewalk in front of the center to allow for outdoor dining

2. Add a new sidewalk connection at the north side of the center

3. **Minimize the curb cut at the lower parking area on the north side of the center, adding screening to hide the view of cars and create a pedestrian buffer**
4. **Promote bicycling to and from the center by installing bike racks**
5. **Add landscaping where possible**

VI. Falls Road and Cold Spring Lane Commercial/Retail Area

The northeast corner of Falls Road and Cold Spring Lane serves as an important anchor at the perimeter of Greater Roland Park. Although historically part of Roland Park, it has been zoned for more intensive commercial/retail use and, as such, its character has taken on a suburban quality, with nondescript architecture and surface parking in front of commercial/retail establishments.

The intersection of Falls Road and Cold Spring Lane, adjacent to the on- and off-ramps for I-83, is heavily traveled and dominated by non-residential uses. At or adjacent to the intersection are Poly/Western, three gas stations, a used car lot, medical office building, retail strip center, national pharmacy chain and other commercial/retail establishments. The Cold Spring Light Rail Station is located just below the I-83 overpass.

The Falls Road and Cold Spring commercial/retail area could be significantly improved with a comprehensive redevelopment plan. Due to the large numbers of property and business owners, as well as the dominant presence of the high schools, however, such a redevelopment likely requires a long-term planning process. It also requires input from the several community groups from outside of Greater Roland Park that are impacted by this area. Successful redevelopment could include such measures as relocation of the light rail station, reclamation of parts of the underutilized Poly/Western parking lots, and upgrades to retailers and businesses operating in the area.

In the shorter term, however, several recommendations are made in this GRPMP, primarily focused on the northeast corner of Falls Road and Cold Spring Lane.

Recommendations

A. Initiate a comprehensive planning effort to improve the Cold Spring Lane corridor from the police station on the west side to Roland Avenue to the east and on Falls Road from Hillside Road to Woodheights Avenue on the south side

Due to its complexity and the multiple stakeholders involved, a task force for the long-term improvement and redevelopment of the area should be convened and led by the City. It should include representatives from the surrounding neighborhoods, as well as the schools, businesses, property owners, MTA and other stakeholders. Sufficient funds should be dedicated for a comprehensive planning initiative.

B. Improve Falls Road as a scenic byway and the third major spine of the neighborhood

Streetscape improvements and enhancements to pedestrian crossings along Falls Road would greatly enhance connections between Roland Park and Cross Keys, and improve the safety of students crossing from bus stops on the east side of Falls Road to schools on the west side. (See Transportation chapter.)

C. Reevaluate the zoning of Falls Road north of Cold Spring Lane, preventing further encroachment of commercial/retail uses and protecting remaining historic homes

The current zoning is B-3-1, changing to O-R-1 farther north on Falls Road. The appropriateness of this zoning designation and its permitted uses should be evaluated with the City, especially in the context of the Transform Baltimore rezoning initiative currently underway. Many of the original small frame houses from the Cross Keys neighborhood, a historically African-American area, have long been demolished, with the land converted to commercial/retail use. A few examples remain along Falls Road at the northern edge of the commercial/retail areas north of Cold Spring.

1. **Analyze zoning and recommend changes as part of the Transform Baltimore process**

2. **Track vulnerable properties**

   Set up a procedure to monitor and track land use changes, and to prevent residential properties from being converted to commercial/retail uses.

3. **Explore historic designation**

   Historic designation for the small wood frame houses would recognize their past but also discourage demolition for further commercial/retail redevelopment.

D. Pursue code enforcement at commercial/retail properties

Residents have expressed concern that current merchants do not comply with existing zoning requirements and therefore create an unattractive environment.

1. **Work with the City to ensure all current uses are permitted under existing zoning, and businesses are operating under authorized licenses, permits and regulations**

   Any violations should be reported and enforcement action taken.

2. **Ensure existing signage complies with zoning requirements**

   Sign standards should also be established to make the area more attractive.

GREATER ROLAND PARK MASTER PLAN

Infrastructure

Introduction

Most of Greater Roland Park was developed more than 100 years ago and the community contains infrastructure elements that date to that time, as well as new and replaced elements of the more modern age. The oldest infrastructure elements are probably the original road and gutter sub-bases that exist in some areas, many of which have been covered by new materials, and the older portions of the community's sewer system. Indeed, 1914 as-built drawings show 6-inch (in) sewer lines throughout most of the original Roland Park plats. In the past century, new technologies (e.g., electric and telecommunications service and street lighting) have been developed and installed. Stemming from its original placement and upgrade history, two main issues are apparent:

- Aging infrastructure is failing relative to its original design performance
- More modern infrastructure may not reflect the character of the community

In addition, the pace and magnitude of new infrastructure technological innovations in Greater Roland Park could be argued to be less than is warranted for a leading Baltimore community.

Scope

Infrastructure can generally have many definitions and include various hard assets. For this GRPMP, the following definition applies:

> *The fundamental and permanent facilities and systems (tangible assets) serving the community, largely owned, maintained, and controlled by external governing entities*[1]*.*

The types of infrastructure covered under this plan include:

- Wet and dry utilities, including:
  - Water distribution systems, including fire hydrants
  - Sanitary sewer systems
  - Stormwater management systems, including storm drains/inlets and outfalls

[1] Elements of infrastructure maintained by specific communities are not part of this planning scope. Examples include Roland Park's path system and private roads within Cross Keys.

    - Gas and electrical systems
    - Telecommunication and information technology systems
    - Underground conduit systems
    - Utility poles and aerial lines
- Streets, sidewalks, lanes (i.e., service roads, or alleys, at a property's rear access), curbs, gutters, paths and streetlights
- Fire, library and postal facilities

Infrastructure Responsible Parties

As part of ensuring the general upkeep and maintenance of existing infrastructure systems, it is important to know the responsible parties associated with these systems and to understand how they interact with each other. The following is a summary of the responsible parties associated with installation, inspection and maintenance of various infrastructure elements.

Wet and Dry Utilities

Water Distribution Systems, including Fire Hydrants: Baltimore City Department of Public Works (DPW) is responsible for maintaining all public water mains, valves, fire hydrants and private service connections up to and including the water meter and underground meter vault, which is typically located 2 to 3 ft behind the curb along the street. Property owners are responsible for maintaining the private service connection (lateral water line from the vault to the building). This includes both residential and commercial buildings.

Sanitary Sewer Systems: DPW is responsible for maintaining all public sanitary sewer mains, manholes and private service connections (lateral sewer line from the main to the building) in the public right-of-way or DPW easements. Current City standards require a cleanout on private property within 2 ft of the right-of-way or easement, as applicable. The cleanout allows DPW to maintain the house connection in the right-of-way or easement, which usually involves rodding or cleaning. Property owners are responsible for maintaining house connections from the cleanout to the building. Many older homes were constructed before the City required cleanouts be installed. DPW's policy for fixing problems associated with the house connection where there is no cleanout is that the property owner must demonstrate that maintenance has been performed and the problem exists in the public right-of-way or easement.

Stormwater Management Systems, including Storm Drains/Inlets and Outfalls: DPW is responsible for maintaining all public storm drains/inlets, lines, manholes and outfalls in the public right-of-way or DPW easements, as applicable.

Gas and Electrical Systems: BGE is responsible for maintaining all gas mains, valves, regulator stations and private service connections up to and including the gas meter at a building. BGE is also responsible for the electrical system up to the private service connection, including the meter.

Telecommunication and Information Technology Systems: Each service provider (e.g., Verizon, Comcast) is responsible for its telecommunications system up to the private service connection.

Underground Conduit Systems: Underground conduit systems provide the infrastructure for electrical (including street lighting) and telecommunications systems. They include conduit (concrete-encased when owned and maintained by the City), manholes and handboxes for pulling cable through the system. DoT owns and maintains the vast majority of underground conduit systems, and leases space to BGE and Comcast. Under a franchise agreement with the City, Verizon owns, installs and maintains its own conduit system.

Utility Poles and Aerial Lines: Utility poles may be owned and maintained by BGE, Verizon or Comcast, with the majority owned by BGE or Verizon. Comcast pays a fee to BGE for attaching its facilities to BGE's or Verizon's poles. Facilities attached to poles, including aerial wires, transformers, telecommunication cabinets and other equipment, are owned and maintained by the respective utility company (BGE, Verizon or Comcast).

Streets, Sidewalks, Lanes, Curbs, Gutters, Paths and Streetlights

Except in a few locations where RPR&M has jurisdiction, DoT maintains streets, sidewalks and lanes in the public right-of-way, which typically extends from the back of the sidewalk (on the property owner's side) across the street to the back of the sidewalk on the opposite side of the street. DoT is responsible for sidewalk and lane repairs; however, property owners are responsible for removing snow from sidewalks and community associations are responsible for removing snow from lanes.

RPR&M is responsible for paving, sweeping, trimming, edging, leaf and trash removal, and limited repairs and landscaping along the four miles of paths that exist in Roland Park.

Streetlights: Street and lane lights are owned by DoT. Under contract with DoT, BGE is responsible for energizing (installing cable to feed the lights), servicing and maintaining the lights.

Fire, Library and Postal Facilities

The Roland Park Fire House and Roland Park Library are owned and maintained by City agencies, and the post office is private property that is leased by the U.S. Postal Service (USPS). The contractual arrangement with the USPS for maintenance and upgrades is unknown.

Vision Statement

To provide adequate and modern infrastructure in Greater Roland Park, and to be a leader among City communities in applying new, sustainable infrastructure technologies to improve the lives of our citizens without diminishing the history and beauty of our intentionally planned garden community.

Guiding Principles

Greater Roland Park seeks to:

I. Create a safe environment for its residents and visitors through infrastructure that promotes safety and well-being

II. Relentlessly press for accountability by designated infrastructure authorities to repair and maintain existing assets (and the processes to manage those assets) to tolerable levels

III. Encourage infrastructure improvements that:

- Restore or augment the historic character of the community
- Create greater environmental, social or economic sustainability
- Take advantage of new technologies that offer community benefits

Mission

A primary mission for infrastructure planning is to ensure that the proper infrastructure assets exist in the community, and that they are properly maintained and repaired. The mission does not include reconfiguring or adding entirely new elements to existing infrastructure (e.g., reconfiguring roads or building new pedestrian bridges, actions that are addressed in the Transportation and Livability chapters), but it does include ensuring the condition of existing roads and bridges is properly maintained. Further, the infrastructure mission does not include the service provided by the fire, library or postal facilities that are included in the infrastructure of Greater Roland Park, but it does address the maintenance of those facilities.

Table 5.1: Infrastructure Implementation Summary

Problem/Issue	Recommendation	Priority	Timeframe	Responsible Party
I. Managing the maintenance process				
a. Various elements of existing infrastructure are failing	1. Establish an Infrastructure Repair and Improvement Committee (IRIC)	Critical	Immediate	GRP
	2. Identify, catalog and prioritize failing elements and their repair, and communicate with infrastructure owners and their agents to affect assessment and responsive repair	Critical	Mid-term	GRP
	3. Develop and execute an MOU with the City			
	4. Track status and report on progress			
	5. Establish a community reporting system to aid in planning			
	6. Oversee implementation of discrete infrastructure initiatives and improvements including design reviews	Critical	Short-term	GRP/Public
		Critical	Short-term	GRP
		Very Important	Mid-term	Public/GRP
		Very Important	Mid-term	GRP
II. Wet and dry utilities				
a. Water distribution system is aging	1. Carefully monitor potential problems	Important	Short-term	Public/GRP
	2. Map locations of fire hydrants, and test, replace and maintain them annually	Important	Short-term	Public
b. Sanitary sewers persistently leak in certain areas	1. Prioritize areas with persistent problems or at high risk for problems for repair	Critical	Short-term	GRP/Public
	2. Coordinate with other City right-of-way improvements (being mindful of tree root conflicts)	Critical	Short-term	GRP/Public
	3. Encourage property owners to install cleanouts (being mindful of tree root conflicts) and to report problems	Critical	Short-term	GRP/Public
c. Coordination with the City	1. Develop protocol and understanding with appropriate City agencies	Critical	Short-term	GRP/Public

and City taking responsibility for sewer leaks and basement back-ups is a continuing problem				
d. Stormwater management, with eventual discharge to the Stony Run and Jones Falls, may be improvable	1. Develop a committee to investigate and test best management practices, including outfall modifications, green alleys and green curb extensions 2. Routinely inspect upstream of the Wyndhurst culvert and remove blocking debris to minimize flooding 3. Encourage property owner education about minimizing run-off	Important Very Important Important	Mid-term Short-term Short-term	GRP/Public Public/GRP GRP
e. Electrical reliability substandard in certain areas, and overhead lines impair the community aesthetic	1. Track problem areas 2. Convert overhead lines to underground conduit	Very Important Very Important	Mid-term Long-term	BGE/GRP Public/GRP
f. Telecommunications systems are substandard	1. Track problem areas 2. Advocate for more modern technology (e.g., community-wide WiFi or fiber optics system)	Very Important Very Important	Mid-term Mid-term	GRP/Public GRP/Public
III. Streets, sidewalks, lanes, curbs, gutters and paths				
a. Streets and lanes are deteriorating	1. Develop strategy with City to prioritize remilling and repaving 2. Clarify and enforce policy as to responsible parties for funding lane repaving	Critical Important	Short-term Short-term	GRP/Public GRP
b. Curbs, gutters and sidewalks in poor repair can create hazards	1. Develop strategy with City to prioritize replacing deteriorated curbs, gutters and sidewalks	Critical	Mid-term	GRP/Public
c. Lighting in areas may not be appropriate, historically correct or optimally sustainable	1. Adapt (e.g., light shields), add or remove lighting where inappropriate 2. Install historic acorn fixtures, especially along Roland Avenue	Very Important Very	Mid-term	GRP/Public

	3. Install energy-efficient light-emitting diodes	Important Very Important	Short-term Mid-term	GRP/Public GRP/Public
d. Failure of bridges and walls would create a community hazard	1. Routinely inspect and maintain bridges and walls	Important	Short-term	Public/GRP
e. Storm drain inlets are a hazard to bicycle traffic	1. Retrofit inlets with bicycle-friendly grates	Very Important	Mid-term	Public/GRP
IV. Fire, library and postal facilities				
a. Facilities deteriorate over time	1. Continually advocate for upkeep and upgrades of fire, library and postal facilities	Very Important/ Important	Short-term	GRP/Public

Analysis of Problems, Issues and Opportunities

I. Managing the Maintenance Process

A. While planning new infrastructure initiatives or substantial improvements to existing infrastructure is an important element of this Master Plan, maintaining existing infrastructure is a more diffuse, but persistent, challenge that contributes to substandard infrastructure conditions. Factors that contribute to and compound the difficulty of approaching infrastructure maintenance and repair throughout the Greater Roland Park area in a holistic manner include the multiple:

- Types of infrastructure
- Incidences of infrastructure element failures or degradation
- Problems developing over time
- Emergencies (e.g., sewer line leaks)
- Affected parties and neighborhoods
- Owners (and their agents) of community infrastructure

Since the current set of largely uncoordinated City-, community- and property owner-based systems do not appear to be preventing or reducing infrastructure problems or improving responsiveness to emergencies, approaching this challenge holistically is needed to affect positive change by leveraging the community's unified advocacy.

Recommendations

1. Establish an IRIC, comprised of representatives of each Greater Roland Park area neighborhood. The representation, governance and authority of the committee would need to be established by the neighborhood associations of each neighborhood in Greater Roland Park. The general mission of the IRIC would be to create and execute methods, policies and procedures to:
   a. Identify[2], catalog[3] and prioritize the repair of [4] failing elements and their repair, and communicate with infrastructure owners and their agents to affect assessment and responsive repair

[2] Requires that problems be identified by infrastructure owners (e.g., the City, BGE, Verizon) or members of the community. For the latter, methods need to be established that can be executed by volunteer lay-persons and are sufficiently quantitative to allow the IRIC to establish the need for and prioritize repairs to be made by infrastructure owners.

[3] Requires a system for managing the data (e.g., a Geographic Information System).

b. Develop and execute an MOU with the City, with new working policies to improve coordination and enhance expectations
c. Track status and report on progress
d. Establish a community reporting system to aid in planning
e. Oversee the implementation of discrete infrastructure initiatives and improvements[5] contained in or resulting from this Master Plan on behalf of Greater Roland Park
    - Initiate infrastructure improvement advocacy with the appropriate authorities and maintain liaison through the project development cycle
    - Review and comment on standard 60%, 90% and 100% design packages for City contracts involving Greater Roland Park infrastructure to assure conformance with this Master Plan and community standards

One overarching objective of the IRIC, with backing from the Greater Roland Park community, would be to instigate a paradigm of accountability from infrastructure owners. Multiple infrastructure owners will need to be factored into this effort, including several different City departments (e.g., DoT for streets and lanes; DPW for sewer, water and stormwater management systems) and private enteritis (e.g., BGE for electric systems). Steps beyond that fundamental, initial step are detailed in the following sections.

II. Wet and Dry Utilities

A. Water Distribution Systems, including Fire Hydrants: Water lines generally run under roads and lanes, and are maintained and repaired as failures occur. It appears that the original network was constructed as part of the original Roland Park, as depicted in 1931 as-built utility drawings. Portions have been upgraded or replaced over the past century. Other than occasional ruptures of larger mains serving the community, no persistent water outages have yet plagued the community. The fire hydrants are generally in good repair.

Recommendations

1. As the potential for water line problems (particularly water main ruptures) increases as the system ages, the community should carefully monitor the system for signs of outages and line failures that require system-wide repairs rather than spot repairs

2. Inventory fire hydrants, noting their location and condition (relative to design specifications), and periodically test hydrants.

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[4] Requires weighing potential impacts (e.g., health, safety). For example, sewer leaks and basement backups that cause acute health impacts would be weighted more heavily than potholes that cause property damage impacts.

[5] Including future road; green alley; sewer, water and stormwater management system; and lighting improvements.

B. Sanitary Sewer Systems: Underground sewer pipe breaks and blockages, caused by aging, are among the most serious infrastructure problems facing the community. These breaks and blockages cause raw sewage to back up into basements, streets and streams. These events cause damage to property and impact public health and the environment.

A number of physical factors contribute to breaks and blockages. As depicted by 1914 and 1931 as-built utility maps, sewer lines were part of the original development of Roland Park. Lines run under roads, sidewalks and lanes, and along topographic drainage areas (e.g., streams), and are constructed of 6-in diameter clay, short-span sections with bell joints. A few 8-in lines exist at major downgradient areas, such as along Falls Road and W. University Parkway. (As-built maps also show a sewage treatment facility where the Poly/Western fields now exist, presumably that discharged to the Jones Falls.) Although clay pipe is inert, resistant to corrosion and expected to have a long life, the integrity of the piping has been compromised by the physical environment in which it exists. First, shorter pipe sections have more joints, which are vulnerable to leakage or infiltration of surface water runoff. Second, clay is more susceptible to breakage than some other modern pipe materials. Third, as settlement occurs over decades, the bell joints connecting the pipes can separate, causing leakage out of the sewer line or infiltration of runoff into the sewer line. Settlement can also cause pipes to break. Fourth, many curved pipe-lays exist in Roland Park, some of which are very sharp. This is a result both of the practice at the time and of the curving nature of many of Roland Park's roads, under which sewer lines were built. Curves, particularly sharp ones, make for less-than-perfect joint connections and can exacerbate bell-joint leakage. Finally, trees have matured in our well-established garden community, and their roots have grown into pipes and caused failures and blockages.

Problems with service also exist. Although many breaks and blockages are addressed in a timely manner by DPW, many are not. This is often apparently due to DPW making incorrect initial determinations as to the cause of the break or blockage. (DPW is not responsible for problems that do not originate on City property; these are the property owner's responsibility.) When it is later determined that the problem is in the City right-of-way, repair response time has been affected. As time is of the essence, particularly when dealing with basement backups, delays of this nature greatly exacerbate both physical damage and exposure to a potential human health concern.

Many Roland Park properties do not have property-line inspection cleanouts because that feature was not common when the community was originally developed; therefore, DPW sewer inspectors sometimes cannot access all DPW-owned sewer infrastructure. (DPW's inspection practice used to allow inspectors to enter private property, like basements, so a property-line cleanout was not necessary, but property access rules have apparently changed.) DPW has often cited failure on the part of property owners to clean out property lines as the cause of a problem; however, since basement backups are typically of greater volume (often measured in feet of basement flooding) than the affected property could generate (meaning flooding is from sources other than the property) and sewer line connections to other properties are always on City property,

logic dictates that backups of greater than a few inches are always caused by sources outside the property and are, therefore, DPW's responsibility. Additional frustration is caused when property owners' rightful claims for DPW-caused problems are denied by the City's legal department due to a lack of backup history. This notion is counter to common knowledge across the community and with DPW authorities, which is that the aging system has problems (described above). No satisfactory solution to this situation has yet been formulated.

Recently, DPW has repaired spot piping problems and attempted to improve systemic problems. In 2008, DPW applied a root herbicide in many areas in the community with some apparent success (i.e., fewer blockages), and manholes have been inspected and repaired as part of an Environmental Protection Agency consent decree. Breaks and blockages persist, and the applied solutions, while partially effective and appreciated, at best buy time. The basic sewer line construction and configuration remain a fundamental problem.

Recommendations

The scale of improvements needed to restore design functionality to the sewer lines is a critical factor in the feasibility (and fiscal reality) of implementing solutions. Because so much community attention tends to focus on failed sewer sections, of which there are many, a layperson might conclude that the entire piping system should be replaced; however, it is important to note that many sections appear to be functioning as designed, obviating the need for the wholesale replacement of the entire system. To address the physical sewer problems, only troublesome pipe-lays (i.e., line runs of hundreds of feet) of the existing system should be upgraded, perhaps over the next decade. Pipe-lay replacements should be prioritized to address areas of persistent surface leaks and basement backups. Secondarily, replacements should be targeted to high-risk pipe-lays that have not yet exhibited the degree of problems observed elsewhere. It appears inevitable, based on recent history, that other high-risk areas (e.g., pipe-lays in curved or heavily-wooded areas) begin to fail (they may already be failing, but discharging only to the subsurface, rather than to basements or the surface). As disruption in the right-of-way can be significant with sewer line work (unless less intrusive *in situ* methods can be used), pipe-lay replacements should be timed with periodic road maintenance or other significant right-of-way work. While this plan is being developed and implemented, spot repairs and periodic root treatments should continue.

Future tree planting, as described in the Streetscape chapter, should consider as-built sewer line layout. The primary objective should be to minimize the possibility of future root intrusion from new trees to sewer lines, because roots can exacerbate leakage and backups. A secondary objective would be to minimize possible damage to new trees if the sewer line requires excavation. (Indeed, trees should not be planted over any existing underground utility.) At a minimum, deep-root rather than shallow-root trees

should be planted, and trees should be planted no closer than 10 ft from existing sewer lines.

Although private property improvements are not within the scope of this chapter, a homeowner awareness program is recommended to educate Greater Roland Park residents in the steps they can take to mitigate sewer system problems:

1. Construct a property-line cleanout so DPW workers responding to leaks and blockages can access all of the City's lines

2. Perform routine maintenance on sewer lines on their property

3. Consider utility line locations when improving their property, including when planting trees and shrubs

4. Use water conservation techniques (e.g., rain barrels) to minimize property runoff from infiltrating into local, leaky sewer and stormwater lines

The service problems, which are complex and involve multiple constituencies, require that a cooperative understanding be developed between the neighborhoods in Greater Roland Park and City agencies. A process, building on the City's existing 311 system, but incorporating other elements like legal responsibility, could be established specifically for Greater Roland Park and captured in an MOU.

C. Stormwater Management: While Roland Park was developed prior to stormwater management regulations, the community has taken steps to provide natural, sustainable, environmentally conscious conveyances and flood control measures to mitigate flooding and erosion. The two key stormwater conveyances in Greater Roland Park are the Stony Run and Jones Falls .

Stormwater management refers to the treatment of stormwater runoff *quantity* and *quality*. Greater Roland Park provides minimal stormwater management, primarily as a result of development in the early 20th century prior to regulation. Stormwater runoff is typically conveyed through street inlets (which are discussed further in the next section, Streets, Sidewalks, Etc.), through a system of underground piping similar in layout (but generally in larger diameter) to the sewer line system, with direct discharges ("outfalls") to the Stony Run or Jones Falls. Oils, grease, metals, debris, road salt, fertilizers, pesticides, sediment and other pollutants are washed from roads, parking lots, rooftops and other impermeable surfaces. This pollution is carried directly to water bodies, affecting their ecological and biological systems.

The recent restoration of the Stony Run by the City affords important ecological, aesthetic, recreational and water quality benefits to the waterway. The replacement of retaining walls with boulders and riprap, development of riffle-pool sequences, control of invasive plant species, installation of vegetative plantings, excavation of confining stream banks to create a wider floodplain and development of natural habitat and bioengineering measures along the stream banks all provide both water quality

treatment—by slowing the effects of erosion and providing a vegetative filter—and additional hydraulic capacity to buffer flooding . Hence, the Stony Run restoration addressed the both quantity and quality of Greater Roland Park area runoff.

One stream feature that was not modified for the Stony Run restoration was the existing culvert under Wyndhurst Station and Wyndhurst Avenue, connecting upstream (north) and downstream (south) portions of the Stony Run. This culvert provides a "pinch-point," which could exacerbate flooding during rain events (a quantity problem) (see Figure 5-1).

Some flooding has been reported even after the restoration, possibly due to debris blockage at the upstream culvert.

Recommendations

Volunteer experts from Greater Roland Park should first locate and assess the condition of each outfall in the community, and should determine the potential for best management practice (BMP) upgrades. The feasibility of BMP upgrades should then be communicated to DPW for consideration. As deteriorating storm drain infrastructure is periodically repaired and replaced by DPW, opportunities to provide BMP end-of-pipe water quality treatment should be evaluated by the City, with planning input by Greater Roland Park. The City could provide water quality treatment improvements without significant cost increase if they are implemented in conjunction with standard storm drain improvements. For instance, where feasible, outfalls could be reconstructed to stop short of discharging directly to the waterways, outfalling instead to vegetated swales, micro-bioretention areas, constructed wetlands, infiltration berms or other BMPs to promote vegetative filtering, absorption of organic matter, infiltration to native soils, biological uptake and sedimentation.

Greater Roland Park should monitor flooding incidents in the Wyndhurst area and engage DPW if significant problems persist.

The community should require that future redevelopment of commercial/retail or institutional property involves the implementation of low-impact development BMPs to promote water quality, sustainable design, innovative stormwater management and environmental integrity.

Greater Roland Park should advocate for the construction of green alleys, mentioned earlier in this chapter, and green curb extensions, mentioned in the Transportation chapter. These features can also improve stormwater management.

Although private property improvements are not within the scope of this Master Plan, a homeowner awareness program is recommended to educate Greater Roland Park residents in the steps they can take to improve local stormwater management:

1. Use on-property water conservation techniques (e.g., rain barrels) to minimize property runoff *quantity* and improve runoff *quality* to the Stony Run and Jones Falls

2. Remove leaf and other litter around storm drains on their streets and lanes

D. Gas and Electric Systems: The community's electricity is primarily supplied by two substations. The Cold Spring Lane Substation, west of I-83, is being rebuilt to address aging equipment and to increase capacity, with completion scheduled for 2014. The Falls Road Substation, just north of Lake Falls Village, is scheduled to be rebuilt by 2016 to increase capacity. These projects and dates are based on BGE's current plans and are subject to change based on future needs. BGE plans capital projects on a rolling five-year cycle.

There is a mix of overhead and underground electrical service throughout Greater Roland Park. Figure 5-2 shows the overhead service as solid lines and the underground service as dashed lines. Almost all of Roland Park north of Cold Spring Lane has overhead service, and almost all of the community south of Cold Spring Lane has underground service. BGE does not plan to make any overhead-to-underground conversions, which are extremely costly, especially in an established area like Roland Park.

In certain areas, residents report frequent electrical outages. Based on some general power industry predictions of outage problems increasing in the coming years, residents are concerned that local outage problems will get worse. BGE has provided detailed reliability data on all the feeder lines that serve Greater Roland Park, and the results for the two main lines are summarized in Table 5.2. Note that these figures include some service outside of Roland Park (Feeder 8004 includes the area between the Stony Run and Charles Street that is south of Cold Spring and north of Tuscany Canterbury). BGE uses this data to identify problem areas.

Table 5.2: BGE Feeder Lines Serving Greater Roland Park

Feeder Line	Service	Average number of outages per customer	Average time a customer was out of service (hours)
8004	Roland Park east of Roland and north and south of Cold Spring	3.85 in 2008 2.35 in 2009	3.07 in 2008 0.81 in 2009
8010	Roland Park west of Roland	1.79 in 2008 0.27 in 2009	0.82 in 2008 2.61 in 2009

BGE is responsible for maintaining all gas mains, valves, regulator stations and private service connections up to and including the gas meter at a building. Outages and incidents resulting in damage are extremely rare.

Recommendations

Develop a system for monitoring services (e.g., through community representatives), that would involve a database to provide a more detailed record to BGE and the community.

Converting all electrical service to underground is a long-term project that is too expensive at the moment, but individual homeowners can have electric lines placed underground at their expense to improve the scenery of their lot. Explore cooperative agreements among customers wanting underground service to their homes to reduce the price.

E. Telecommunication and Information Technology: Over the past decade, advances in high-speed broadband service and wireless technology have changed the landscape of what is available for telecommunication, TV and Internet requirements. Predictions are that, within the next five years, many homeowners will eliminate their traditional landline phone service and move to either cellular or broadband voice over Internet protocol (VOIP) services.

Comcast is the only franchise in the City providing cable TV service, which means that, by law, it must provide quality service to any City customer. Comcast is currently upgrading its entire infrastructure in the City to an "all digital" network that will provide expanded services to its customers. The company's goal is to be an "anywhere/anytime" content provider, delivering content to wherever a customer wants to receive it (e.g., PC, TV, phone, PDA).

Other companies providing TV service in the City include DirectTV (DTV) and Dish. DTV is installed and billed by Verizon, which offers special "service packages" that bundle DTV with phone and Internet services if fiber optic service (FIOS) is not available. However, DTV is not a regulated service offering or a product that Verizon owns, and Verizon could discontinue it at any time. While it is doubtful Verizon would do that, it could choose not to renew existing contracts, particularly where FIOS is available in the City.

FIOS is Verizon's fiber-based television, Internet and VOIP offering that competes with Comcast's offerings, but it is not franchised in the City at this time. Verizon is currently working on a business plan to determine what cities will be offered franchises in the 2012 timeframe. If Verizon gets a franchise for FIOS in the City, it will need to install fiber to every service location.

Over the past five years, cellular phone service has grown at a phenomenal rate, and it is no longer a given that a household will retain a landline. Recently, Verizon announced a 4.9 percent loss in landline revenue and a growth of more than 5 percent in wireless revenue. This signals that wired technology is decreasing and wireless technology

continues to replace it, along with increasing provision of phone service over broadband TV or data networks. Additionally, there are many ways to make phone calls today. One of the newest ways to access the Internet is using broadband air cards in cell phones or "tethering" your cell phone to your computer for Internet access. Skype is a commonly used service that can be accessed via the Internet, typically for long distance and especially international calling. It is a very inexpensive alternative to keep in touch with family and friends.

Cellular service is expected to change dramatically in the next several years. Today, Verizon and AT&T are the largest carriers with the most coverage areas. Comcast and the cellular carriers seem to be investing in the City and have a fairly robust service offering. Sprint/Nextel and T-Mobile struggle for 3rd and 4th place. There are more than 80 cellular carriers in the country. Many buy bulk service from the main providers and re-sell it to end users, by way of disposable phones, limited calling plans and very specific service offerings. There was a recent auction to sell off frequencies no longer needed. The outcome was that Verizon bought the licenses for this spectrum, but committed to "open up" their networks to allow for devices to be used across networks. Google and others have been watching the cellular space, and Google has a huge interest and investment in the cellular space that could change the landscape considerably over the next several years. Comcast and the cellular carriers seem to be investing in the City and have a fairly robust service offering. (Note: Deborah Cantrell of Johns Hopkins Information Technology provided this information.)

Recommendations

Develop a system for monitoring services (e.g., through community representatives), with a database to provide a more detailed record to improve access and reliability.

Bill Roberts, president of Verizon Maryland, and Tabb Bishop, vice president of Government Affairs for Verizon Maryland, advocate bringing FIOS to the City. If the community is interested, RPCL should draft a letter stating its desire to bring FIOS to the City, specifically to the Greater Roland Park area, and stating the business case for advancing technology in this area.

Consider the alternative of establishing a community-wide Wi-Fi.

III. Streets, Sidewalks, Lanes, Curbs, Gutters and Paths

The Streetscape chapter of this Master Plan includes design standards for streetscape elements, including landscaping, signage, paving (e.g., sidewalks, crosswalks, pedestrian ramps, curbs, gutters) and street furnishings (e.g., tree grates, benches, trash receptacles). This section addresses the infrastructure elements of Greater Roland Park's streets, sidewalks, lanes, curbs, gutters and paths.

A. **Streets:** Streets in Greater Roland Park are primarily constructed of bituminous concrete (asphalt) paving. All streets should have a hard, dustless surface, free of holes, ruts or

other evidence of structural failure. When pavements are structurally adequate, they provide smooth riding without frequent maintenance. With frequent patching, traffic is disrupted and higher overall costs result.

Recommendations

Greater Roland Park should encourage DoT to be vigilant in milling and resurfacing roads that show degradation.

B. **Sidewalks:** In Greater Roland Park, concrete sidewalks of various widths are of standard design. Sections near mature trees are susceptible to root-heave, causing tripping hazards and impeding pedestrian traffic. Also, incorrectly replaced sidewalks can create ponding, impeding pedestrian traffic and creating slipping hazards.

Recommendations

Greater Roland Park should encourage DoT to replace heaved and ponding sidewalk sections to eliminate hazards, and to widen sidewalks in certain areas (specified in the Streetscape chapter). Although landscaping and verge handrails are outside the scope of this chapter, RPR&M should educate homeowners on proper landscaping (e.g., trimming vegetation along sidewalks) to avoid hindering pedestrian traffic, as well as on correct handrail design.

C. Lanes: Lanes serve a variety of purposes. They provide access to the backs of properties, and for utility services and trash and recycling removal services. Most lanes are constructed following DPW standards, with concrete paving and a “V” section with 4 percent cross-slopes draining to the center. The condition of lanes in the community varies from excellent to poor, and the process for repairs is not well understood, partly due to confusion over which is the responsible party. As stated above, except in a few locations where RPR&M has jurisdiction, DoT maintains lanes in the public right-of-way and is responsible for repairs.

Recommendations

The Greater Roland Park community should clarify lane ownership, maintenance and responsibility issues with residents. The DoT should, when making repairs, use material (i.e., concrete) that is in keeping with the historical look of the community.

It is further recommended that the City consider installing green alleys in locations that meet the following criteria: areas near stormwater outfalls where stormwater would otherwise be untreated prior to discharge and areas where underground utilities will not conflict with the operation of the green alley.

The City of Chicago pioneered green alley construction and may other municipalities are following suit. Since 2006, more than 80 green alleys have been installed in Chicago. A green alley is identical to a standard alley on the surface, but has a 4-ft section of porous concrete paving in the center. Porous concrete can be designed to the same structural

standards as plain concrete and is adequate for low-volume traffic that may include high axle loads, such as garbage and fire trucks. The porous paving allows for the infiltration of stormwater runoff, improving water quality, reducing runoff and promoting groundwater recharge.

Typical porous concrete can achieve 288-inch per hour (in/hr) to 770-in/hr flow rate through the paving. Even if the paving is 90 percent clogged, it could still handle a 10-year storm event. The limiting factor is the ability of the soil under the paving to absorb the water at the rate it comes through the porous concrete. To address this, green alleys should include a reservoir under the porous concrete to store the stormwater until it can percolate into the soil. An under drain system should be included in the gravel section to allow the stormwater to drain should the soil become saturated. A typical green alley section is shown in Figure 5-3.

D. **Curbs and Gutters:** Curbs and gutters are predominantly of standard concrete design, and conditions vary from excellent for new sections to poor where curbs have physically degraded. One small section of Roland Park (a portion of St. Johns Road) has a historically correct, swaled, river stone gutter (without a curb). The commercial/retail area around Eddie's on Roland Avenue has granite curbs.

Recommendations

Greater Roland Park should encourage the DoT to replace degraded sections of concrete curb as conditions warrant and to retrofit commercial areas with granite curb (per the recommendations in the Streetscape chapter). Although the historic gutter has aesthetic appeal, it does not function as well as the modern curb and gutter arrangement, nor is it as economical. Where function and cost are not an issue, the historic gutter should be restored.

E. **Streetlights:** Existing public street and lane lights in the Greater Roland Park area are generally comprised of four styles: aluminum pole with cobra head fixture (see Figure 5-4), wooden pole with cobra head fixture (see Figure 5-5), GE aluminum luminaire, which is also referred to as a "flat hat" (see Figure 5-6), and Baltimore Victorian Acorn (see Figure 5-7). Of the streetlights accepted by DoT and BGE, the Baltimore Victorian Acorn is most compatible with the community's early 20th century architecture.

Lighting serves a functional role by illuminating public rights-of-way to provide the safe passage of vehicles and pedestrians. Light quality can also strongly affect the character of a community. Excessive or harsh light creates an environment that seems inhuman. Inadequate light creates an environment that feels unsafe. The size and scale of lights and light poles also affect the character of the streetscape. Light fixtures scaled to the movement of cars suggest to pedestrians that they are in a car's environment and may not be safe, thereby creating a less comfortable pedestrian environment. Pedestrian-scaled lights create a more comfortable environment and complement the historic architecture in Greater Roland Park.

The Baltimore Victorian Acorn is more efficient than the GE luminaire, achieving the same illumination with a lower wattage bulb and reducing energy consumption.

The taller cobra head and Baltimore Victorian Acorn poles often cast light into upper floor windows of adjacent homes. Both can be fitted with house-side shields to prevent light trespass (unwanted light entering an adjacent property) or glare. The Baltimore Victorian Acorn should also be fitted with a semi-cutoff shield to minimize light pollution at night.

Recommendations

Identify areas with too much lighting, along with mitigation options. Retrofit existing lights that contribute to light trespass and light pollution at night with shields.

Identify areas with insufficient lighting. Add lights to help ensure the safety of pedestrians.

When GE luminaires are replaced, install Baltimore Victorian Acorn lights. To maintain uniformity along a street, replace all lights in the block. The foundation and 11-in diameter anchor bolt circle for the two lights are identical, resulting in a relatively inexpensive improvement because only the pole and light fixture need to be replaced.

Given Roland Avenue's role as the main boulevard for Greater Roland Park, prioritize replacing the existing aluminum pole and cobra head fixtures with Baltimore Victorian Acorn lights, particularly between Cold Spring Lane and Wyndhurst Avenue. While cobra head lights may need to remain at key street intersections (e.g., Roland and Cold Spring and Roland and Northern Parkway) to provide sufficient illumination for vehicular safety, it is important to install uniform lighting along Roland Avenue that is compatible with the historic architecture, pedestrian-scaled and more energy-efficient.

For any significant DoT or other street reconstruction projects involving the installation of new lights, the City should prepare photometric studies to ensure a relatively consistent and appropriate illumination level of the streets and sidewalks.

In the longer term, the City should consider adopting more energy-efficient street lighting, using, for example, LEDs.

F. Bridges: Several bridges span busy streets and natural waterways in Greater Roland Park. The bridges accommodate pedestrian and vehicular traffic, providing a safe means of travel for both.

Two pedestrian bridges were built in 2002—one across Roland Avenue between RPCS and Gilman (see Figure 5-8) and one across Northern Parkway between Gilman and Bryn Mawr—allowing students to navigate between the campuses safely, without having to cross these busy streets. Pedestrian bridges also span the Stony Run (see Figure 5-9), connecting residential and institutional areas to the park and trail systems.

Three vehicle bridges cross the Stony Run. W. University Parkway crosses the Stony Run on an arch bridge and Cold Spring Lane crosses the creek on a girder bridge. There is another girder bridge at the entrance to Linkwood Apartments, connecting Linkwood Road to the apartment complex.

Each bridge is located in the City right-of-way and the City is responsible for bridge maintenance.

Recommendations

Greater Roland Park should encourage the City to regularly inspect and maintain all bridges.

Greater Roland Park should encourage the City to maintain the hydraulic capacity of bridge openings on the Stony Run by regularly clearing them of debris. The City should also abate graffiti and other forms of vandalism as needed.

G. **Walls:** There are retaining walls of varying heights and materials throughout Greater Roland Park (see Figure 5-10). They vary from small modular block walls used to level tree wells on a sloped surface, to large engineered, anchored walls, like the one adjacent to the Roland Avenue pedestrian bridge. Retaining walls could also include gabion baskets used as erosion control in restrictive cross-sections of the Stony Run, such as at culvert or bridge openings.

   Retaining walls prevent downslope movement or erosion, provide support for vertical or near-vertical grade changes and conform to existing topography to maintain the character of Greater Roland Park. Due to the topographic diversity in Roland Park, retaining walls are often used to terrace slopes to provide usable landscaping and building areas. In addition to the structural properties of retaining walls, they can also incorporate aesthetic considerations, such as material, form, texture, color, shape, scale and proportion.

   Recommendations

   DPW should regularly inspect and maintain all retaining walls within the rights-of-way. Retaining wall material should be consistent with the early 20th century architecture of Roland Park (i.e., masonry and stone versus vinyl and steel).

8. **Storm Drain Inlets:** Storm drain inlets on Greater Roland Park's streets and lanes collect surface run-off and transmit it into the stormwater management system. Some inlets are built into curbs and feature a gap at the curb-road junction that allows water to drain, but many others are flush with the road surface. The flush inlets have grates that prevent large debris from entering the stormwater management system. The grates with slots that are parallel to the road can trap bicycle wheels and cause accidents (see Figures 5-11 and 5-12). Those with perpendicular slots are bicycle-friendly (see Figure 5-13).

Recommendations
Greater Roland Park should encourage the City to replace parallel slotted grates with bicycle-friendly grates.

III. Fire, Library and Postal Facilities

Public Buildings: The three public buildings in Greater Roland Park are the firehouse, library and post office. The City owns the first two, and the post office is leased by the USPS from a private owner. The library underwent a renovation that was completed 2007 and is in excellent condition. The exterior and lobby area of the post office appears to be adequately maintained. The City has made extensive repairs to the exterior and interior of the firehouse, which was built in 1899. The RPCL and RPCF raised funds for the renovation of the firehouse kitchen, a project that was finished in May 2010. In 2009, the State of Maryland issued an $110,000 bond to the City to renovate the second floor of the firehouse. That project is being managed by the City's Design and Construction Division and should begin in the summer of 2010.

Recommendations
Greater Roland Park should periodically check on building conditions, and maintain liaison with the appropriate City agencies regarding the maintenance and repair of these public buildings.

GREATER ROLAND PARK MASTER PLAN

Livability

Introduction

From its inception as a pioneering streetcar suburb, Roland Park was designed to be a beacon of healthful living. Promotional brochures touted its "modern infrastructure," "delightful scenery" and many features that supported community life, including churches, schools and recreational and commercial amenities. The community's success has been closely tied to its **livability—**residents' access to a variety of housing types, natural areas and open space, commercial amenities, many education and transportation options, and an effective internal governance structure. These characteristics have been an important aspect of Roland Park's history and are essential to preserve and build upon in our future.

Roland Park is surrounded by other established neighborhoods. Together, the Greater Roland Park neighborhoods have provided leadership by example in arenas such as innovative public education and the kind of public/private partnerships that have supported the retention and expansion of the Roland Park Library, the renovation of the Roland Park firehouse and the pilot Seven Geneations/Ciclovia event.

Residents consider the more intangible, community-based aspects of "livability" as equally important elements to the physical characteristics of the area. The community sets a high value on its ability to organize its economic, environmental and social capital in ways that continue to serve its residents and the greater Baltimore area. These characteristics are addressed in this chapter.

Vision Statement

To strengthen a sense of community by having places, services and activities that serve all—youth, adults, seniors, families, people with disabilities—and provide a safe, nurturing and sustainable environment.

Table 6.1: Livability Implementation Summary

Problem/Issue	Recommendation	Priority	Timeframe	Responsible Party
I. Quality of Life				
a. Protect and enhance essential public facilities	1. Roland Park Firehouse			
	a. Complete renovations and learn City's current and future plans for the firehouse	Critical	Short-term	GRP/Public
	b. Advocate against rotating closures, and loss of equipment or personnel	Critical	Short-term	GRP/Public
	c. Advocate for public/private fundraising to ensure a modern, comfortable firehouse	Critical	Short-term	GRP/Public
	d. Develop program to train volunteer medics and assistants	Important	Mid-term	GRP/Public
	2. Roland Park Post Office			
	a. Learn current and future plans for post office	Critical	Ongoing/ Short-term	GRP/Public
	b. Work with building owner to improve the interior	Critical	Ongoing/ Short-term	GRP/Private/Public
	c. Advocate for active facility in the location, with uninterrupted daytime hours	Critical	Ongoing/ Short-term	GRP/Public
	3. Roland Park Library			
	a. Support library through fundraising, donations and volunteerism	Very Important	Ongoing/ Short-term	GRP/Public
	b. Ensure continuance of, and new board members for, a community fundraising group dedicated to the library	Very Important	Ongoing/ Short-term	GRP
	c. Refocus Roland Park Library Initiative to add to City funding for all library needs	Very Important	Ongoing/ Short-term	GRP
	d. Ensure community member role on the Enoch Pratt Library Board	Very Important	Ongoing/ Short-term	GRP/Public
	e. Ensure the continuity of a viable, well-maintained library	Very Important	Ongoing/ Short-term	GRP/Public
II. Intergenerational				

Living: Social Spaces				
a. Encourage aging in place	1. Assess available amenities, services and social opportunities for seniors	Very Important	Short-term	Other/GRP
	2. Survey residents 55 and over to determine social, health and housing needs and desires	Very Important	Ongoing/ Short-term	Other/GRP
	3. Create land use plan for future residential facilities for the aged	Less Important	Long-term	Other
	4. Advocate for additional public financial support for aging in place	Important	Long-term	Other
	5. Support conversion of existing assisted living and nursing home facilities to more person-centered facilities (e.g., "green" nursing homes or homes using the Eden alternative)	Less Important	Long-term	Other
b. Current issues and needs related to older adults	1. Develop more options for physical fitness activities	Important	Mid-term	Other/GRP
	2. Support programs that make wellness-providers services available in the home	Important	Mid-term	Other
	3. Advocate for a program of volunteer-based services to assist seniors in addressing and using health care services	Important	Mid-term	Other/GRP
	4. Advocate for a program of discounted home health services with trusted vendors	Important	Mid-term	Other/GRP
c. Assist seniors with home repair, maintenance and modifications	1. Support development of a volunteer-based program to assist seniors with smaller home repairs and maintenance, and some of the larger intermittent maintenance needs	Important	Mid-term	Other/GRP
	2. Support development of discounts on home repair services from trusted vendors	Important	Mid-term	Other
	3. Develop design standards for building modifications to accommodate aging in place	Important	Mid-term	GRP/Public
d. Transportation	1. Promote user-friendly public or volunteer transportation services for seniors	Important	Mid-term	GRP/Other
e. Social opportunities	1. Advocate for programs which will plan and implement social events and opportunities for older adults, both separately and in integration with other age groups	Important	Mid-term	Other
	2. Support the development of a program to plan and implement cultural and educational opportunities for older adults, and	Important	Mid-term	Other/GRP

	improve access to existing cultural opportunities			
f. Intergenerational interaction	1. Work with the City and area businesses to calm traffic in areas where drivers tend not to heed posted speed limits	Important	Mid-term	Public/GRP
g. Better accommodate seniors in commercial/retail areas	1. Calm traffic in spots where drivers do not heed posted speed limits in a way that does not hinder police or commuter traffic	Very Important	Mid-term	Public
	2. Ensure that local places of business are clean and well-lit	Very Important	Short-term	Public
	3. Provide opportunities for recycling glass and plastic as part of public trash disposal in commercial/retail areas	Important	Short-term	Public
	4. Rehabilitate sidewalks south of 5100 Block of Roland Avenue to provide for better drainage and a safer pedestrian experience	Important	Long-term	Public
	5. Install street lighting scaled to pedestrian activity in these areas	Very Important	Mid-term	GRP/Public
h. Stony Run Park	1. Maintain the trails and mulch periodically where needed	Important	Mid-term	GRP
	2. Continually fight invasive plants and encourage plantings of native materials using volunteers	Important	Short-term	GRP/Public
	3. Assess whether to install more benches along trail	Important	Mid-term	GRP
i. Roland Park Swimming Pool	1. Survey members on whether more amenities are desired	Important	Short-term	GRP
j. Village at Cross Keys	1. Demarcate pedestrian crosswalks at traffic signal to facilitate walk-in traffic	Less important	Mid-term	Public
k. Social networks and events	1. Develop a community-focused “volunteer central”-type electronic bulletin board on the website to publicize needs and opportunities	Very Important	Mid-term	GRP
	2. Establish a mission within a civic entity to initiate social interaction	Important	Mid-term	GRP
	3. Discuss contribution and relationship to the community with area private schools, universities and faith-based institutions	Important	Mid-term	GRP/Other
	4. Find more ways to take advantage of the knowledge and skills of seniors (e.g., Experience Corps model, creative strategies to stimulate interaction, like the Cylburn Arboretum program)	Important	Ongoing/ Mid-term	Private
III. Community Governance				
a. Optimize structure	1. Assess adequacy of current fee structure and participation	Very	Short-term	GRP

of Roland Park organizations	level, and study applicability of a community special benefits district	Important		
	2. RPCL, RPR&M and RPCF should evaluate allocation of responsibilities to identify overlaps and gaps in services	Very Important	Short-term	GRP
	3. Increase financial support and volunteerism of residents	Important	Long-term	Private
	4. Increase community participation of businesses, churches, schools, universities and other area institutions	Important	Long-term	Other
	5. Enhance social and community events and offerings	Less Important	Ongoing	Private
	6. Create adjunct memberships in community organizations for all neighborhoods in and adjacent to Greater Roland Park	Important	Mid-term	GRP
	7. Craft organizational strategy to address issues across Greater Roland Park	Important	Ongoing/ Short-term	GRP
IV. Community-Building and Volunteerism				
a. Encourage volunteering as a way of life in Greater Roland Park	1. Form a committee to craft and implement a volunteer program to match resources with needs to support various community initiatives	Critical	Short-term	GRP
V. Education				
a. Support schools as integral stakeholders in Greater Roland Park	1. Raise awareness of activities offered by area schools, using Roland Park website and newsletter	Very Important	Short-term	GRP/Other
	2. Encourage learning opportunities in the community and among all schools	Very Important	Short-term	Other/GRP
	3. Establish terms of public use for private school facilities	Important	Short-term	Other/GRP
	4. Add brief profile of each school on the Roland Park website, including information about facilities and programs, contact information, adult education offerings, and cultural and community events	Important	Ongoing/ Mid-term	Other/GRP
	5. Understand relationships among schools, and identify viable relationship-building and decision-making strategies for better communication between the community and the schools	Important	Short-term	GRP

	6. Invite schools participation in community events, with adequate time for planning their involvement and/or preparation	Very Important	Ongoing/ Short-term	GRP
	7. Invite schools to use the website, e-newsletter and newsletter to publicize events and opportunities open the community	Very Important	Ongoing/ Short-term	GRP
	8. Survey schools to assess integration into and with the community	Very Important	Short-term	Other
VI. Sustainable Living				
a. Promote sustainable living	1. Continue and expand programs to raise the energy efficiency of the housing stock	Important	Ongoing/ Mid-term	Other/Public/GRP
	2. Establish safe crossings to stimulate more pedestrian activity	Very Important	Mid-term	Public/GRP
	3. Promote and educate residents about energy conservation and waste reduction strategies	Important	Ongoing/ Long-term	Public/GRP
	4. Promote participation from commercial/retail and institutional sectors	Important	Ongoing/ Long-term	Public/GRP

I. Quality of Life

Residents determined that "quality of life" was tied directly to the concept of Roland Park as a functioning village within the wider context of the City. It includes the following Guiding Principles.

Guiding Principles

I. Maintain and foster an environment where residents, families and neighbors can strengthen bonds for community and wellbeing

II. Through public and private efforts, maintain a community in which residents and their property are safe in their homes, on the street and in their work

III. Support, as an integral part of neighborhood life, the presence of easily accessible and fully functional public services, such as the library, post office and firehouse

IV. Minimize or discourage noise and light pollution, balancing against the need for safety

V. Ensure that City services, such as trash and recyclables collection, combined with individual stewardship, maintain clean properties and public areas

I. Quality of Life

A. Protect and enhance essential public facilities

The village-within-a-city character of Roland Park includes the accessibility of basic services, including police and fire response, and postal, educational and library services.

1. Roland Park Firehouse

The continued existence of a functioning firehouse in Roland Park is both an essential service in a neighborhood with 100-year-old wood frame homes and an historic asset integral to the original plan for the community. As a century-old structure, the building in which the station is housed is in need of functional and aesthetic improvements. Residents rallied to support its renovation through the Home for Heroes campaign that included various fundraising projects and political lobbying. As of May 2010, work was in progress to bring the building up to code, provide modern conveniences and accommodate female firefighters.

It should be noted that the successful Home for Heroes campaign for the renovation of the firehouse kitchen has evolved into an annual fundraiser that benefits the renovation of stations around the City. Station No. 31 on Greenmount Avenue was 2010's beneficiary.

The Baltimore City Fire Department is experiencing a wide array of challenges, from severe budget cuts that have resulted in rotating closures of firehouses, to an increase in 911 calls for non-emergencies that push its already busy personnel to their limits. Because some 911 calls are initiated as an antidote to social isolation or decreased capacity to perform simple tasks, there is opportunity for training volunteers to answer those needs.

Recommendations

a. Complete renovations and learn City's current and future plans for the firehouse

b. Advocate against rotating closures and loss of equipment or personnel

c. Advocate for public/private fundraising to ensure a modern, comfortable firehouse

d. Develop program to trains volunteer medics and assistants

2. Roland Park Post Office

The post office is another essential element in the neighborhood as a functioning village. It benefits residents and businesses in Greater Roland Park. The current schedule, with a midday closure, is inconvenient, but the real fear is that the post office is in danger of being eliminated. The building itself is in shabby condition and the interior is in need of sprucing up, both to improve the work environment for postal workers and to present a more attractive aspect to patrons.

Recommendations

a. Learn the current and future plans for the post office

b. Work with building owner to improve the interior

c. Advocate for an active facility in the location, with uninterrupted daytime hours

(See the Infrastructure and Commercial chapters for a discussion of the physical repairs needed in the 5100 block of Roland Avenue.)

3. Roland Park Library

The Roland Park Library Initiative (RPLI) was formed in 1997 in response to the Enoch Pratt Free Library system's plan to close any neighborhood branches under 5,000 sf, including the Roland Park Library. The RPLI was responsible for the planning phase, educating and mobilizing the community, and developing the initial conceptual design and the final schematic design. A

new 501-(c)(3) charitable organization was formed for fundraising for the renovations and expansion. From 1999 to 2007, more than $2.7 million in private funds were raised.

Today, the Roland Park Library has the highest circulation per square foot in the entire system. These figures represent a 30 percent increase since the library's reopening on January 22, 2008. Clearly, the library is an important and popular cultural resource for the neighborhood.

Residents are active in volunteering at the library. The programs offered for children are well-attended, with preschool story hours routinely attracting more than 60 attendees. The conference room, which holds approximately 20 people, is used regularly for community and non-profit meetings.

Recommendations

a. Support the library through fundraising, donations and volunteerism, providing enhancements the Pratt system cannot afford:
    - Quality landscaping and maintenance
    - Use of the library's facilities, such as the terrace, to their fullest capacity

b. Ensure continuance of and new board members for a community fundraising group dedicated to the library

c. Refocus RPLI in order to add to City funding for all library needs:
    - Upgrades and enhancements to the building and landscaping, including maintenance
    - Upgrades and enhancements to furnishings
    - Additional amenities
    - Additional books

d. Ensure a community member role on the Enoch Pratt Library Board for a neighborhood perspective on library decisions

e. Ensure the continuity of a viable, well-maintained library

II. Intergenerational Living: Social Spaces

A. Encourage aging in place

According to research conducted for AARP, approximately 90 percent of Americans 50 years and older like where they live and want to stay where they

are as they grow older. While sometimes expressed preference does not correlate with actual behavior, in the case of Greater Roland Park residents, it does. According to AARP, fewer than 10 percent of Americans over 60 have moved their place of residence in the last five years.

According to the 2000 census, out of Roland Park's 4,695 residents, 21.5 percent are aged 60 and older. Beginning around 2010, the demographic group known as the "baby boomers" will be entering their 60s, which will create a demographic "bulge" in the population over age 60.

Currently, the Greater Roland Park area is replete with existing options of continuing care for residents who choose to use those facilities. New development of assisted living facilities, skilled nursing facilities and continuing care retirement communities in the immediate area most likely will be rare in the foreseeable future, due to the lack of remaining parcels of land large enough for such developments and the high value of the land. Residents most likely will need to look either to existing services or beyond the borders of Greater Roland Park for those facilities. (See Appendix A: Assessment of Existing Facilities in the Greater Roland Park Area.)

Given the high percentage of Americans who wish to remain at home when they age, Greater Roland Park should focus on creating a community where older adults can remain at home with the activities and services they need to maintain a good quality of life in the neighborhood for as long as possible. While this environment would help the older generation, there is also evidence that intergenerational living is healthier for all ages.

Because the composition of the neighborhoods of Greater Roland Park reflects the wider demographic patterns of the Nation, the community counts among its many residents an aging populace. Residents believe that meeting the needs of all inhabitants is essential to the concept of it being a village-within-the-city and a community for all ages. They support the continuing efforts to accommodate this aging population as effectively, efficiently and creatively as possible.

Guiding Principles

I. Promote intergenerational living in the neighborhood by providing specific services and activities and supporting accessible infrastructure so that older people and people with disabilities have the practical means and the confidence to live full lives in their own homes and in their neighborhood

II. As we live longer, ensure that aging in our home is a viable option, supported by programs and activities that provide a healthy quality of life

III. Seek to become a more age-friendly neighborhood by addressing complex issues that arise from zoning regulations, access to amenities and services, provision for social interaction and accommodation of economic diversity for aging in place

(See the Commercial/Retail and Transportation chapters and the zoning discussions.)

Recommendations

1. Assess the available amenities, services and social opportunities for seniors
2. Survey residents 55 and over to determine their social, health and housing needs and desires
3. Create a land use plan for future residential facilities for the aged (see Housing chapter)
4. Advocate for additional public financial support for aging in place
5. Support conversion of existing assisted living and nursing home facilities to more person-centered facilities (e.g., "green" nursing homes or nursing homes using the Eden alternative)

B. Address current issues and needs related to older adults

Evidence is accumulating that physical exercise slows physical and cognitive decline as we age, and that brain stimulation by exposure to new activities also slows cognitive decline. Both of these issues involve life-style choices, which are in turn influenced by the community in which we live. How the Greater Roland Park community addresses these issues for all ages can make a difference in the health of individuals and the overall quality of life of the community.

For many older adults, health care needs increase with age. Residents are fortunate to have many health care options available in the greater Baltimore metropolitan area, allowing them quality choices in their health care providers, including physicians, hospitals, rehabilitation centers and skilled nursing facilities.

For older adults living in their own homes, accessing multiple health care providers, understanding complex medical information, organizing medical records and tracking medical claims easily can become stumbling blocks in obtaining health care. Finding affordable quality home health care is another challenge.

Recommendations

1. Develop more options for physical fitness activities for all ages, but particularly for older adults (e.g., such as walking groups, water aerobics, yoga)

2. Support programs that make wellness-providers services available in the home (e.g., personal trainers, nutritionists, massage therapists)

3. Advocate for a program of volunteer-based services to assist seniors in addressing and using health care services

4. Advocate for a program of discounted home health services with trusted vendors

C. Assist seniors with home repair, maintenance and modifications

The age and size of the typical Roland Park home presents unique challenges for people who wish to age in place. People find themselves with more room than they need. Maintaining and repairing a large older home is expensive. It is possible to retrofit older homes with appropriate modifications to make them more livable and accessible to those with handicapping conditions; however, residents who wish to proceed with such modifications often find it difficult to find knowledgeable, skilled vendors who are reasonably priced and trustworthy.

Beyond the major modifications, repairs and maintenance, older adults often find it challenging to accomplish intermittent maintenance tasks. These range from smaller tasks, like changing a hard-to-reach light bulb or taking out the recycling, to larger tasks, like shoveling snow and raking leaves. Unmet needs with regard to intermittent tasks, large or small, often make older adults feel vulnerable in their homes, which, in turn, tend to encourage them to leave.

Recommendations

1. Support development of a volunteer-based program to assist seniors with smaller home repairs and maintenance and some of the larger intermittent maintenance needs

2. Support development of program discounts on home repair services from trusted vendors

3. Develop design standards for building modifications to accommodate aging in place

D. Transportation

In Greater Roland Park, public transportation becomes increasingly difficult to access for older adults, as it involves either unreasonably long walks to the nearest light rail station or climbing aboard buses. Even if an older adult qualifies for public disability ride services, he/she often becomes discouraged by unreliable service. As a result, older adults who can no longer drive are likely to find themselves increasingly isolated. While Action in Maturity in Hampden offers some transportation by bus and individual rides by appointment, few

residents actually use this service.

Recommendation

1. Promote user-friendly public or volunteer transportation services for older adults to facilitate better access to health, fitness and wellness options, social opportunities, and cultural and educational opportunities

E. Social opportunities

Social opportunities typically narrow for people as they age. Spouses and friends may no longer be available. Although Baltimore has many multi-generational families, the general demographic trend is for family members to be widely dispersed across the globe, so family members may not be geographically available. Even well-intentioned neighbors may not reach out consistently because they are busy with their own lives or because they don't know how to help or even that their elderly neighbor needs help. In addition, there is the general social stigma associated with age in our culture. Thus, social isolation, with its attendant feelings of vulnerability and fear, becomes a prime reason people do not continue to live at home as they age.

In Greater Roland Park, existing services for older adults include lifelong learning opportunities like the Kaleidoscope program at RPCS, which offers classes on a variety of topics and occasionally trips, for a fee. The Odyssey program at Johns Hopkins University is a non-credit liberal arts education program with courses, workshops and lecture series on a variety of topics. Osher Lifelong Learning programs at Johns Hopkins and Towson University and the Renaissance Institute at Notre Dame are specifically for older adults. They offer, for a fee, semester-long weekly classes on a broad range of topics.

Recommendations

1. Advocate for programs that will plan and implement social events and opportunities for older adults, both separately and in integration with other age groups

2. Support the development of a program to plan and implement cultural and educational opportunities for older adults, and improve access to existing cultural opportunities

F. Intergenerational interaction

The original design of Roland Park provided open spaces in addition to the walking paths and wide sidewalks that connect many parts of the community, allowing opportunities for everyday, informal community interaction. Some of these elements—which enable residents to walk to stores, gathering places, the post office and pharmacy, and to enjoy nature trails and walks along tree-lined

streets—become more challenging for older adults or people with disabilities.

Residents of all ages, particularly those who are quite young and those who are aging, experience problems with the pedestrian-friendly elements of Greater Roland Park. Vehicular traffic has become increasingly dangerous in various parts of the community, including along much of Roland Avenue, on Falls Road next to Cross Keys, in the commercial/retail area on Wyndhurst Road and, most acutely, along Cold Spring Lane, where pedestrian safety is often compromised by vehicular speed. In addition, many sidewalks, handrails, walking paths and other physical spaces require maintenance or replacement.

Guiding Principles

I. Ensure the availability and accessibility of places and opportunities for people of all ages to congregate, socialize and recreate

II. Require infrastructure that provides not just pedestrian but elderly and disabled access to the wide array of pedestrian-friendly elements of the neighborhoods

(See Open Space, Commercial/Retail, Transportation and Infrastructure chapters.)

Recommendations

1. Work with the City and area businesses to calm traffic in areas where drivers tend not to heed posted speed limits (see Transportation chapter)

G. Better accommodate seniors in commercial/retail areas (see Commercial chapter)

Within Greater Roland Park, there are a number of areas that serve as primary community social spaces—as "village squares." One is centered around the 5100 block of Roland Avenue, which includes a grocery store, pharmacy, several banks, coffee shop, children's bookstore, dental, law and architect's offices, gift shop, RPCL, RPR&M and RPCL office, post office, and the Roland Park Library. To the north is a high concentration of schools; many students frequent these shops. Upkeep of this area from all standpoints—infrastructure, sidewalks, lighting, traffic control—is essential to the livability of the community.

Another village square is the commercial strip along Cold Spring Lane, from below Hawthorn Road to Keswick Road. It includes restaurants, coffee shops, offices, laundry facilities, an optometrist, hair salon and a shoe repair shop, and is frequented by both residents of the area and students from the nearby Loyola.

Recommendations

1. Calm traffic in spots where drivers do not heed posted speed limits in a way that does not hinder police or commuter traffic

2. Ensure that local places of business are kept clean and well-lit

3. Provide opportunities for recycling glass and plastic as part of public trash disposal in commercial areas

4. Rehabilitate sidewalks south of the 5100 Block to provide better drainage and a safer pedestrian experience
5. Install street lighting scaled to pedestrian activity in these areas

H. Stony Run Park (see Open Space chapter)

Stony Run Park is an important community amenity that attracts walkers, joggers, dog owners, cross country skiers, bikers, bird watchers and nature lovers. Within this linear park are many smaller spaces that encourage social interaction and enjoyment of outdoor activities. The middle section features woodland paths, stream access and open areas. Residents in the Evergreen community maintain the "meadow," an open field north of the Bolton Street Synagogue. Linkwood Park, south of Cold Spring Lane, features a large toddler-to-12 playground, non-regulation softball diamond, handicapped accessible path and open fields used by residents and students from Loyola and Hopkins.

Recommendations

1. Maintain the trails and mulch periodically where needed

2. Continually fight invasive plants and encourage plantings of native materials using volunteers
3. Assess whether to install more benches along the trail

I. Roland Park Pool

The pool is another popular meeting spot for residents of all ages. Supported through a membership fee and annual dues, the facility features three swimming pools: a main, full-sized pool with a shallow end and a diving board, a smaller lap pool and a children's wading pool. The pool is run in cooperation with the Friends summer camp, whose campers use it from 9 a.m. to 3 p.m. when camp is in session. Dues pay for upkeep, a full-time staff of trained lifeguards and pool-centered social events.

In the summer, the pool exists as a microcosm of the area: preteens play "sharks and minnows" in the deep end of the main pool while younger children take swimming lessons in the shallow end; high school and college students work summer jobs as lifeguards and swim instructors; young parents, grandparents and nannies watch their toddlers in the wading pool; and athletes swim laps in the lap pool. Swim teams train and compete in late afternoon. At dusk, many families bring picnics or order pizzas from local merchants.

Recommendation

1. Survey members on whether more amenities are desired (e.g., picnic and barbecue areas, tennis courts)

J. Village at Cross Keys

Built in 1965, the Village at Cross Keys was an early development project of the Rouse Companies. Like Rouse's projects in Columbia, MD, and elsewhere, the development was designed as an enclosed community that emphasized social interaction through walking, shopping, eating and exercising. Cross Keys features condominiums, multiple medical offices (from dentists to dermatologists), numerous upscale shops and restaurants, a Radisson Hotel and an indoor tennis club.

It is an important part of the community, providing various community needs, including health and dental care, recreation, office space for local merchants and business people, dining and shopping. A large, carefully landscaped inner courtyard, surrounded by the hotel, offices and shops, forms the heart of Cross Keys. A stage for occasional concerts and special events, this central space offers visitors old and young a pedestrian-based experience; through its design, it encourages social interaction and fellowship. The parking area is separate from the shopping and business area so the sense that Rouse wanted the consumers to interact, to walk from one place to another, is clear.

However, pedestrian access to Cross Keys from residents beyond its boundaries is a challenge. The volume and speed of traffic on Falls Road is an intimidating barrier.

Recommendation

1. Demarcate pedestrian crosswalks at the traffic signal to facilitate more neighborhood walk-in traffic

K. Social networks and events

There are a wide-range of community-sponsored and -supported events that contribute to a sense of social cohesion among all residents, including the Roland Park 4th of July Family Parade, the annual Ciclovia along Roland Avenue from Cold Spring Lane to Northern Parkway and the annual Strawberry Festival at the Roland Park Presbyterian Church.

There are also annual Christmas caroling and Easter egg hunt events organized by residents of Evergreen, an annual Memorial Day block party organized by the Keswick neighborhood, and numerous Christmas and Chanukah events sponsored by local churches and synagogues. (See Appendix B: Community Events that Contribute to Social Cohesion.)

Recommendations

1. Develop a community-focused "volunteer central"-type electronic bulletin board on the website to publicize needs and opportunities (see section on volunteerism)
2. Establish a mission within a civic entity to initiate social interaction
3. Discuss contribution and relationship to the community with area private schools, universities and faith-based institutions
4. Find more ways to take advantage of the knowledge and skills of older members of our community, like:
    - The Experience Corps model, which trains and coordinates volunteers to work with local schools
    - The Cylburn model, which puts children's mailboxes out with themes (e.g., the history of Greater Roland Park, poems, nature)

III. Community Governance

Greater Roland Park includes several neighborhoods that are governed by different neighborhood and civic organizations. In Roland Park, these include the RPCL and RPR&M. The RPCF was established in 1987 as a tax-exempt 501(c)(3) fundraising organization.

The RPCL was organized in 1895 and incorporated in 1907. According to its bylaws:

> *The Roland Park Civic League, Inc., (herein called the League), has been formed as a non-stock, membership corporation for the purpose of fostering the common good and welfare of its members and providing an organization to take action on matters affecting the interests of its members in Roland Park, and to otherwise represent its members, property owners and residents of Roland Park in matters affecting their mutual interests.*

The RPCL holds all the stock of RPR&M, which was incorporated in 1909. RPR&M is responsible for covenant enforcement, collection and management of the mandatory maintenance fee, and limited maintenance of the common lands (e.g., alleys, paths, lanes). In 1985, RPR&M began asking residents to pay eight times the basic maintenance fee on a voluntary basis in order to adequately support its mission.

The RPCF supports the RPCL, RPR&M and other neighborhood organizations by raising money for projects that benefit present and future generations. Money is raised in three ways: an annual appeal to residents and friends of Roland Park, an annual Spring Celebration fundraising cocktail party and donations from deferred giving. The funds from these efforts are dispersed for current projects or added to

the endowment that allows the neighborhood to respond to development threats by outright purchase, to purchase of development rights or rights of first refusal or to pay for legal support to enforce existing zoning. The RPCF supports the infrastructure of the neighborhood, particularly in preserving open space and community areas.

Typically, RPCF grants are made to pay for the start-up costs of various neighborhood improvements suggested by the RPCL or RPR&M. In the past few years, the RPCF has also supported the renovation of the Roland Park Library and provided RPE/MS with funds for improvements. Sometimes, the RPCF develops projects of its own, such as the streetscape improvements along Roland Avenue.

Another role the RPCF plays is that of social promoter. It publishes Roland Park's quarterly community newsletter, the *Roland Park News*, and organizes several annual events, including the Spring Celebration fundraiser, a Path Walk in the spring and a Newcomers' Brunch in the fall.

Guiding Principle

I. Encourage broad participation in community governance and improvement structure and develop cooperative ventures with other civic groups in the community (e.g., Keswick and Wyndhurst Improvement Associations, Evergreen Community Association)

A. Optimize structure of Roland Park organizations

Recommendations

1. Assess the adequacy of current fee structure and participation level, and study the applicability of a community special benefits district
2. RPCL, RPR&M and RPCF should reevaluate the allocation of responsibilities to identify overlaps and gaps in services
3. Increase financial support and volunteerism of residents (see section on volunteerism)
4. Increase community participation of businesses, churches, schools, universities and other area institutions
5. Enhance social and community events and offerings
6. Create adjunct memberships in community organizations for all neighborhoods in and adjacent to Greater Roland Park
7. Craft organizational strategy to address issues across Greater Roland Park

IV. Community Building and Volunteerism

Greater Roland Park is much more than a collection of attractive buildings and green spaces. The heart of the community is the people who live, work and play here. Many of the recommendations in this plan need to be driven by a highly engaged and committed community. Over the past several decades, community-based volunteer efforts have coalesced to achieve worthy results, which is a clear display of everyone's desire to invest their time, money and "sweat equity" in the future of Greater Roland Park.

Residents want to encourage stewardship activities and other community unifiers, and to work with the City to ensure that City-maintained properties, such as Linkwood Park and Stony Run Park, are kept clean, safe and well maintained.

Places and institutions in Greater Roland Park that currently benefit from volunteerism include the terrace at the Roland Park Library, Stony Run Park and the playground at Linkwood Park. Activities that would benefit by a more centralized approach to volunteerism include teen and senior social programs, community events (e.g., the Roland Park 4th of July Family Parade), networking events and non-emergency visits to the aging and infirm.

Currently, the RPCL is compiling a community database of information on residents' skills and areas of interest in volunteering. This database will be accessed through the Roland Park website (www.RolandPark.org) and will be matched with an online electronic bulletin board advertising volunteer services and opportunities. Using technology to facilitate volunteerism will allow efforts to be acknowledged, accountability established and continuity assured.

Guiding Principles

I. Ensure all residents, business owners and institutions continue to build community based on shared experiences, interactions and values

II. Provide an atmosphere and structure to encourage and support residents, institutions and businesses willing to volunteer time and services for the betterment of the community

A. Encourage volunteering as a way of life in Greater Roland Park

Recommendations

1. Through the RPCL or RPCF, form a committee to craft and implement a volunteer program to match resources with needs to support various community initiatives

    a. Determine where volunteers are needed and how they can be deployed

    b. Build a cadre of volunteers to match the needs of the community

c. Reward volunteers by newsletter and website credits, and an annual volunteer appreciation party

d. Tap into public and private school community service programs and other civic institutions, such as the Boy and Girl Scouts of America and Kiwanis, Lions and Rotary clubs.

e. Create an electronic bulletin board on the website to advertise needs and services

V. Education

Greater Roland Park is home to a markedly high concentration of schools. In one square mile alone, there are eight school campuses: RPE/MS, RPCS, Gilman, Bryn Mawr, Cathedral, Poly/Western, St David's Church Day School and Friends. Schools in close proximity to Greater Roland Park are Boys Latin and Calvert.

Many of these campuses boast multiple buildings, with classrooms, full cafeterias, faculty housing and athletic fields and facilities. The vibrancy of campus activities, such as sporting and cultural events, and the open spaces of athletic fields reflect the character and enhance the livability of Greater Roland Park.

As a community with a high concentration of schools, both public and private, it is essential that Greater Roland Park works to ensure that the schools maintain their standards of excellence. It is also important that the schools continue to contribute to the cultural life of the community.

Guiding Principles

I. Support the community's public elementary, middle and high schools in their efforts to maintain their standards of excellence

II. Support private (pre-K through 12) schools and adult education opportunities and institutions as integral elements of the community

III. Collaborate with area colleges and universities (e.g., Notre Dame, Loyola, St. Mary's Seminary, Hopkins) to ensure that their students are integrated into the community

A. Support schools as integral stakeholders in Greater Roland Park

Recommendations

1. Raise awareness of activities offered by area schools, using the Roland Park website and newsletter

2. Encourage learning opportunities in the community and among all schools

   a. Collaborative service projects (e.g., Stony Run Park, Linkwood Park)

b. Information-sharing projects (e.g., RPCS' and RPE/MS' Green School designations)

c. Academic projects (e.g., more diverse foreign language exposure for RPE/MS' 8th graders)

d. Collaborative cultural programs (e.g., multi-school choruses, art exhibits)

3. Establish terms of public use of private school facilities

4. Add a brief profile of each school on the Roland Park website, including information about facilities and programs, contact information, adult education offerings, and cultural and community events

5. Understand relationships among schools, and identify viable relationship-building and decision-making strategies for better communication between the community and the schools

6. Invite schools' participation in community events, with adequate time for planning their involvement and/or preparation

7. Invite schools to use the Roland Park website, e-newsletter and newsletter to publicize events and opportunities open to the community

8. Survey schools to assess integration into and with community (see Appendix C: Survey for Area Schools)

(For information regarding the issue of traffic congestion around schools in Greater Roland Park, see the Transportation chapter.)

VI. Sustainable Living

Residents believe that sustainability in the broadest sense is an important part of Greater Roland Park's vision for its continuing success. They have embraced the City's Sustainability Plan, constructing a Sustainability Pledge (see Appendix D: Roland Park Sustainability Pledge) that includes measures for energy conservation, community greening, support for the local economy, stewardship of the natural and built environment and use of environmentally-friendly transportation modes whenever possible. This voluntary pledge is but one means of communicating actions that support environmental sustainability. In addition, the support of the community's businesses and institutions for these goals is important to the continuing environmental health and social vibrancy of Greater Roland Park.

Guiding Principles

I. Encourage at the neighborhood and individual level practices and activities that create a sustainable neighborhood

II. Promote opportunities that integrate safe non-automotive mobility—bicycling, walking and running—as means of access to commercial, educational and recreational resources

III. Maintain healthy waterways and accessible green areas through community vigilance and stewardship

IV. Through zoning, communications, infrastructure and spaces, accommodate a variety of working modes (e.g., home offices, telecommuting, co-op office spaces) and provide opportunities for civic and non-profit organizations to have office space in the community

A. Promote sustainable living

Recommendations

1. Continue and expand programs to raise the energy efficiency of the housing stock (see Housing chapter)

2. Establish safe crossings to stimulate more pedestrian activity (e.g., traffic calming on Cold Spring Lane, Falls Road)

3. Promote and educate residents about energy conservation and waste reduction strategies (e.g., compact fluorescent light bulbs reusable shopping bags, single-stream recycling, rain barrels, native plantings, non-polluting herbicides)

4. Promote participation from commercial and institutional sectors (e.g., separate trash and recycling bins in commercial areas, waste reduction through reduce/reuse/recycle strategies)

Appendix A: Assessment of Existing Facilities in the Greater Roland Park Area

Senior Centers

Adult Medical Day Care

Description: Adult medical day care offers supervised care for adults who are medically vulnerable, including those with dementia. It is available three to five days per week, with some choice in hours. Undemanding activities are offered for socialization and stimulation. Some day care facilities offer optional assistance with bathing. Most provide optional transportation. This service provides a respite for family caregivers.

Availability: Keswick Multi-Care Center, at 700 W. 40th Street, has an Adult Day Care Center.

Home Health Care Agencies

Description: Home health agencies provide, for a fee, one-on-one aides for various levels of care to older adults in their own homes. Some aides are companions who can assist with household tasks but are not trained to provide health care. Others have some training in health care functions, and are typically licensed as Certified Nursing Assistants or Geriatric Nursing Assistants. Some are Medication Technicians, who are able to dispense medications. Some home health agencies hire home health aides as employees, while others use independent contractors as home health aides.

Availability: There are many agencies serving Greater Roland Park, but they are located well outside of the community.

Independent Housing Units for Older Adults

Description: There are three types of independent housing: subsidized apartment communities, private developments of homes, condos or apartments designed specifically for older adults, and naturally occurring retirement communities (NORCs). The subsidized apartment communities are typically constructed by charitable groups and consist of blocks of rental apartments specifically designed to be handicapped accessible for older adults. Some offer "eating together" programs and weekly wellness visits by a nurse to check blood pressure. The privately-owned developments of homes, condos or apartments vary widely in cost but usually are advertised as "adult only" communities, specifically designed to be accessible for older adults. NORCs happen naturally where, because of the perceived amenities in the area, older adults tend to be present in larger numbers than average in regular condominiums or apartment buildings. Unless the condominium owner modifies the condominium for

handicapped accessibility, there are no special accommodations.

Availability: Currently there are no "adults only" developments of houses, apartments or condominiums in Greater Roland Park, subsidized or not, built specifically with handicapped accessible features for the older adult. To some extent at least, NORCs have occurred in nearby neighborhoods, such as in high-rise buildings along N. Charles Street near the Hopkins Homewood campus, and, in Roland Park, in the Roland Park Condominiums.

Assisted Living Facilities (ALFs)

Description: These facilities serve a population where living at home has become too difficult for one reason or another but the individual does not yet qualify for skilled nursing care. They range in size from hundreds of living units to the "Mom and Pop" variety, in which a family cares for three to four individuals in a home. In addition to living space, the typical basic services provided are meals, laundry, cleaning, transportation to medical appointments, social activities with other residents, medication monitoring, and assistance with bathing and dressing. ALFs are usually limited to residents who maintain independence with regard to mobility (with or without assistive devices), feeding and transferring. Add-on services, often for an extra cost, may include incontinence care, feeding and assistance with transferring.

Availability: There is an ALF under construction at 4301 Roland Avenue. The closest operating facilities are Brighton Gardens of Towson, at 6451 N. Charles Street, and Springwell in Mt. Washington, at 2211 W. Rogers Avenue. Roland Park Place, although technically a Continuing Care Retirement Community (CCRC) (see below), also currently admits residents for this level of care. There are many ALFs in the greater Baltimore area.

Assisted Living Facilities (ALFs) for Persons with Dementia

Description: These ALFs are specifically for residents with various stages of dementia. Some divide the residents according the stage of the dementia, some have mixed-stage residents. Most of these facilities are locked to prevent the residents from wandering, a common symptom of dementia. Most offer specific activities for dementia patients and more assistance with regard to getting to meals and activities. Otherwise, these ALFs are similar to general ALFs.

Availability: One ALF dedicated to dementia care is currently under construction at 4301 Roland Avenue. In addition, Keswick Multi-Care Center has a Memory Care unit. Arden Courts of Towson serves dementia patients at 8101 Bellona Avenue in Ruxton. Brighton Gardens of Towson has a Memory Care unit.

Continuing Care Retirement Communities (CCRCs)

Description: CCRCs offer three levels of care: independent living, assisted living and skilled nursing care (the last is typically called something else, like "health care"). While there are many ways to buy into a CCRC, the usual is to pay a large upfront fee to the facility (either to purchase a unit or as an entrance fee), and then a monthly fee based on the square footage of living space and the entry level of service needed. To afford the initial fee, people often count on being able to sell their current homes. With the economic downturn, some people have been unable to sell their current home or the value of their home has been markedly reduced. This has made the CCRC option less possible for some. Financial integrity of the CCRC should be investigated prior to entering into any contract.

Some facilities accept only those who are able to live independently when they are admitted. Others include, for a higher monthly fee, those who begin at the assisted living level. Sometimes, if spots are open, CCRCs will accept non-residents into their "health care" level but this is increasingly rare as the resident populations age in the CCRCs. Once admitted, the individual is entitled to progress to other levels of care, although most CCRCs do not guarantee that the care at each level will be provided at that specific facility. Some charge more when the level changes; some charge the admission level monthly fee throughout. In these facilities, the following services are generally included or available: meals, housekeeping, laundry, on-site nursing service for routine wellness, transportation to medical appointments, medication management, social activities and use of all facilities.

Availability: Roland Park Place is a CCRC located within Roland Park. In Towson, Blakehurst Senior Living Community is located at 1055 Joppa Road, Edenwald is located at 800 Southerly Road and Pickersgill Retirement Community is located at 615 Chestnut Avenue. Charlestown is located in Catonsville. Currently, there are openings in most CCRCs in the area.

Skilled Nursing Facilities (SNFs)

Description: These facilities are primarily for patients who need skilled nursing care for chronic medical conditions. Some also have rehabilitation units, where the goal is for the individual to recover from an illness or surgery and return home.

Availability: There are two SNFs in Greater Roland Park: HCRManor Care-Roland Park at 4669 Falls Road and Keswick Multi-Care Center at 700 W. 40th Street. A significant number of SNFs exist in the greater Baltimore area.

Hospice

Description: Hospice service is for those who have a terminal illness, including dementia, and are no longer pursuing aggressive treatment. The treatment team consists of a physician, nurse, social worker, clergy member and home health aides. The services depend on assessed needs. Most hospice service is provided in the home where 24-hour caregiver must be available. Inpatient hospice facility is for those with intractable pain or difficult-to-manage symptoms.

Availability: A number of different hospice programs are available to Greater Roland Park residents, including Gilchrist Hospice, Stella Maris Hospice, Seasons Hospice and Hospice of the Chesapeake. Gilchrist Hospice has the closest inpatient facility, located in Towson.

INFO BOX: VILLAGE AT HOME

Village At Home is a local non-profit organization with the following mission: "to build a supportive community to include all ages, with a specific focus on providing activities and services to older adults and persons with disabilities so they may have the practical means and the confidence to live full lives in their homes and neighborhoods."

Its operation will rely on a strong core of volunteers. For an annual fee and based on the needs and interests of its members, it will offer a myriad of services, including:

- Volunteer-based services, including
    - Door-to-door transportation to anywhere local, with assistance getting in and out of the vehicle and help with packages
    - Small tasks around the house (e.g., taking out the recycling, changing a light bulb, sorting the mail)
    - Help with shoveling snow and raking leaves
    - Friendly visits at home
- Vetted vendors, many at a discount, including
    - Home repairs and modifications, including modifications to enhance accessibility and safety
    - Meals delivered
    - Computer/technology help
    - Home health aides

        - In-home wellness providers (e.g., massage therapists, acupuncturists, personal trainers)

- Advice, information and problem-solving
- Social, cultural, educational and wellness opportunities, including
    - Village social events (e.g., wine and cheese at a local restaurant, potluck suppers)
    - Interest groups (e.g., chess, quilting)
    - Walking and exercise groups
    - Group access to existing cultural and educational activities and events (e.g., trips to the symphony, theater, etc.)

An organization such as Village at Home would ideally locate in low cost, accessible office space available in the community, possibly space that is shared with other non-profit and community organizations. *Refer to Zoning and Commercial space subgroups*

Appendix B: Community Events that Contribute to Social Cohesion

Community-wide Events

- Roland Park 4th of July Family Parade
- Home for Heroes Chili Cook-off, a fundraiser for the Baltimore City Fire Department
- Spring Celebration, a cocktail party that raises funds for the Roland Park Community Foundation
- Path Walk, an opportunity to explore the pedestrian paths
- Sunday Street, a Roland Avenue Street closure
- Newcomers' Brunch

Smaller Neighborhood- or Block-wide Events

- Block parties
- Halloween parades
- Progressive dinners
- Christmas caroling

All- or Multi-School Events

- Theater productions
- Chorus and orchestra performances
- Sports events

All Institutions with Events and Offerings that are Open to the Community

Public

Roland Park Elementary/Middle School

- May Mart
- Arts Celebration Night/Auction

Western High School

Baltimore Polytechnic

Private

Cathedral School

- Concerts (professional musicians)

Friends School

- Holly Fest
- Lectures

Roland Park Country School

- Kaleidoscope Program

Gilman School

- Mariners Swim Club
- Running Track

Bryn Mawr School

Boys Latin School

Calvert School

St. David's Pre-School

Elmhurst Pre-School

Colleges and Institutions

Loyola University of Maryland
- Athletic games

College of Notre Dame

St. Mary's Seminary

Evergreen Museum and Library
- Concerts
- Shakespeare in the Park
- Art exhibits

Homewood Museum
- Concerts
- Lectures
- Exhibits

Roland Park Place
- Iliad Lecture Series

Clubs

Roland Park Pool

Baltimore Country Club

The Woman's Club of Roland Park

Roland Park Baseball Leagues

Mariners Swim Club (Gilman)

Places of Worship

St. David's Episcopal Church

Baltimore Mennonite Church

Roland Park Presbyterian Church
- Strawberry Festival

First Christian Church

St. Andrew's Christian Community

Congregation Beit Tikvah

The Gathering

Mt. Olivet Christian Church

Cathedral of Mary Our Queen
- Concerts

Stony Run Friends Meeting House

Bolton Street Synagogue
- Concerts
- Lectures

Appendix C: Survey for Area Schools

The following survey is guiding discussion about school-community relationships and mutual benefits.

1. In what ways do you feel your school is part of the Greater Roland Park community beyond its physical address?

2. What aspects of your facilities are shared with community now and how?

3. What other aspects of your school provide opportunities for interaction with the community?

4. Do you feel the community could do a better job in communicating with you? If so, how? Is there anything else you would like to request from the community now?

5. What changes do you anticipate and how do you see your school in the next five to 10 years? Will any of those changes provide new opportunities for community involvement, interaction and/or use?

6. Do you feel the community can play a role in helping you meet the challenges and opportunities you face over the next five to 10 years? If so, how?

Appendix D: Roland Park Sustainability Pledge

Personal Sustainability Commitment

As a resident, I'm invested in the environmental, social and economic future of Roland Park and committed to helping my neighborhood be a clean, healthy, efficient, green, and aware community through the following actions:

	Check ✓
IN MY HOME I will (or already do):	
Replace incandescent bulbs with CFL bulbs	[ ]
Use eco-friendly paints and construction materials	[ ]
Avoid using air conditioning unless the temperature exceeds 80 degrees	[ ]
Layer clothing indoors and set thermostat at 65 degrees or less in winter	[ ]
When replacing appliances, buy Energy Star	[ ]
Turn off electronic and power supplies when not in use	[ ]
Purchase eco-friendly cleaning agents for my home	[ ]
Recycle as much household waste as possible	[ ]
Line dry my clothes, indoors or outside when weather permits	[ ]
Weather strip around leaky doors and windows	[ ]
Another action: _____	[ ]
IN MY YARD I will (or already do):	
Use hand tools rather than power tools when doing lawn work	[ ]
Water my lawn before 8 am, after sunset or not at all	[ ]
Compost everything I can - leaves, lawn clippings, kitchen scraps	[ ]
Use a rain barrel to collect water for watering my garden	[ ]
Avoid herbicides and chemical fertilizers	[ ]
Another action: _____	[ ]
IN MY COMMUNITY I will (or already do)	
Commute by means other than automobile at least once a week/month	[ ]
Take reusable bags to stores	[ ]
Patronize neighborhood businesses, preferably on foot or bike	[ ]
Buy local or organically grown food	[ ]
Pick up litter in common areas near my home	[ ]
Volunteer for a community greening project	[ ]
Another action: _____	[ ]
Add up your actions to contribute to our collective total	

GREATER ROLAND PARK MASTER PLAN

Streetscape

Description

The urban streetscape in Greater Roland Park tends to be a jumble of public and private improvements, designed and installed over time. This chapter attempts to introduce order, quality and sustainability in design and materials wherever practicable. The elements of the streetscape comprise all pedestrian improvements within the right-of-way, including plantings, paving, walls and fences, pedestrian and gateway signage, street furniture and ornamentation (sculpture, paintings and the like). For the purposes of this Master Plan, the private areas adjacent to the right-of-way are also included.

Vision Statement

A neighborhood where all elements of the streetscape support and strengthen the rich, verdant, park-like nature of the community and where all streetscape improvements are designed to serve the residents of the community in a tastefully executed and sustainable way, uniting disparate parts of the community into an identifiable traditional neighborhood, while retaining the charm of the original end-of-19th-century design.

Guiding Principles

I. Streetscape elements will be used to create a safe, friendly and aesthetically strong public environment within Greater Roland Park

II. Streetscape elements will employ the highest standards of design

III. Streetscape elements will be environmentally friendly and use, to the maximum extent possible, sustainable materials and techniques

Table 7.1: Streetscape Implementation Summary

Problem/Issue	Recommendation	Priority	Timeframe	Responsible Party
I. Plantings				
a. Streetscape and right-of-way plantings	1. Develop standards for streetscape and right-of-way plantings that define the location, plant types and setbacks 2. Define the various conditions of streetscape layouts that dictate the appearance and responsible street tree plantings throughout the community 3. Provide a list of plant species from the City-approved native tree plant list (see Appendix A) 4. Design and undertake a Greater Roland Park tree replacement program to be followed by the community, the City, businesses, institutions and private property owners 5. Plan community tree planting events to make trees available to residents, and to educate residents on how to plant and where to site trees on their properties	Critical	Short- to mid-term	RPR&M Streetscape Committee Infrastructure Committee Traffic Committee
b. Median and planting island plantings	1. Inventory the medians and planting islands and their existing conditions 2. Use native plant material that is suitable for the scale, location and site conditions of each median and planting island 3. Replace unapproved plant types, curbing materials, walls, etc., with approved materials (see Appendix A) 4. Avoid installing retaining and garden edge walls in medians and planting islands, ensuring a minimum setback of 3 feet from the road's edge when they are necessary	Very important	Short- to mid-term	RPR&M
II. Paving				
a. Sidewalks	1. Use the standard paving material for any additions or renovations to the sidewalks along residential streets 2. Follow the same standards in commercial/retail and institutional areas, adding special paving bands, accents of paving or other applications of approved material (e.g., brick, cobble and stone) 3. Require that sidewalks along Roland Avenue, as the community's "main street," are wide enough for two people to walk side-by-side	Very important	Mid-term	RPCL RPR&M City
b. Crosswalks and handicap ramps	1. Acknowledge and follow City standards, requiring City approval for design variations 2. For crosswalks in commercial/retail areas, require materials that are consistent with the special paving used in walkways, plazas, tree pit edges, etc.,	Very important	Mid-term	RPCL City

	with a natural color that complements nearby architecture 3. For handicap ramps, require brick-shaped and -colored pavers with truncated domes, in accordance with Americans with Disabilities Act requirements			
c. Gutters and storm drains	1. Work with the City Department of Public Works to schedule repairs to gutters and storm drains 2. Obtain variance to retain original existing cobble and brick gutters where still in place and where practical	Very important	Mid-term	Civic League City of Baltimore
III. Street Furniture				
a. Lighting	1. Replace existing street light fixtures with a style that is historic and park-like	Very important	Mid-term	RPCL
b. Tree grates and guards	1. Recommend tree grates in all commercial/retail and institutional areas where there is heavy pedestrian and vehicular traffic 2. Recommend tree guards instead of planting beds in all commercial/retail and institutional areas 3. Tree grates and guards are recommended in conjunction with the use of Euro-cobble or similar block paving in the area behind the curb next to the street 4. Standardize tree grate and guard styles for all proposed locations, ensuring that they complement the selected streetlight style	Important	Mid-term	RPCL City
c. Benches	1. Require benches in commercial/retail and other public gathering areas, including bus stops 2. Determine a consistent standard for benches in urban areas (e.g., the Eddie's block) and more natural areas (e.g., Stony Run Park) 3. Ensure bench materials and style are in keeping with the traditional design standards of the Greater Roland Park area 4. Specify varying bench lengths depending on the location of the bench and the scale of the space 5. Where possible, ensure benches are arranged in a manner that promotes community socializing and comfort	Very important	Short- to mid-term	RPCL City
d. Newspaper stands	1. Adopt an enclosure that can accommodate all newspaper stands 2. Seek the assistance of the City attorneys in forcing newspaper companies to comply	Important	Short- to mid-term	RPCL City
e. Bus stops	1. Locate benches in front of shopping areas and schools and on busy corners, as appropriate 2. Study the need for a bus shelter in front of the Roland Park Library, the schools and/or the shopping areas	Important	Short- to mid-term	RPCL City

f. Trash receptacles	1. Place trash receptacles in commercial/retail and other public gathering areas 2. Establish a standard design for trash receptacles, with materials and a style that are similar to that of the benches 3. Evaluate the location and quantity of trash receptacles to assure their adequacy and convenience	Important	Short-term	RPCL City
IV. Signage				
a. Neighborhood signs	1. Determine locations for additional neighborhood signs that identify the gateways to Greater Roland Park 2. Require that neighborhood signs meet approved design standards in terms of style, color and materials 3. Use elements of the neighborhood sign in other sign types throughout the community	Important	Short- to mid-term	RPCL City
b. Pedestrian signs	1. Install pedestrian signs at the walking paths, and other existing and proposed features within the community 2. Determine locations for the placement of additional pedestrian signs, understanding that signs are a "way-finding" feature for pedestrians and bicyclists 3. Require pedestrian signs be designed in a manner that reflects that of the neighborhood sign, bringing consistency to materials, lettering, colors and heights 4. Install strategic "you are here" maps for pedestrians and bicyclists	Important	Short- to mid-term	RPCL RPR&M
c. Road signs	1. Evaluate road signs as to their location, style, materials and condition, with a view toward minimization, standardization and replacement	Important	Mid-term	RPCL/City
d. Path signs	1. Replace missing and damaged path signs, using the standard design 2. If new paths are added in the community, add paths signs that follow the standard design	Very important	Short-term	RPR&M
V. Bioretention Elements	1. Select an area for a Demonstration Retention Streetscape element 2. Obtain funds for design and installation 3. Design it, install it and monitor this demonstration area for possible replication in other areas throughout Greater Roland Park	Critical	Short- to mid-term	RPCL RPCF

Standards

I. Plantings

A. Streetscape and Right-of-Way Plantings

A defining element of Greater Roland Park is its tree canopy and park-like setting in both public and private spaces. In 2001, the tree canopy coverage in the area was 43 percent. The existing streetscape, though, is currently inconsistent, containing large gaps, highly variable plant material (with non-natives and invasives) and, in many instances, old or diseased trees and shrubs, some of which encroach on streets and walkways.

Recommendations:

1. Develop standards for streetscape and right-of-way plantings that define the location, plant types and setbacks
2. Define the various conditions of streetscape layouts that dictate the appearance and responsible street tree plantings throughout the community
3. Provide a list of plant species from the City-approved native plant list (see Appendix A: Recommended Plant List for Streetscape and Residential Frontage)
4. Design and undertake a Greater Roland Park tree replacement program to be followed by the community, City, businesses, institutions and private property owners
5. Plan community tree planting events to make trees available to residents and to educate residents on how and where to plant trees on their properties

B. Median and Planting Island Plantings

The planting of trees in the median has enhanced Roland Avenue, the main thoroughfare in Greater Roland Park. These plantings need to be maintained and improved where necessary to protect this defining feature.

Additional plantings are required in the medians and planting islands throughout the community to support the park-like theme.

Recommendations:

1. Inventory the medians and planting islands and their existing conditions
2. Use native plant material that is suitable for the scale, location and site conditions of each median and planting island

3. Replace unapproved plant types (perennials and groundcovers), curbing materials, walls, etc., with approved materials (see Appendix A: Recommended Plant List for Streetscape and Residential Frontage)

4. Avoid installing retaining and garden edge walls in medians and planting islands, ensuring a minimum setback of 3 feet from the road's edge when they are necessary

Planting Typologies

Figure 7.1: Right-of-Way and Private Property Planting on Slopes

Figure 7.2: Roland Avenue and W. University Parkway Planting Typology

Figure 7.3: Commercial Area Typology

II. Paving

A. Sidewalks

The standard sidewalk material throughout Greater Roland Park is poured concrete along the major roadways and light-colored exposed aggregate concrete on secondary roads.

Recommendations:

1. Use the standard paving material for any additions or renovations to the sidewalks along residential streets

2. Follow the same standards in commercial/retail and institutional areas, adding special paving bands, accents of paving or other applications of approved material (e.g., brick, cobble and stone)

3. Require that sidewalks along Roland Avenue, as the community's "main street," are wide enough for two people to walk side-by-side

B. Crosswalks and Handicap Ramps

There are several different applications and City standards that must be followed when analyzing proposed changes to crosswalk and handicap ramps. There should be a concerted effort to standardize these areas, make them safe and useable by pedestrians and enhance the pedestrian and bicycle routes throughout the community.

Recommendations:

1. Acknowledge and follow City standards, requiring City approval for design variations

2. For crosswalks in commercial/retail areas, require materials that are consistent with the special paving used in walkways, plazas, tree pit edges, etc., with a naturals color that complements nearby architecture

3. For handicap ramps, require brick-shaped and -colored pavers with truncated domes, in accordance with ADA requirements

C. Gutters and Storm Drains

Many secondary streets and lanes in Greater Roland Park retain their original edge, with no curb, and brick and river stone gutters. Others have been updated with the current standard of an integrated concrete curb and gutter that matches that on Roland Avenue.

Recommendations:

1. Obtain a variance to retain original existing cobble and brick gutters where still in place and where practical

III. Street Furniture

A. Lighting

To improve appearance, increase energy efficiency and add an historic component to the community's streetscape, the replacement of existing street lamps is being considered.

Recommendations:

1. Require a style that is historic and enhances the park-like feel, best suits the community and complements other street furniture elements (see additional information and recommendations concerning streetlights in the Infrastructure chapter)

Figure 7.4: Recommended Street and Pedestrian Lights

B. Tree Grates and Guards

Tree grates and guards are currently used in a limited fashion in the commercial/retail and institutional areas of Greater Roland Park. They are most useful in areas that have limited space for walking and in gathering and parking areas. Tree guards are recommended instead of planting beds in these areas to enhance the survival of plantings, prevent the collection of debris, prevent the migration of mulch into walkways and provide safer walking surfaces.

Recommendations:

1. Recommend tree grates in all commercial/retail and institutional areas where there is heavy pedestrian and vehicular traffic
2. Recommend tree guards instead of planting beds in all commercial/retail and institutional areas
3. Tree grates and guards are recommended in conjunction with the use of Euro-cobble or similar block paving in the area behind the curb next to the street
4. Standardize tree grate and guard styles for all proposed locations, ensuring that they complement the selected streetlight style

Figure 7.5: Recommended Tree Guard and Grate

C. Benches

The strategic placement of benches throughout Greater Roland Park will provide respite for the elderly and comfort for those who would engage the landscape or socialize with neighbors.

Recommendations:

1. Require benches in commercial/retail and other public gathering areas, including bus stops
2. Determine a consistent standard for benches in urban areas (e.g., the 5100 Block) and more natural areas (e.g., Stony Run Park)
3. Ensure bench materials and style are in keeping with the traditional design standards of the Greater Roland Park area
4. Specify varying bench lengths depending on the location of the bench and the scale of the space
5. Where possible, ensure benches are arranged in a manner that promotes community socializing and comfort

Figure 7.6: Recommended Benches

D. Newspaper Stands

Newspaper stands tend to clutter an area. There is no standard design, and stands vary in color and shape. Also, newspaper companies resist efforts to bring all stands into an ordered enclosure, citing their rights under the First Amendment.

Recommendations:

1. Adopt an enclosure that can accommodate all newspaper stand designs
2. Seek the assistance of the City attorneys in forcing newspaper companies to comply

E. Bus Stops

Most bus stops in Greater Roland Park are in front of residential properties. Several serve commercial/retail and institutional areas. The size of the area between the sidewalk and the street vary significantly from one bus stop to another.

Recommendations:

1. Locate benches in front of shopping areas and schools and on busy corners, as appropriate

2. Study the need for a bus shelter in front of the Roland Park Library, the schools or the shopping areas

F. Trash Receptacles

Trash receptacles are a necessary streetscape element in an urban setting, particularly in commercial/retail areas.

Recommendations:

1. Place trash receptacles in commercial/retail and other public gathering areas
2. Establish a standard design for trash receptacles, with materials and a style that are similar to that of the benches
3. Evaluate the location and quantity of trash receptacles to assure their adequacy and convenience

Figure 7.7: Recommended Newspaper Rack Enclosure, Bus Shelter and Trash Receptacle

IV. Signage

A. Neighborhood Signs

Neighborhood signs help identify the style, character and historical significance of a community. A gateway sign was recently installed on W. University Parkway at 40th Street.

Recommendations:

1. Determine locations for additional neighborhood signs that identify the gateways to Greater Roland Park
2. Require that neighborhood signs meet approved design standards in terms of style, color and materials
3. Use elements of the neighborhood sign in other sign types throughout the community

Figure 7.8: Recommended Prototype Gateway Sign

B. Pedestrian Signs

Pedestrian signs are used as identifiers and directional markers for bicycles and pedestrians.

Recommendations:

1. Install pedestrian signs at the walking paths, and other existing and proposed features in the community

2. Determine locations for the placement of additional pedestrian signs, understanding that signs are a way-finding feature for pedestrians and bicyclists

3. Require pedestrian signs be designed in a manner that complements the design of the neighborhood sign, bringing consistency to materials, lettering, colors and heights

4. Install strategic "you are here" maps for pedestrians and bicyclists

C. Road Signs

Road signs are an added feature of the streetscape and can reduce visual clutter and add a park-like element to streets corners within the community. Some in Greater Roland Park have deteriorated.

Recommendations:

1. Evaluate road signs as to their location, style, materials and condition, with a view toward minimization, standardization and replacement

D. Path Signs

Roland Park has a standard path sign design that is used consistently throughout the community. Some path signs are missing and others need repair.

Recommendations:

1. Replace missing and damaged path signs, using the standard design

2. If new paths are added in the community, add paths signs that follow the standard design

Figure 7.9: Recommended Pathway Sign

V. Bioretention Elements

Greater Roland Park is a natural area to explore the use of bioretention facilities, which clean stormwater, promote groundwater recharge and reduce the rate and quantity of stormwater runoff. Bioretention facilities can also be an attractive streetscape element.

Recommendations:

1. Select a location for a demonstration bioretention element with relatively high visibility; to ensure functionality, the area should be relatively flat (with a less than 5 percent slope) and downstream of stormwater flows to intercept and treat runoff (the intersection of Falls Road and Elmwood Terrace appears to be a suitable location)

2. Design, install and monitor the demonstration bioretention element to determine whether it can and should be replicated in other areas throughout Greater Roland Park

APPENDIX A: RECOMMENDED PLANT LIST FOR STREETSCAPE AND RESIDENTIAL FRONTAGE

STREETSCAPE PLANT RECOMMENDATIONS

Acceptable Street Trees for Wide Strips

Acer rubrum 'October Glory', 'Red Sunset'	Red Maple
Liriodendron tulipifera	Tulip Poplar
Liquidambar styraciflua 'Rotundiloba'	Fruitless Sweetgum
Quercus cocinea	Scarlet Oak
Quercus rubra	Red Oak
Ulmus americana 'Valley Forge', 'New Harmony'	New American Elm

Acceptable Street Trees for Narrow Strips

Quercus phellos	Willow Oak

Ornamental Trees (for yards only)

Aesculus pavia	Red Horsechestnut
*Amelanchier arborea**	Shadbush
Betula nigra	River Birch
*Carpinus caroliniana**	Ironwood
*Cercis Canadensis**	Redbud
Chionanthus virginicus	Fringe Tree
*Cladastrus lutea**	Yellowwood
*Cornus florida**	Flowering Dogwood
Nyssa sylvatica	Blackgum
Ostrya virginiana	Hornbeam
Oxydendron arboretum	Sourwood
Quercus palustrus	Pin Oak

*Trees listed by BGE as acceptable for planting under power lines

Evergreen Trees for Yards (not in the verge)

Ilex opaca	American Holly
Juniperus virginiana	Eastern Red Cedar
Magnolia grandiflora	Southern Magnolia
Rhododendron maxima	Rosebay Rhododendron

Hedging Materials

Taxus baccata	Yew
Ilex crenata	Japanese Holly
Buxus sp	Boxwood
Prunus laurocerasus	Cherry Laurel

Groundcovers (native varieties only):

Ferns
Sedges

Asarum canadense	Wild-ginger
Pachysandra procumbens	Allegheny Pachysandra
Chrysogonum virginiana	Green-and-gold
Geranium maculatum	Wild Geranium
Phlox stolonifera	Creeping Phlox
Sedum ternatum	Wild Stonecrop
Silene caroliniana	Wild Pink
Tiarella cordifolia	Foamflower

Islands

Amelanchier arborea	Shadbush
Ilex opaca	American Holly
Rhododendron maxima	Rose Bay Rhododendron
Viburnum spp	Viburnums
Hamamelis virginiana	Witchhazel
Ilex verticillata	Winterberry

GREATER ROLAND PARK MASTER PLAN

Zoning

In 2008, the City of Baltimore embarked on a process of rewriting the entire municipal zoning code that had not been comprehensively revised since 1971, nearly 40 years earlier. The multi-year process, dubbed Transform Baltimore, will result in an updated zoning code affecting every neighborhood in Baltimore. Over the past two years, the City has hired consultants, appointed a Zoning Advisory Committee, held work group and public meetings and requested comments online.

At the time of completion of the GRPMP, the City had just published its first full draft of the zoning code narrative for public comment. As expected, the draft contains several new zoning classifications, alters uses that are permitted, conditional and not permitted within certain classifications, and changes many building characteristics, such as height, massing and density within specific zones. The draft also modifies the process under which zoning changes, variances and appeals can be made. It is also important to note that, at the time of the GRPMP completion, the City had not developed a zoning map identifying the areas of zoning classification.

It is anticipated that the Transform Baltimore process will go on for many months, possibly even years, before a new zoning code is finalized, mapped and adopted for all parcels throughout the City. Members of the Greater Roland Park communities have participated in the Transform Baltimore process to date and, now that specifics have begun to be released by the City, our neighborhoods will actively advocate for appropriate applications of the new zoning code to our communities.

Accordingly, the GRPMP has developed and included a series of Guiding Principles, which provide the basis for our position on zoning in the Great Roland Park area and any application under Transform Baltimore or any other zoning modifications. A Zoning Committee will be established to closely monitor the rezoning process and propose specific changes and input to the City and other stakeholders.

Guiding Principles

Zoning is a critical means of land use protection for residents of any community. The Greater Roland Park area consists of established residential neighborhoods mixed with many large institutional uses and nodes of commercial activities. The purpose of the zoning is to maintain the integrity and diversity of housing types in the existing residential areas, and to prevent the expansion, intrusion or more intense development of non-residential uses or institutional uses that negatively impact the neighboring residential areas.

The following are Guiding Principles for the zoning process in the Greater Roland Park area:

I. Establish residential zoning categories that conform to existing densities and housing types (e.g. one-third-acre zoning for single-family detached dwellings on lots of one-third-acre or more, zoning that allows for small lot single-family detached and semi-detached dwellings).

II. Protect residential areas by prohibiting non-residential and multi-family uses except for existing non-conforming uses. The granting of any conditional uses must include a public process that allows meaningful community input.

III. Preserve the special pedestrian-friendly character and boulevard design of the Roland Avenue and W. University Boulevard from Lake Avenue at the north, to 40th and 41st Streets at the south, evidenced by the homes lining and set back from the boulevard, the presence of community institutions, such as religious buildings and social clubs, the absence of parking lots in front yards and of curb cuts, and the minimal presence of commercial uses (e.g., the Roland Park Shopping Center and the 5100 Block).

IV. For institutional properties, establish default zoning, which is the same as the residential zoning adjacent to, contiguous with or surrounding these properties, so that if the current use on these properties ceases or the property or a portion of the property is sold, the property shall automatically be zoned in that residential zoning category.

V. Control the development of institutional properties so as not to negatively impact adjacent residential properties in terms of intensity of buildings, parking, lighting of buildings and athletic fields, hours of operation and noise and vehicular traffic, and to protect and preserve critical natural areas encompassing streams, slopes, forested areas and natural wildlife habitats.

VI. Control commercial/retail and office uses to ensure compatibility with nearby residential areas, contain expansion of commercial/retail areas, encourage owners and tenants to improve the physical appearance and pedestrian friendliness of their businesses, and guide future redevelopment to follow principles that are compatible with neighborhood-scaled, low-intensity retail and office centers (e.g., parking in the rear, landscaping and outdoor spaces).

Relevant Issues to Greater Roland Park

In the first draft of the zoning code rewrite released under Transform Baltimore, it is clear that several zoning issues have the potential to greatly affect the Greater Roland Park area. Although this list is not intended to be exhaustive, due in large part to the status of the draft zoning code and the absence of a map applying specific districts, the following issues have been identified as critically important to the communities of Greater Roland Park:

- Ensure zoning densities that conform to existing neighborhood conditions
- Allow only appropriate uses that protect the community's historic and primarily residential character
- Promote appropriately scaled and attractively designed buildings with appropriate height, setbacks, design standards, sustainability measures and other features
- Expand the protection for open space and possibly consider new zoning categories, such as a Scenic Boulevard Overlay district for areas such as Roland Avenue
- Review the definitions and process for allowing group homes allowing up to eight unrelated residents in need of personal services "for daily living or for the protection of the individual"
- Ensure compatibility of current institutional and educational uses with the surrounding residential areas, both currently and with any proposed expansion or change of use being contemplated
- Provide a deliberate, transparent and fair process for any proposed zoning changes, exceptions or appeals in a manner that both respects property owner's rights and protects community desires and underlying character

Next Steps

During the implementation process of the GRPMP, the following are the immediate next steps to address the zoning issues affecting the Greater Roland Park communities:

1. Present proposed commercial/retail, office and residential zoning categories to residents of the Roland Park plats, the various neighborhoods and any remaining areas of the Greater Roland Park area for their review, modification, if necessary, and approval

2. Discuss zoning proposed by the Master Plan with the Planning Department

3. Discuss, as part of a larger City-wide discussion, the expected impact of Transform Baltimore's recommended changes on the community

4. Schedule meetings with City Council members representing the Greater Roland Park area

5. Propose necessary revisions to zoning based on discussions with residents and the Planning Department

6. Develop a list of recommendations that are compatible with the residential zoning districts

7. Finalize a list of recommendations following discussions with City Council members and the Planning Department

BANK
TUXEDO PHARMACY
TUXEDO

ROLAND PARK

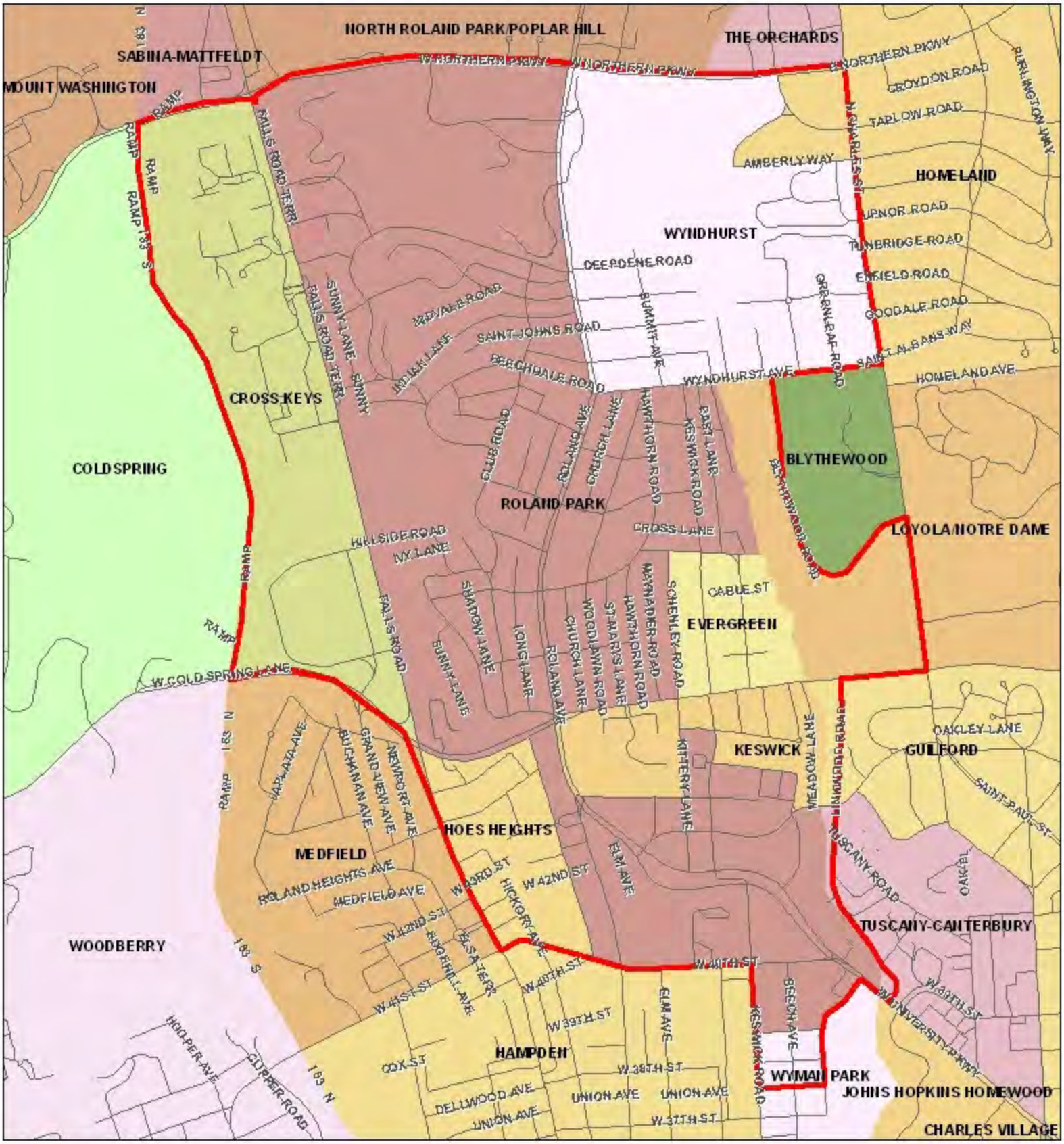
PHYSICAL THERAPY FIRST
NO STOPPING

STONY
RUN
CAFE

© 2009 Google Report a problem

Roland Park Masterplan
Baltimore Country Club
N
KEY
GREENSPACE GATEWAY
PLAYGROUND
NEIGHBORHOOD GATEWAY
GREENSPACE PATH
200’
100’
50’
0’
Harvest Rd
Sunny Ln
Edgevale Rd
Plover Ln
Beechdale Rd
Steady Ln
Birch Ln
Elmhurst Rd
Falls Rd
Club Rd
Hillside Rd
Ivy Ln
W Gris
25
BIG MEADOW
LITTLE MEADOW
REFORESTATION ZONE
DOG PARK
STREAM CLEANUP & REFORESTATION
TREE SWINGS
STEPPING STONES
PRESERVE OPEN SPACE
SHADE TREES W/ BENCHES
MAINTAIN EXISTING VIEWS
REFORESTATION ZONE
PRACTICE PLAYING FIELD
SCULPTURE GARDEN
PLAYGROUND
ORCHARD
NEW LANDSCAPING
TENNIS
COMMUNITY GARDEN
PARKING
NEW LANDSCAPING
IMPROVED PEDESTRIAN ACCESS AT FALLS RD. & HILLSIDE
Image U.S. Geological Survey

Greater Roland Park Area Plan



Core Planning Area

N

0 0.25 0.5 1 Miles

Roland Park Masterplan

Open Space & Connections

N

KEY

- BUMPOUT NODE
- PLAYGROUND
- GREENSPACE GATEWAY
- NEIGHBORHOOD GATEWAY
- EXISTING PATH
- NEW PATH
- BIKE PATH
- PUBLIC PARK
- SCHOOLS & INSTITUTIONS
- COMMERCIAL SPACE

.5 .25 0 MILES

Roland Park Masterplan

Cold Spring Lane Commercial Corridor

N

KEY

- GREENSPACE GATEWAY
- NEIGHBORHOOD GATEWAY
- NON-RESIDENTIAL BUILDINGS
- BUS STOP
- GREENSPACE PATH

100' 50' 25' 0'

KESWICK RD

COLD SPRING LANE

WICKFORD RD

STONY RUN TRAIL

LINKWOOD PARK

OVERFLOW PARKING ON PERMEABLE PAVERS

RELOCATE PARKING AT TRAIL

BIKE RACKS AT TRAIL ENTRANCE

REPLACE SOLID RAILING W/ OPEN IRONWORK AT BRIDGE

ON STREET PARKING

MINIMIZE CURB CUT WIDTH, TYPICAL

RECONFIGURE PARKING & ACCESS

SCREEN PARKING & OUTDOOR SEATING W/ LANDSCAPING

BUMPOUTS & PAVING MATERIAL CHANGE AT CROSSWALK

SPECIAL PAVING

WIDEN & IMPROVE SIDEWALKS

RECONFIGURE PARKING & ACCESS

Roland Park Masterplan

5100 Block

N

KEY

- GREENSPACE GATEWAY
- NEIGHBORHOOD GATEWAY
- BUS STOP
- BIKE PATH

40' 20' 10' 0'

TRUCK TURNING RADIUS

TRUCK TURNING RADIUS

DEEPDENE ROAD

OUTDOOR CAFE SEATING

BIKE RACKS

PLANTERS W/ SEATING

PLANTERS

SPECIAL PAVING

COORDINATE STREET FURNITURE

PEDESTRIAN ACCESS TO GARAGE

LANDSCAPED WALL

BUMPOUTS & PAVING MATERIAL CHANGE AT CROSSWALKS

EXPANDED SIDEWALK

BUS

LOW FENCE

BUS

ROLAND AVENUE

BIOSWALES AT BUMPOUTS

Roland Park Masterplan

Wyndhurst Station

N

KEY

GREENSPACE GATEWAY

NEIGHBORHOOD GATEWAY

GREENSPACE PATH

50' 25' 12.5' 0'

ROLAND PARK POOL

REORIENT PARKING AT POOL

68 TOTAL PARKING ON LAWNDALE

NEW GREENSPACE AT POOL ENTRANCE

WALL AND OPEN SPACE FOR MOVIES & COMMUNITY EVENTS

STONY RUN

STEPPING STONES AT STREAM CROSSING

STONY RUN TRAIL

LAWNDALE AVENUE

WYNDHURST AVENUE

BUMPOUTS AT CROSSINGS

GATED & ENCLOSED DUMPSTER

PLAZA

NEW TREES IN LANDSCAPED BERM

OVERLOOK

BIKE RACKS

G

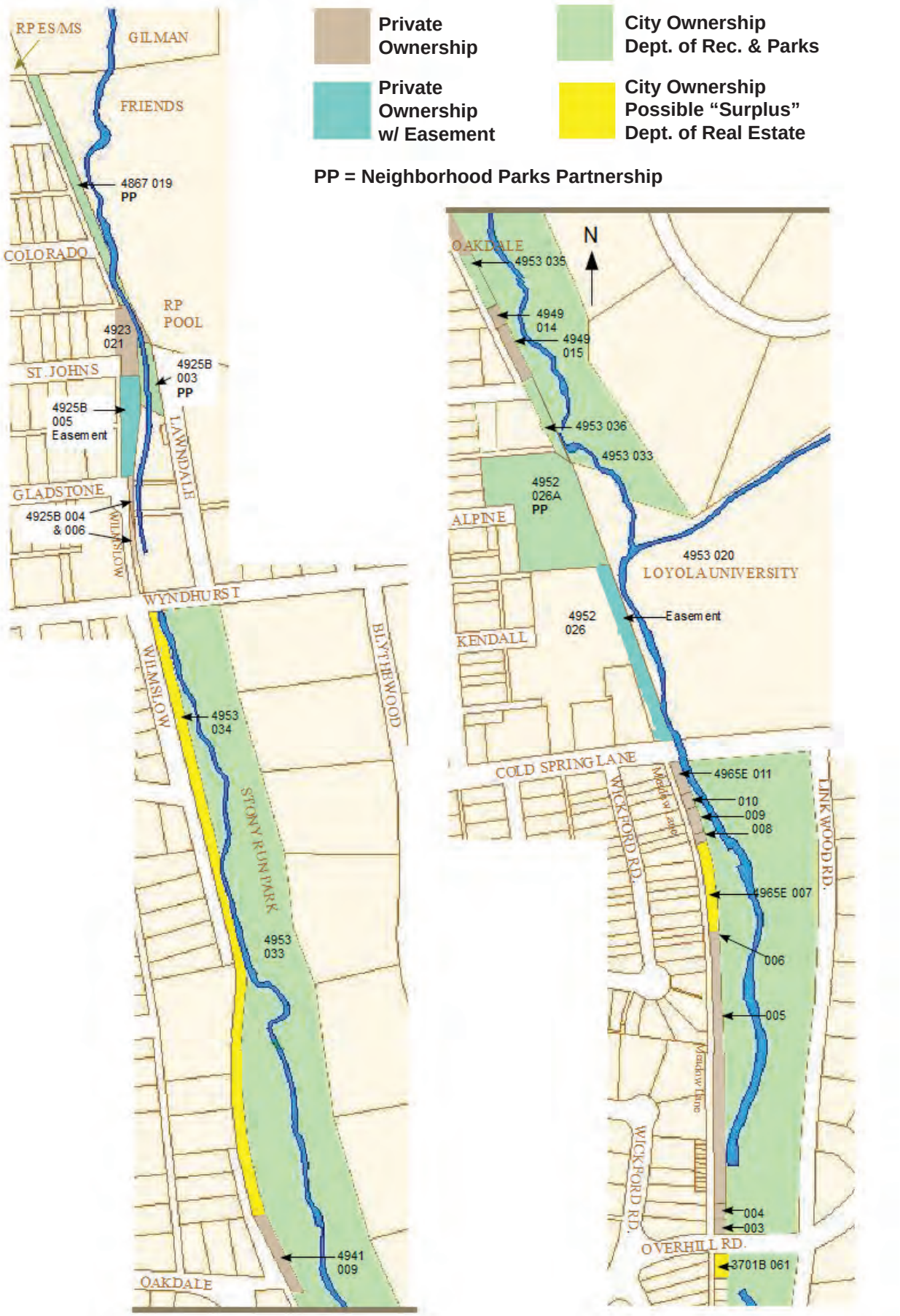
WILMSLOW ROAD

NARROW TO 20'

NEW TREES

Image U.S. Geological Survey 39°21'14.03"N 76°37'45.29"W elev ft

Stony Run Park and Former Railroad Right-of-Way Block Lot Map

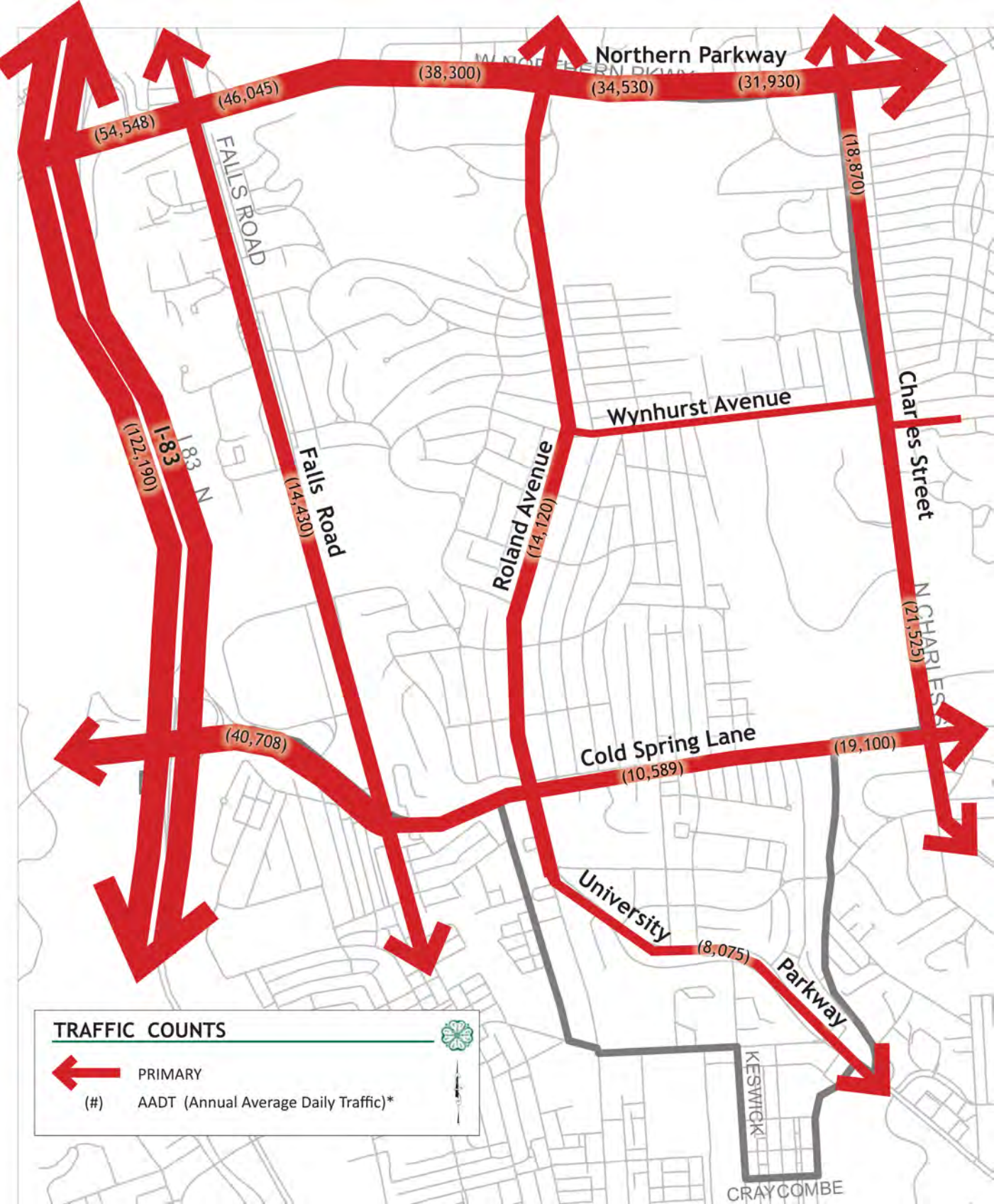


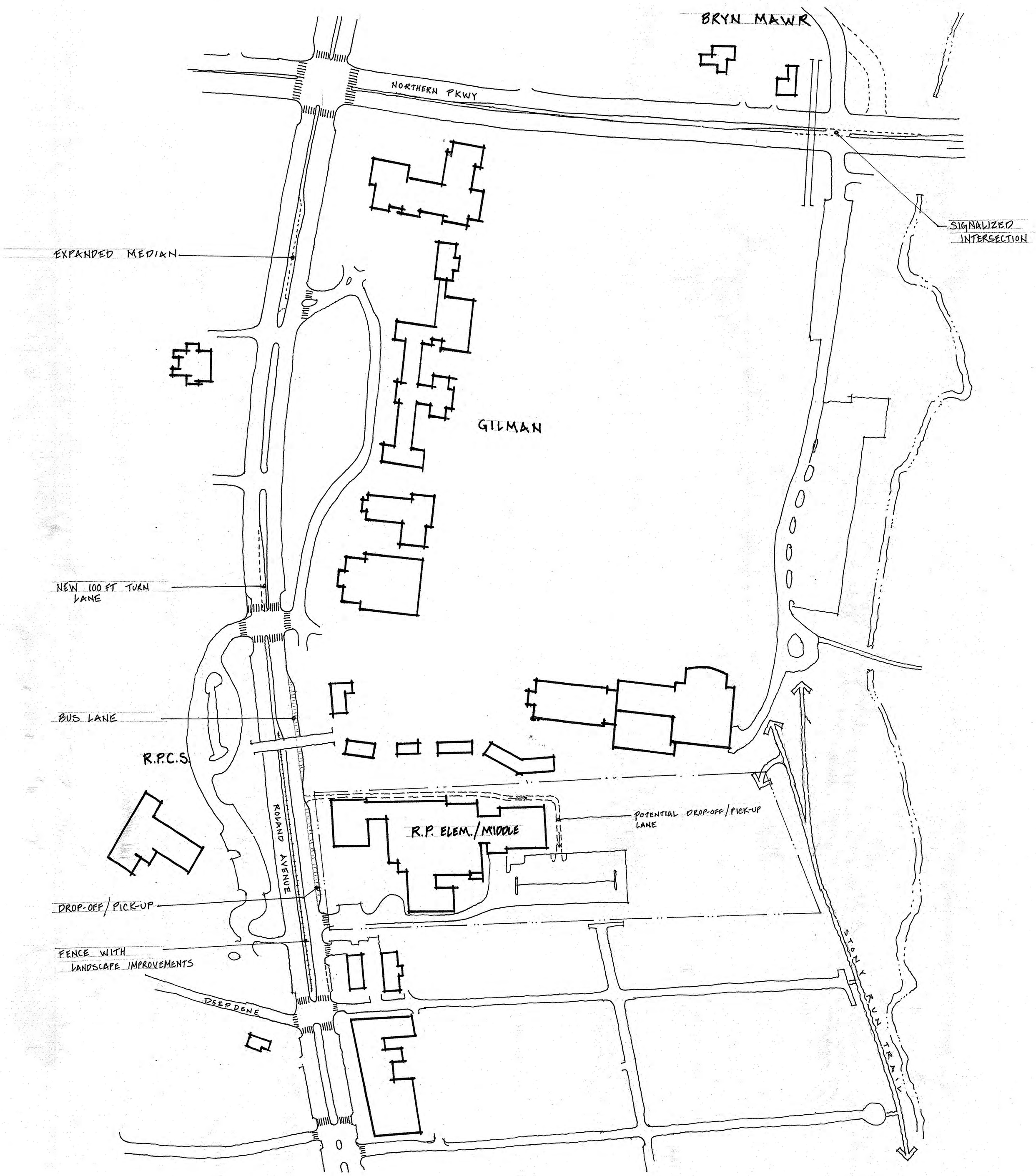
hord | coplan | macht

September 09, 2011

STONY RUN NORTH WALKING PATH

FALLS ROAD
Elkridge Hunt Club
Charles St
Bellona Ave
FORGE
58
60
61 Lake Ave
Lake Ave
11
MT WASHINGTON
61
Mt Washington Pediatric Hosp
27
Northern Pkwy
The Senato
St Mary's Seminary
Roland Ave
St Albans Wy
Spring Lake Wy
Sinai Hospital
44
Cylburn Arboretum
Wyndhurst Ave
Homeland Ave
HOMELAND
Cylburn Ave
83
Falls Rd
ROLAND PARK
College of Notre Dame
Loyola University
1
Coldspring New Town
Cold Spring Ln
11 Bedford S
COLD SPRING LN
33
St Paul St
40th St
University
41st St
Children's Hospital
22
27
Roland Ave
The Rotunda
22
11
Union Mem Hosp
1
HAMPDEN
61
Pkwy
Wyman


Northern Parkway
(38,300)
(34,530)
(31,930)
(46,045)
(54,548)
FALLS ROAD
(18,870)
Wynhurst Avenue
Charles Street
I-83
(122,190)
I-83 N
Falls Road
(14,430)
Roland Avenue
(14,120)
N CHARLES
(21,525)
(40,708)
Cold Spring Lane
(10,589)
(19,100)
University
(8,075)
Parkway
KESWICK
CRAYCOMBE
TRAFFIC COUNTS
PRIMARY
(#) AADT (Annual Average Daily Traffic)*



SCHOOL TRAFFIC PHYSICAL IMPROVEMENTS

ROLAND PARK MASTER PLAN

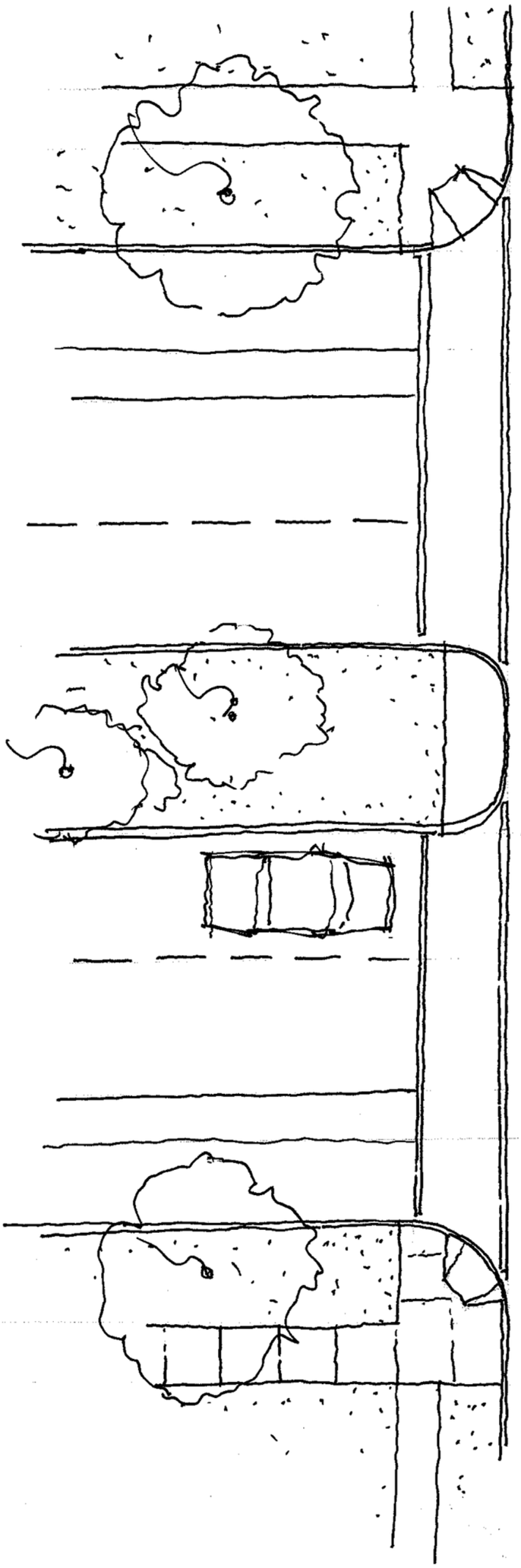
1"=100'

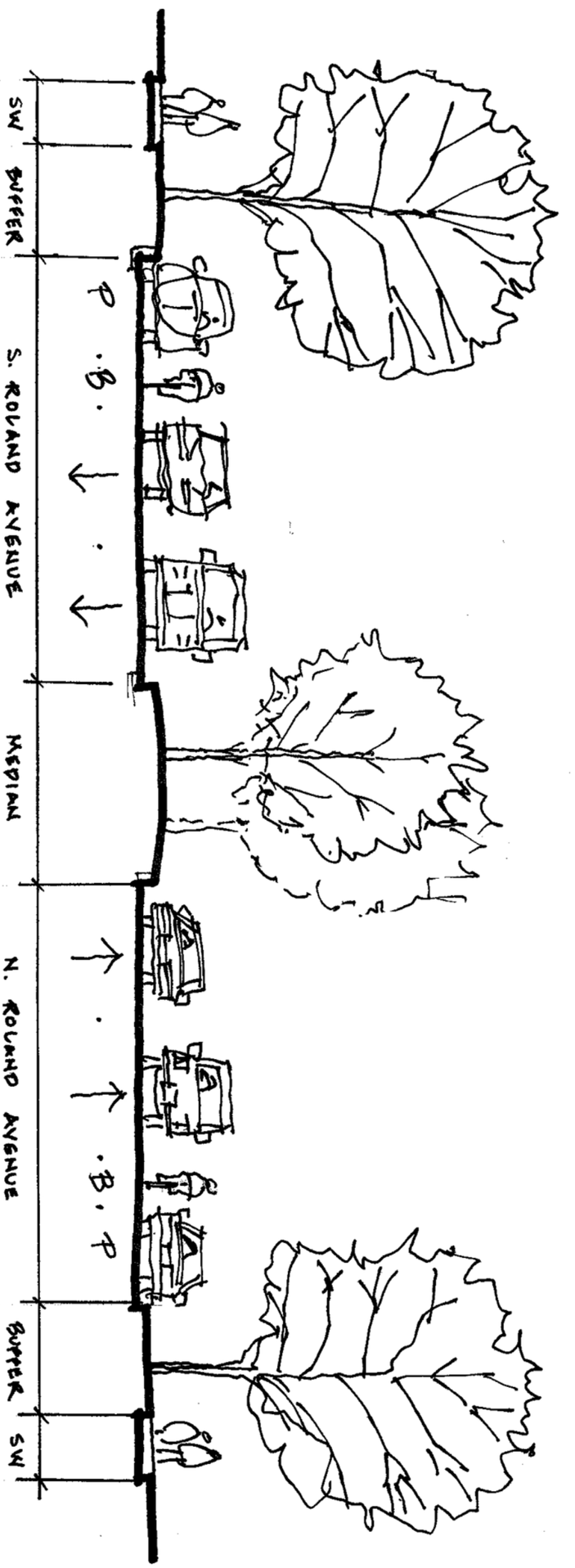
3.31.10

ROLAND AVENUE STUDY

EXISTING CONDITION

1" = 10'-0"
02·21·10

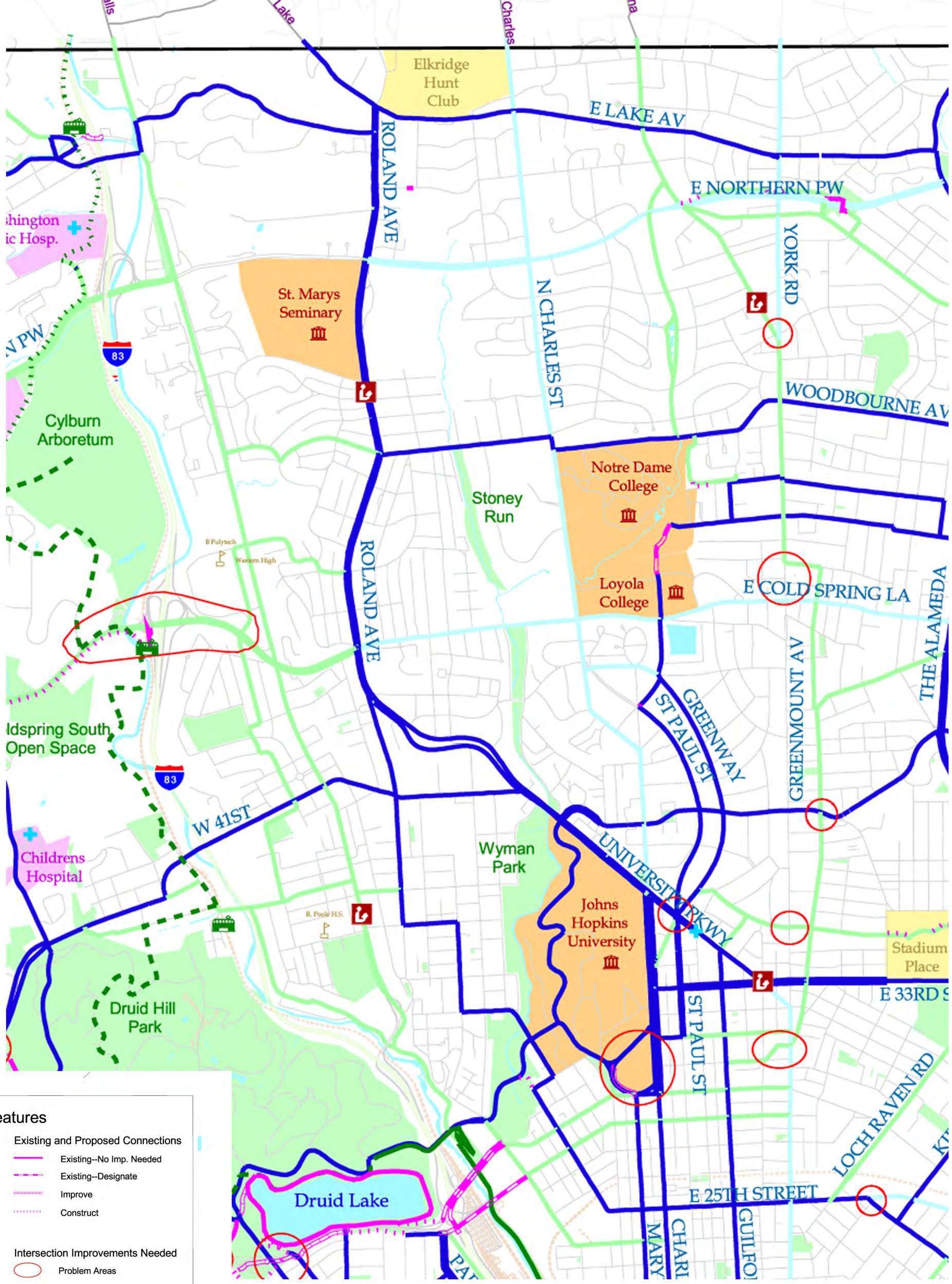




MARKET ST

DO NOT
ENTER

STOP
FOR ME
IT'S
THE
LAW



Proposed Bicycle Network Features

Proposed Bicycle Network

- Introductory Network-Phase One
- Phase Two
- Long Term

Existing and Proposed Connections

- Existing--No Imp. Needed
- Existing--Designate
- Improve
- Construct

Intersection Improvements Needed

- Problem Areas

Transportation Features

Street & Highway Network

- Interstate Expressway
- Expressway Ramp
- Street
- Tunnel

County Roads

- Road or Street
- Potential Network Linkage
- Railroad Line

Transit Stations

- Light Rail Station
- Metro Station
- Train Station

Trail Features

- PotentialTrails

Existing Multi-Use Trails (Bicycle and Pedestrian)

-- Jones Falls Trail
-- Gwynns Falls Trail
-- Herring Run Trail

- Completed (paved)
- Completed (unpaved)
- Under Construction or Design
- Planned

Places of Interest

- Library
- Hospital
- Hospital Campus
- Colllege or University
- College or University Campus
- High School
- Stadium
- Other Institution
- Cemetery
- Park
- Water
- City Boundary

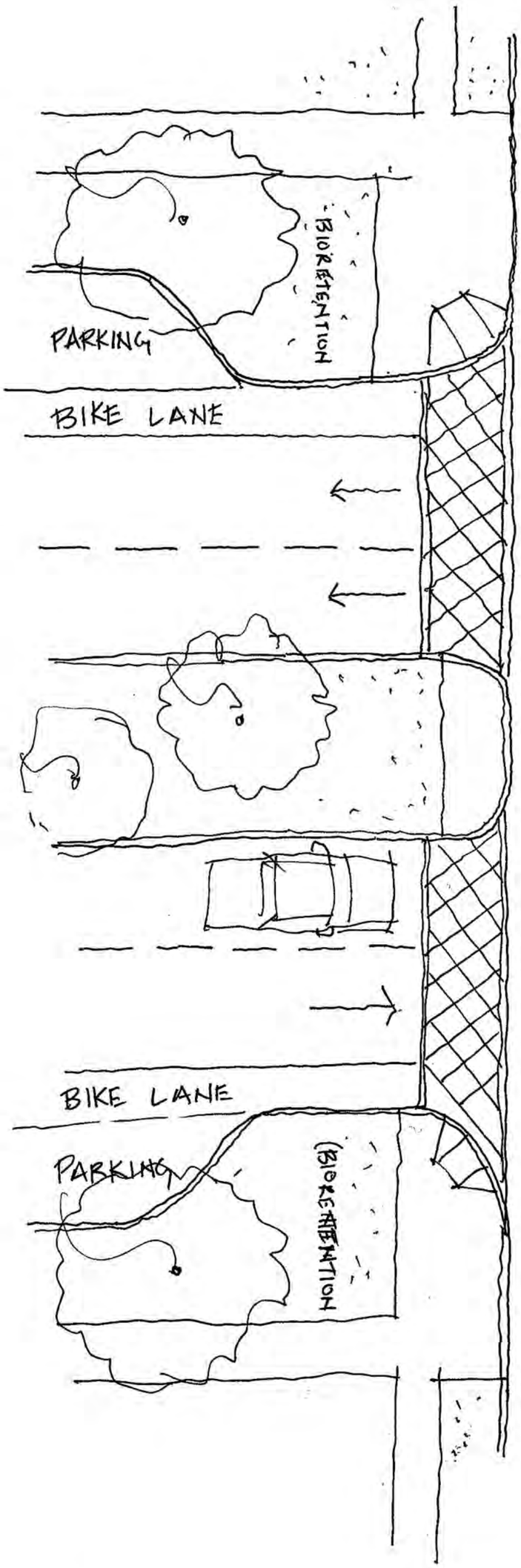
TooleDesignGroup

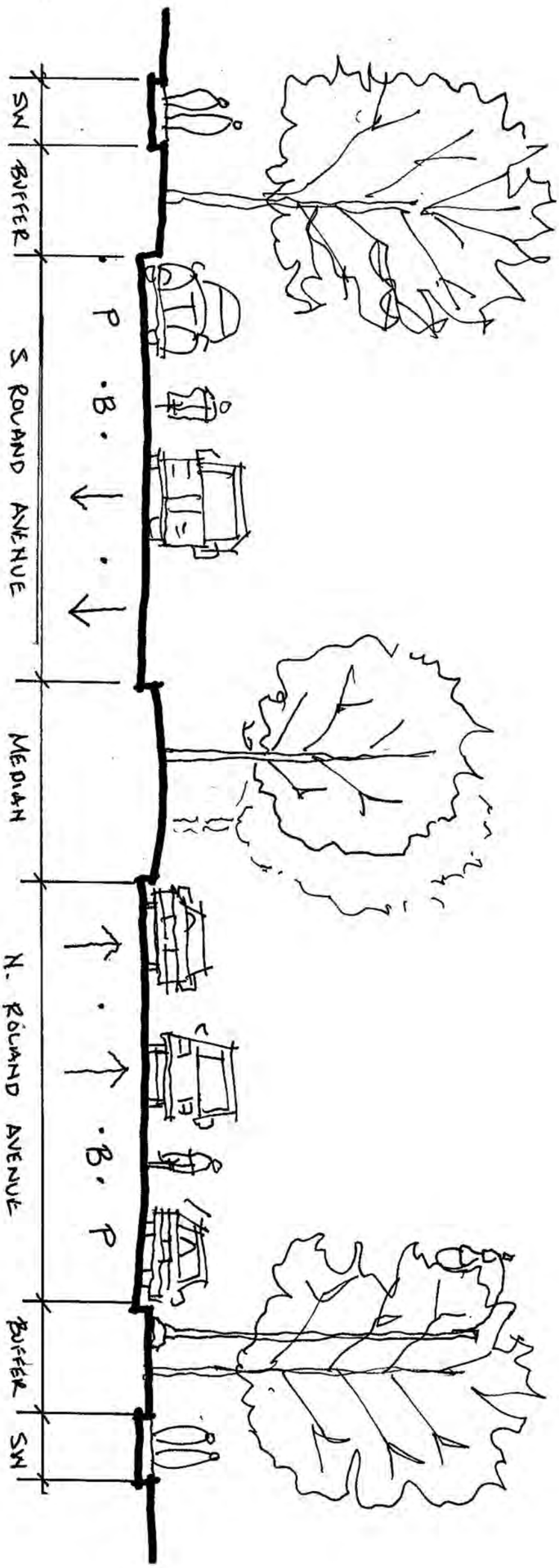
ROLAND AVENUE STUDY

CURB EXTENSION

1" = 10'-0"

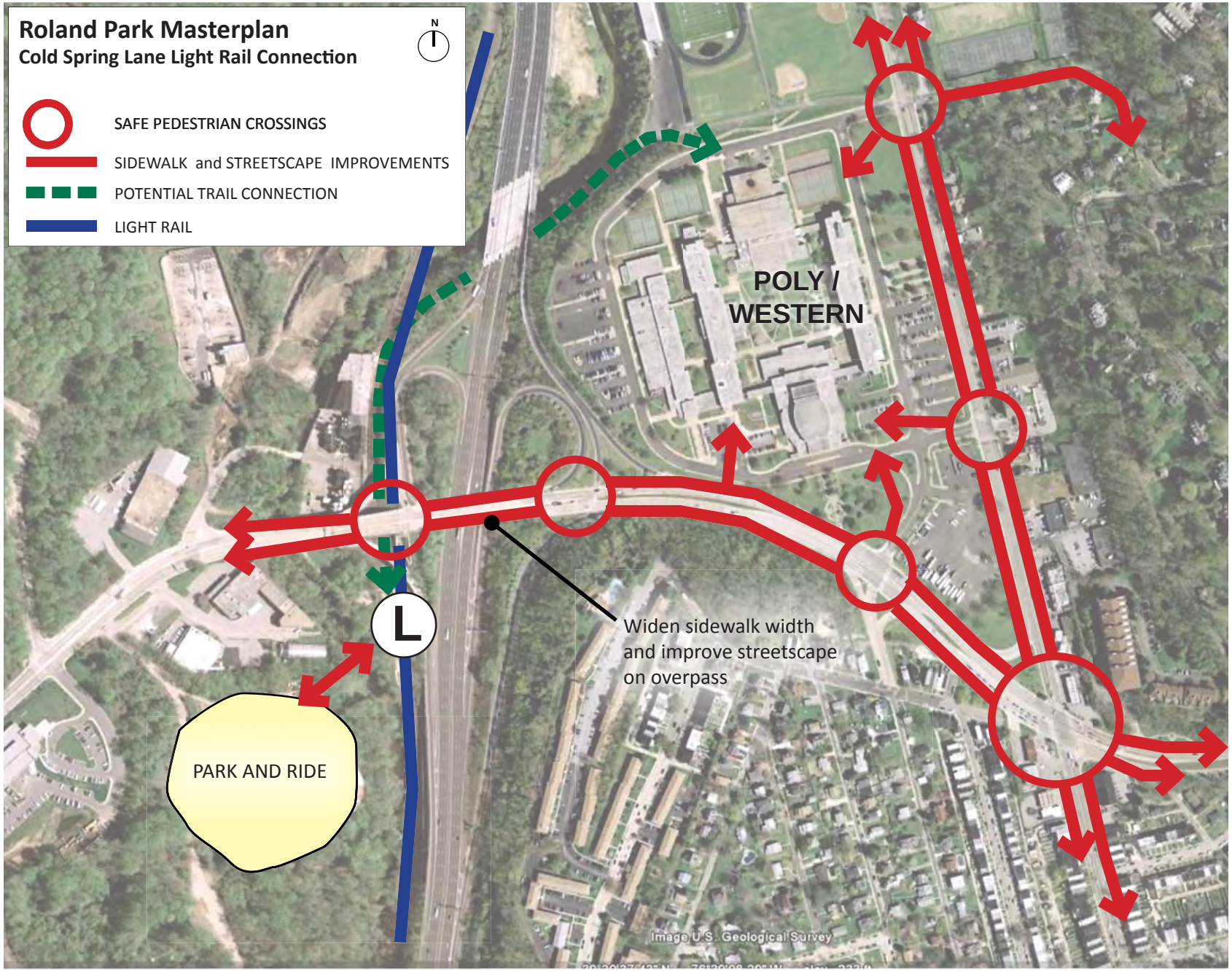
03.29.10

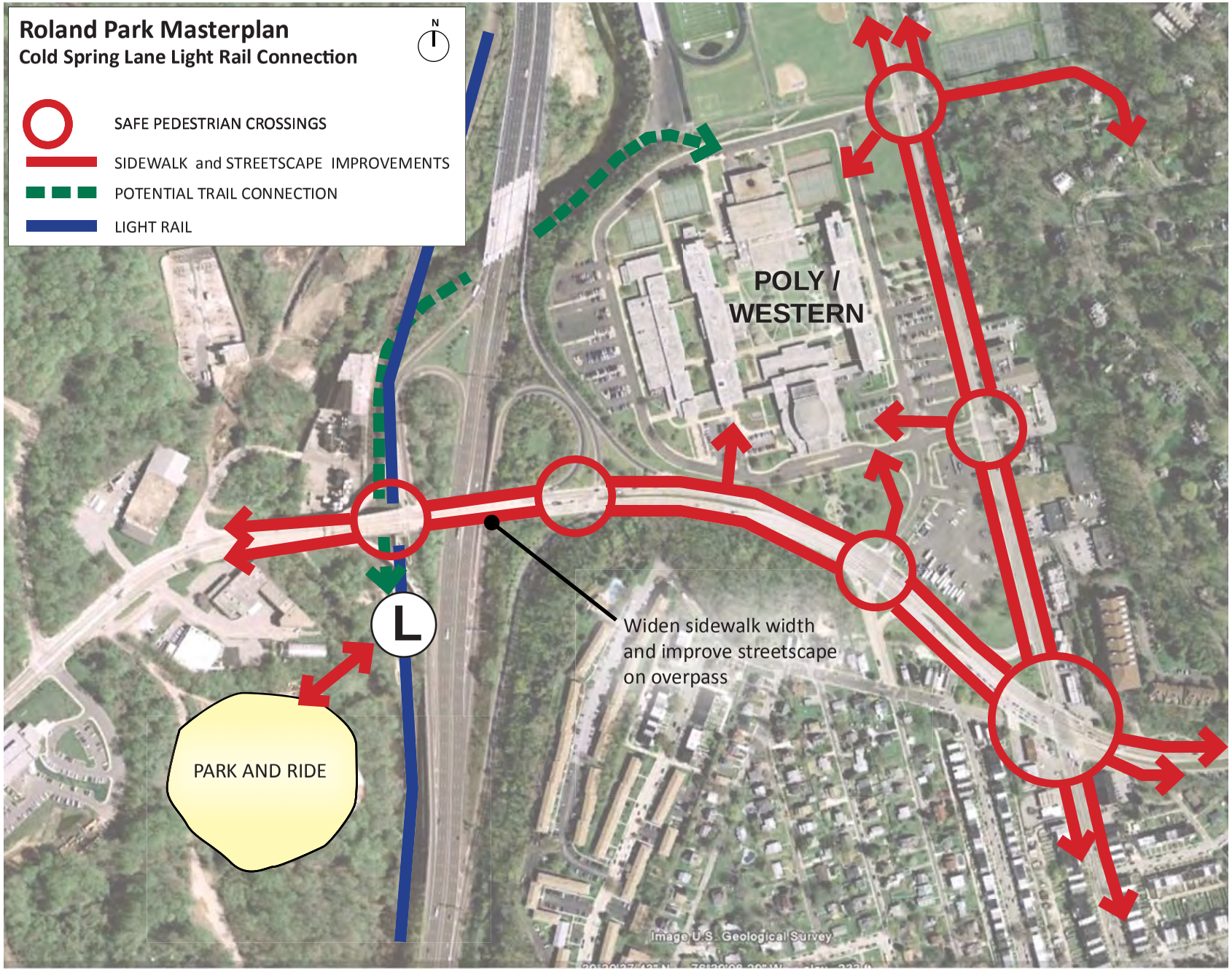




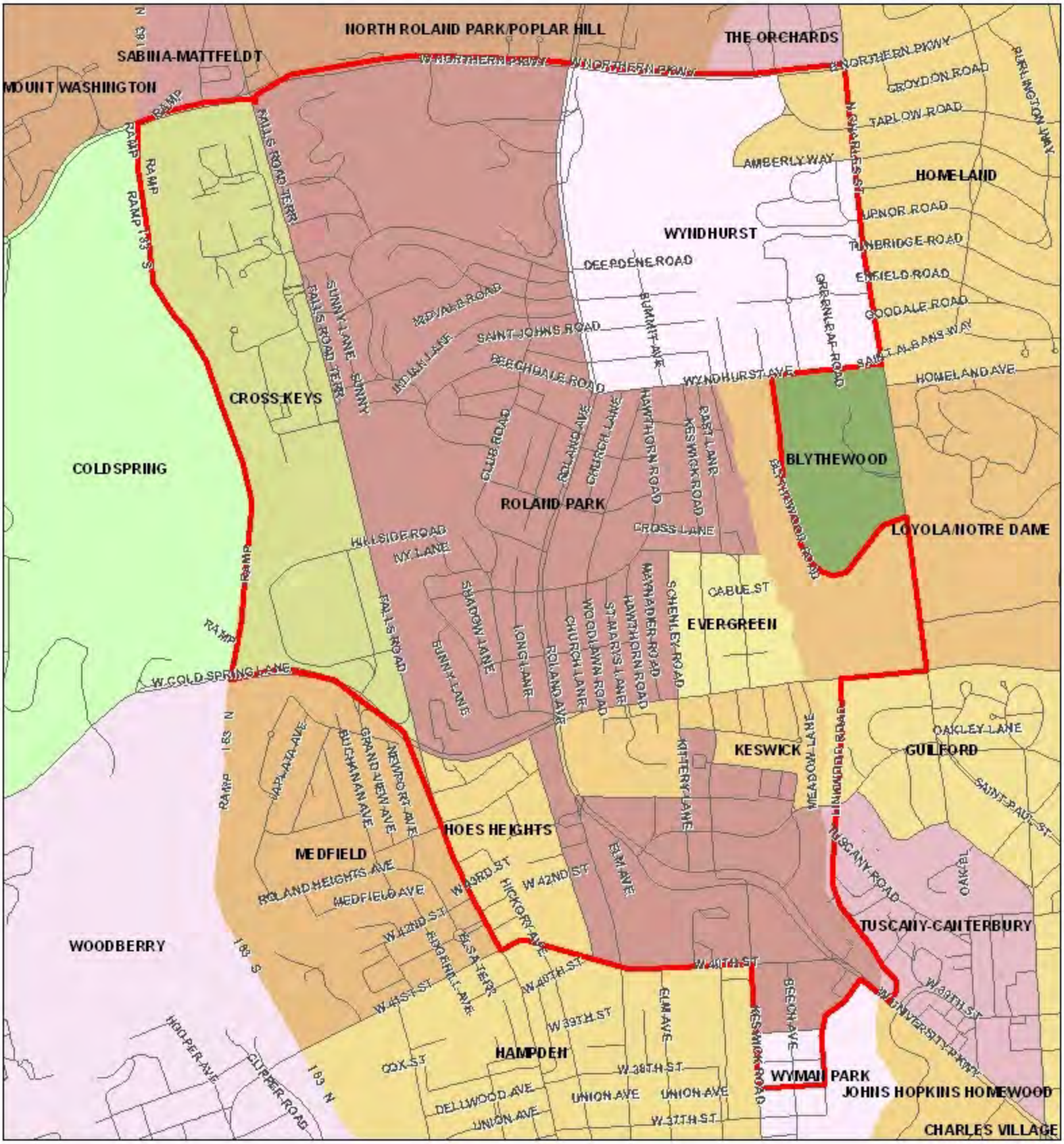
(www.streetsblog.com)

Photo: J Marcus (www.streetblog.com)


Roland Park Masterplan
Cold Spring Lane Light Rail Connection
N
SAFE PEDESTRIAN CROSSINGS
SIDEWALK and STREETSCAPE IMPROVEMENTS
POTENTIAL TRAIL CONNECTION
LIGHT RAIL
POLY / WESTERN
L
Widen sidewalk width and improve streetscape on overpass
PARK AND RIDE
Image U.S. Geological Survey


Roland Park Masterplan
Cold Spring Lane Light Rail Connection
N
SAFE PEDESTRIAN CROSSINGS
SIDEWALK and STREETSCAPE IMPROVEMENTS
POTENTIAL TRAIL CONNECTION
LIGHT RAIL
POLY / WESTERN
L
Widen sidewalk width and improve streetscape on overpass
PARK AND RIDE
Image U.S. Geological Survey

Greater Roland Park Area Plan



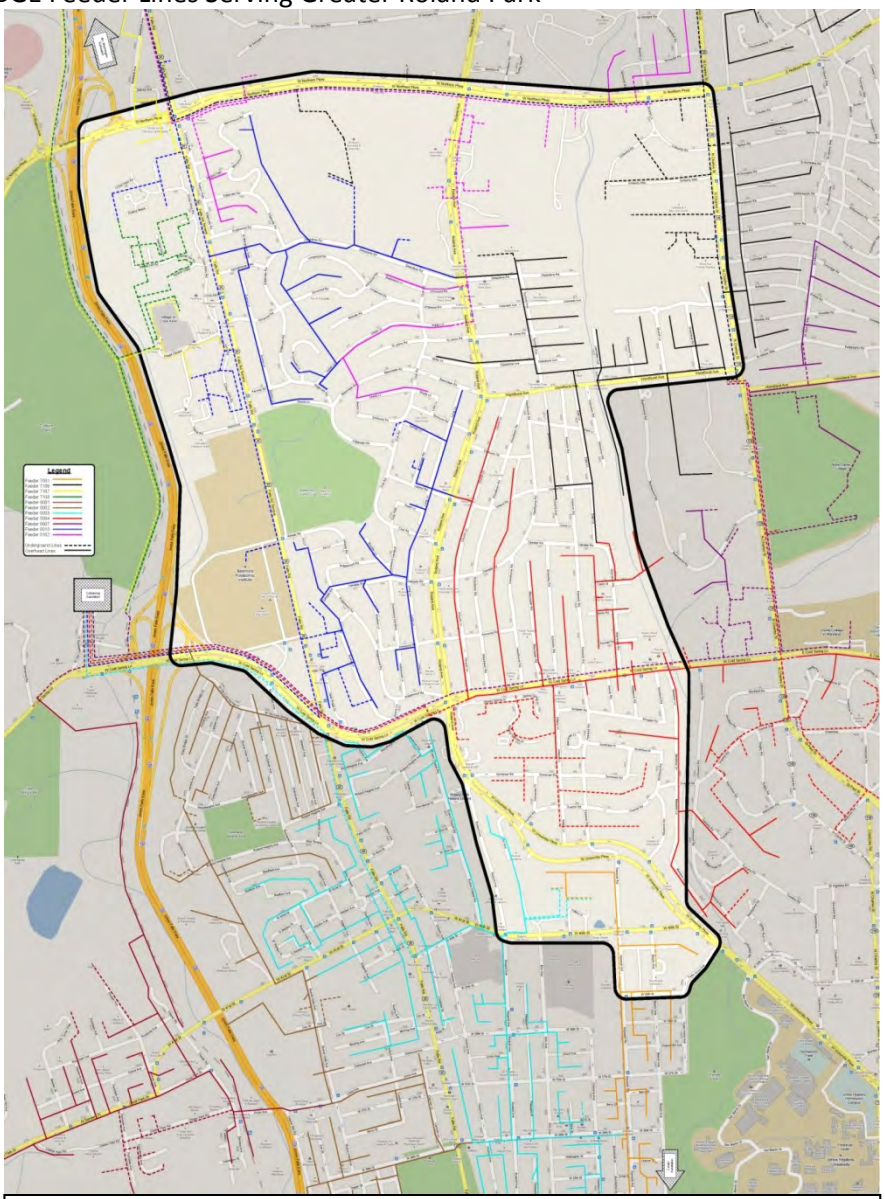
Core Planning Area

N

0 0.25 0.5 1 Miles

Figure 5.1: Wyndhurst Avenue Culvert

Figure 5.2: BGE Feeder Lines Serving Greater Roland Park



BGE map showing electrical lines. Solid lines are overhead; dashed lines are underground.

Figure 5.3: Aluminum Pole with Cobra Head Light Fixture and Figure 5.4: Wooden Pole with Cobra Head Light Fixture

Aluminum Pole with Cobra Head Fixture

Wooden Pole with Cobra Head Fixture

Figure 5.5: GE Luminaire and Figure 5.6: Victorian Acorn Light

GE Luminaire

Victorian Acorn

Figure 5.7: Pedestrian Bridge over Roland Avenue and Figure 5.8: Pedestrian Bridge over Stony Run

Figure 5.9: Failing Retaining Wall in Right-of-Way

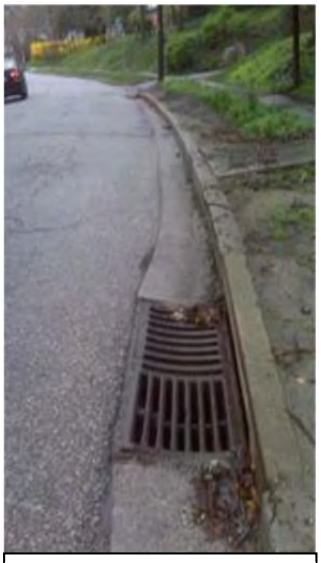
A failing retaining wall within the right-of-way.

Figure 5.10: Parallel Grate – Not Bicycle-Friendly

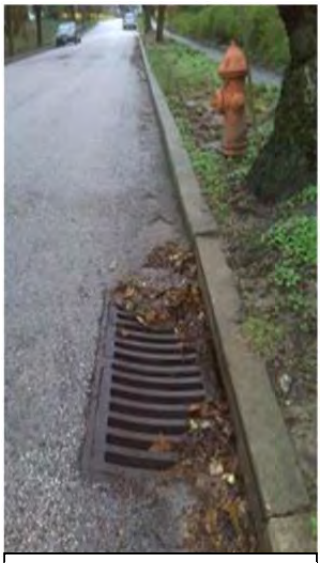
Figure 5.11: Hybrid Grate – Not Bicycle-Friendly

Figure 5.12: Perpendicular Grate – Bicycle-Friendly

Parallel Grate – NOT Bicycle

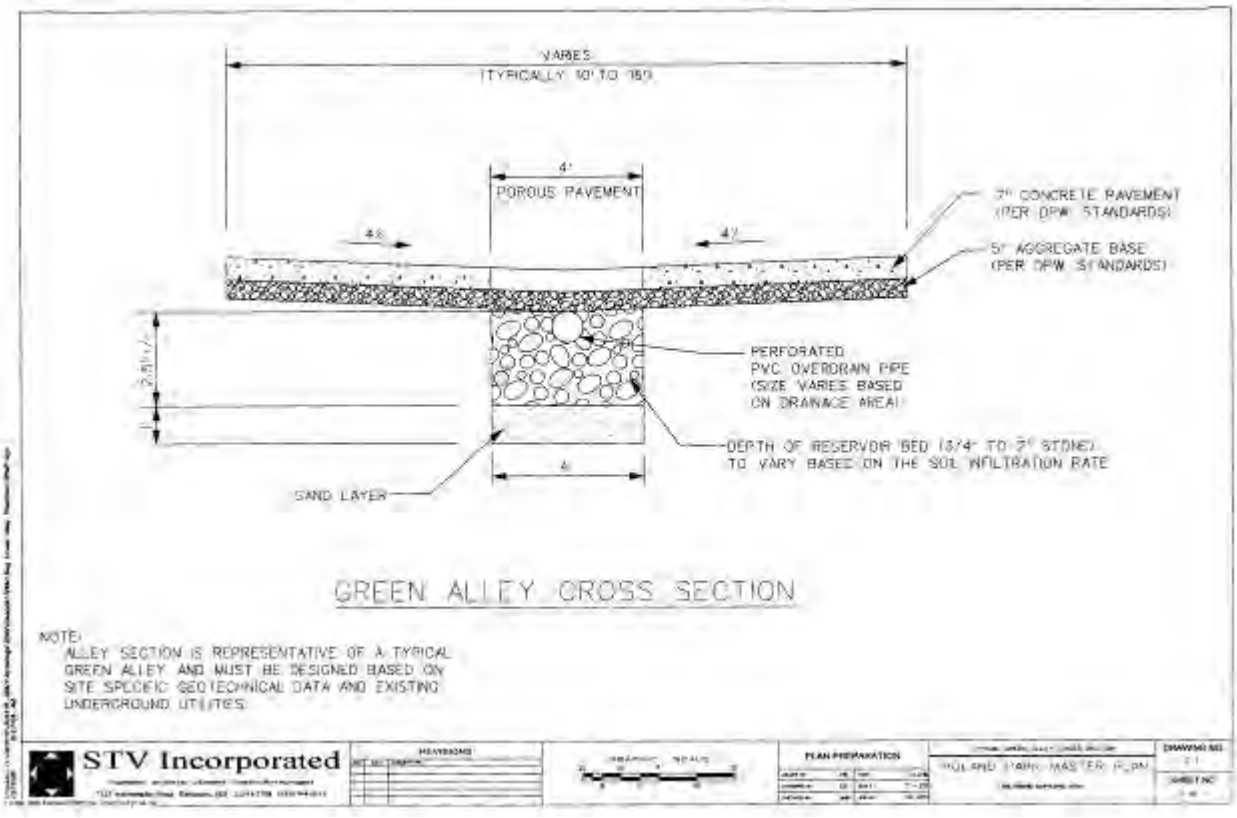


Hybrid Grate – NOT Bicycle

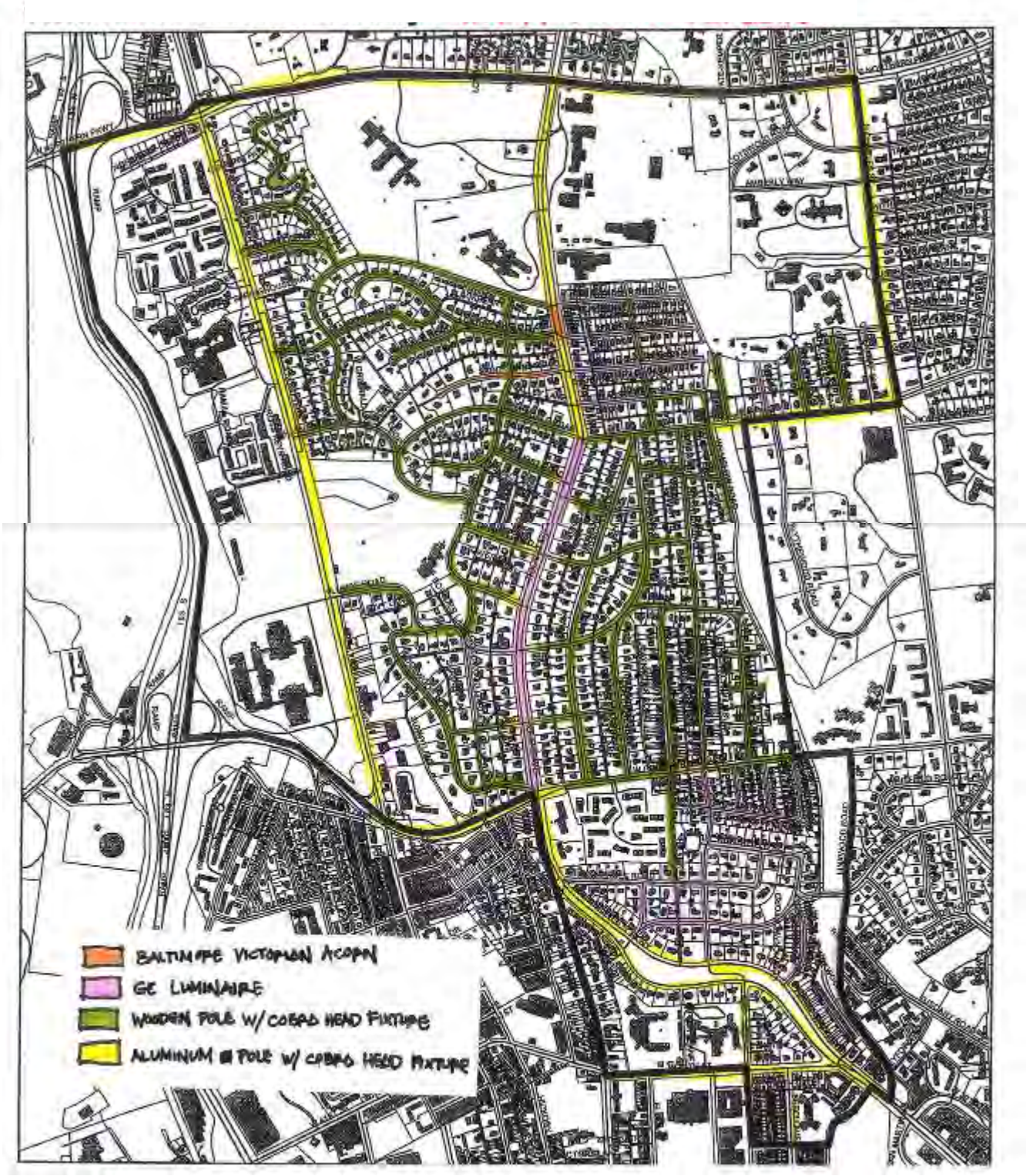


Perpendicular Grate – Bicycle

Appendix 5.A: Green Alley Cross-section



Appendix 5.B: Public Street Lights Inventory



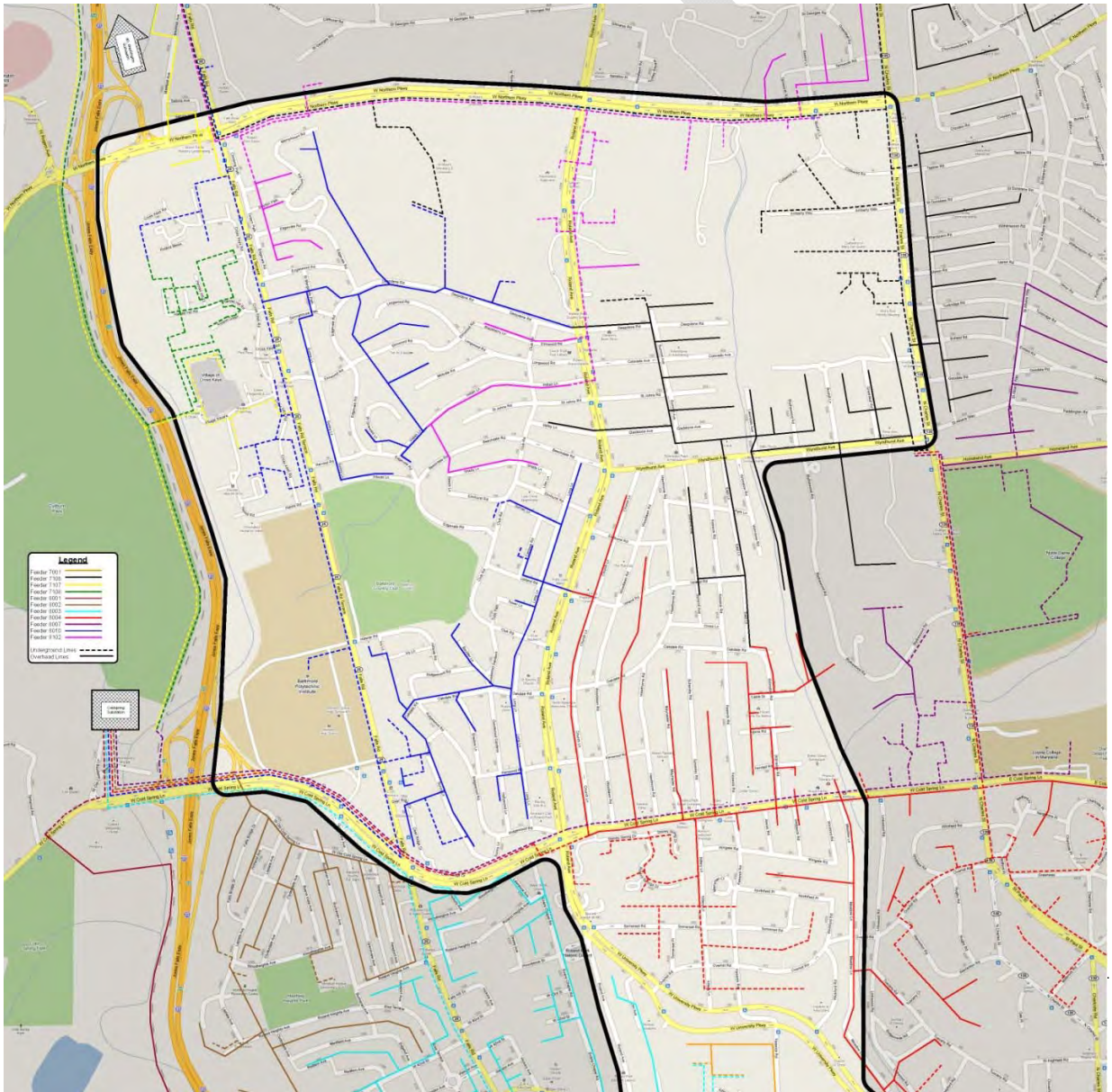
upstream (north) and downstream (south) portions of Stony Run. This culvert provides a "pinch-point," which could exacerbate flooding during rain events (a quantity problem). (See photograph, right.)

Some flooding has been reported even after the restorations, possibly due to debris blockage at the upstream culvert.

Recommendations

Volunteer experts from Greater Roland Park should first locate and assess the condition of each outfall in the

agreements among customers wanting underground service to their homes to reduce the price.



D. Telecommunication and Information Technology: Over the past decade, advances in

A. century architecture.

Aluminum Pole with Cobra Head Fixture

Wooden Pole with Cobra Head Fixture

Lighting serves a functional role by illuminating public rights-of-way to provide safe passage of vehicles and pedestrians. Light quality can also strongly affect the character of a community. Excessive or harsh light creates an environment that seems inhuman. Inadequate light creates an environment that feels unsafe. The size and scale of lights and light poles also affect the character of the streetscape. Light fixtures scaled to the

GE Luminaire

Victorian Acorn

movement of cars suggest to pedestrians that they are in a car's environment and may

B. of travel for both.

Two pedestrian bridges were built in 2002—one across Roland Avenue between Roland

forms of vandalism as needed.

C. **Walls:** There are retaining walls of varying heights and materials throughout Greater Roland Park. They vary from small modular block walls used to level tree wells on a sloped surface, to large engineered, anchored walls, like the one adjacent to the Roland Avenue pedestrian bridge. Retaining walls could also include gabion baskets used as erosion control in restrictive cross-sections of Stony Run, such as at culvert or bridge openings.

A failing retaining wall within the right-of-way.

DRAFT

Retaining walls prevent downslope movement or erosion, provide support for vertical or near-vertical grade changes, and conform to existing topography to maintain the character of Greater Roland Park. Due **Storm Drain Inlets:** Storm drain inlets on Greater Roland Park's streets and lanes collect surface run-off and transmit it into the stormwater management system. Some inlets are built into curbs and feature a gap at the curb-road junction that allows water to drain (see Figure 5.?), but many others are flush with the road surface. The flush inlets have grates that prevent large debris from entering the stormwater management system. The grates with slots that are parallel to the road can trap bicycle wheels and cause accidents. Those with perpendicular slots are "bicycle friendly."

Parallel Grate – NOT Bicycle Friendly

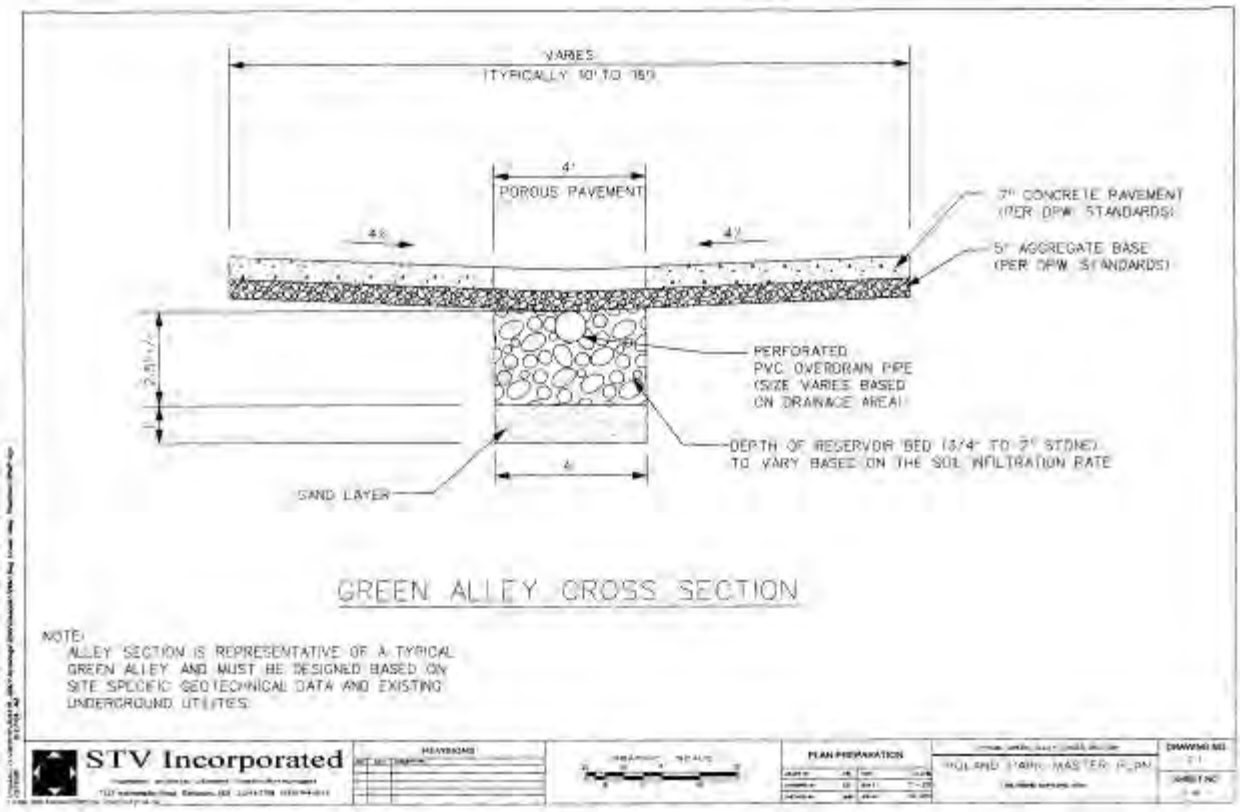
Hybrid Grate – NOT Bicycle Friendly

Perpendicular Grate – Bicycle Friendly

Recommendations

Greater Roland Park should encourage the City to replace parallel slotted grates with.

DRAFT


VARIES
(TYPICALLY 10' TO 15')
4'
POROUS PAVEMENT
4'
4'
7" CONCRETE PAVEMENT
(PER DPW STANDARDS)
5" AGGREGATE BASE
(PER DPW STANDARDS)
PERFORATED
PVC OVERDRAIN PIPE
(SIZE VARIES BASED
ON DRAINAGE AREA)
DEPTH OF RESERVOIR BED (3/4" TO 2" STONE)
TO VARY BASED ON THE SOIL INFILTRATION RATE
SAND LAYER
GREEN ALLEY CROSS SECTION
NOTE:
ALLEY SECTION IS REPRESENTATIVE OF A TYPICAL
GREEN ALLEY AND MUST BE DESIGNED BASED ON
SITE SPECIFIC GEOTECHNICAL DATA AND EXISTING
UNDERGROUND UTILITIES.
STV Incorporated
PLAN PREPARATION
HOLAND PARK MASTER PLAN

DRAFT

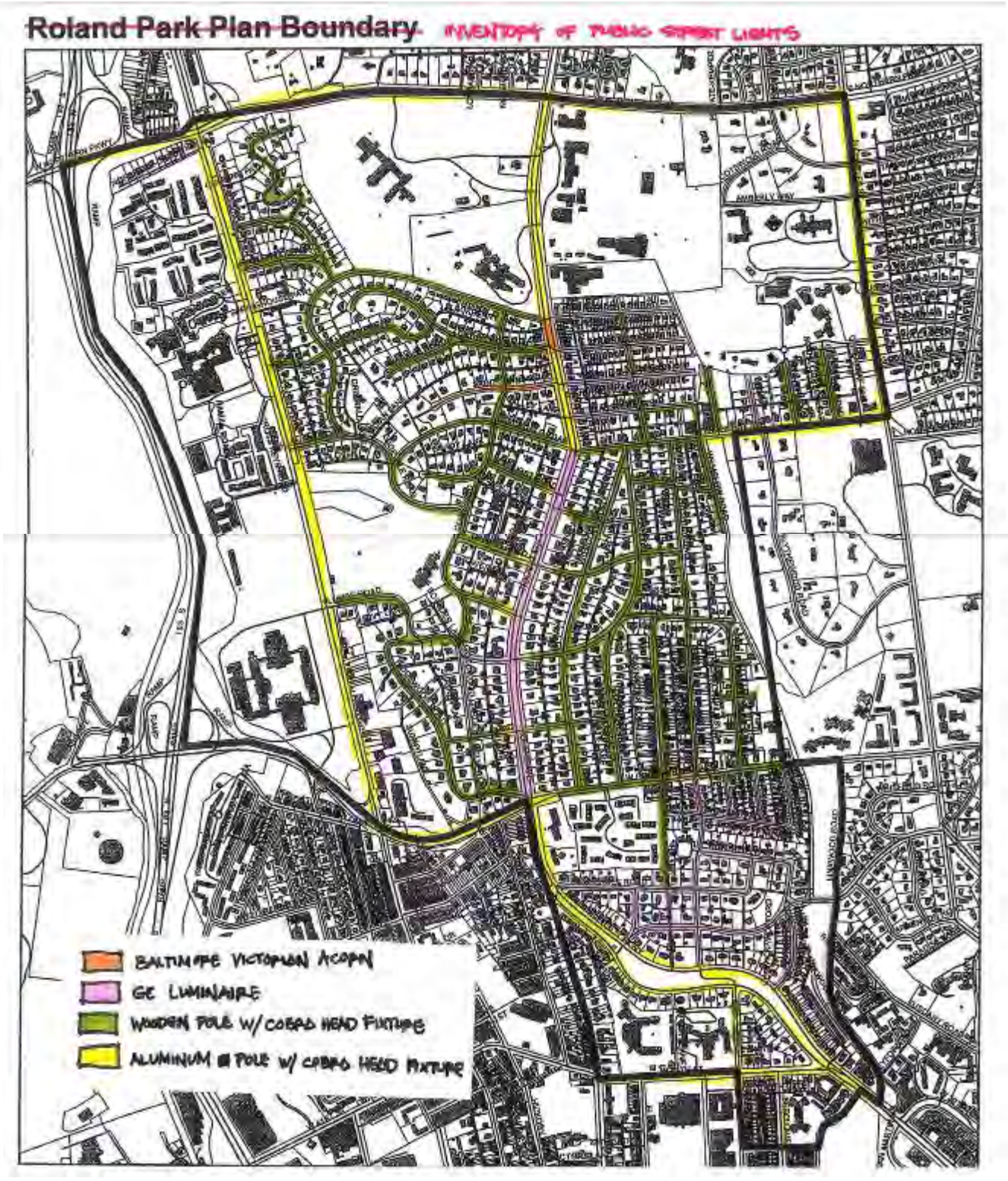
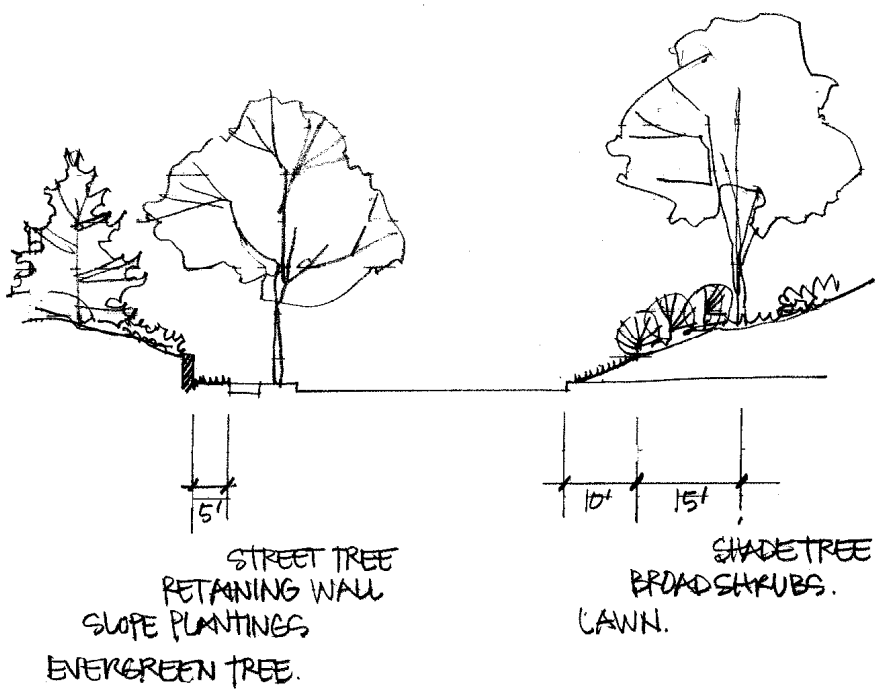

Roland Park Plan Boundary
INVENTORY OF PUBLIC STREET LIGHTS
BALTIMORE VICTORIAN ACORN
GE LUMINAIRE
WOODEN POLE W/ COBRA HEAD FIXTURE
ALUMINUM POLE W/ COBRA HEAD FIXTURE

Figure 7.1: Right-of-Way and Private Property Planting on Slopes



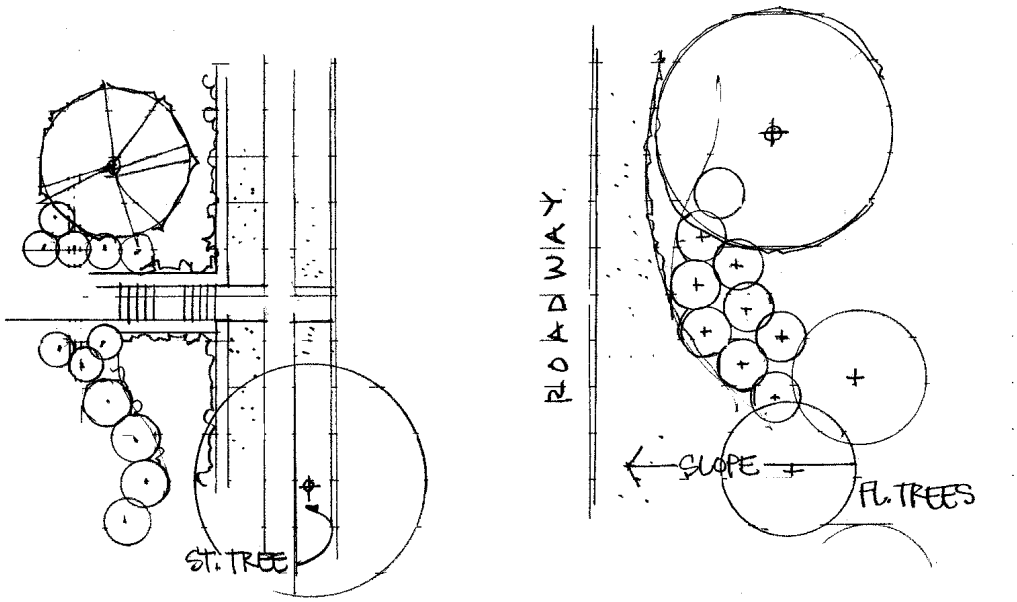


Figure 7.2: Roland Avenue and University Parkway Planting Typology

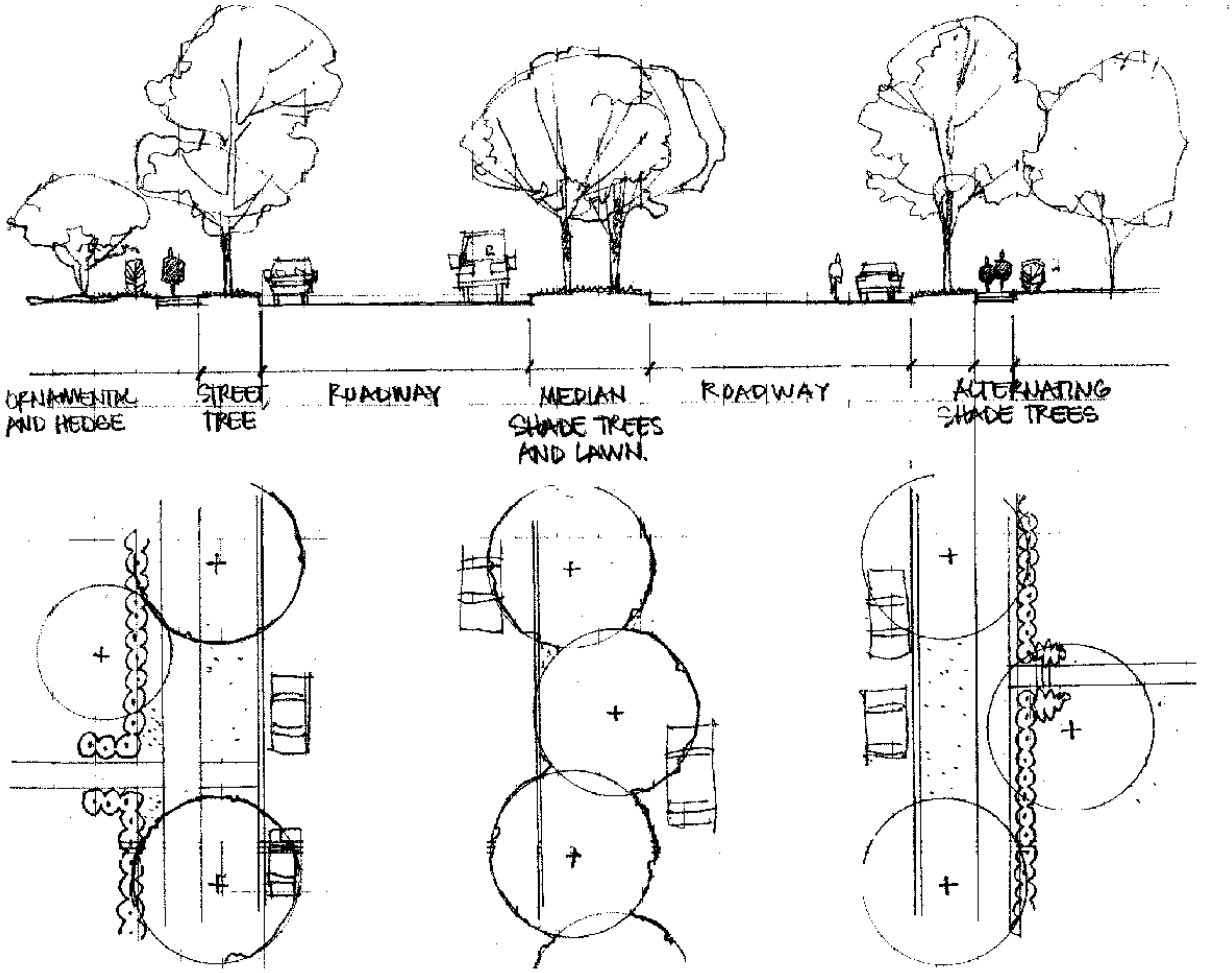


Figure 7.3: Commercial Area Typology

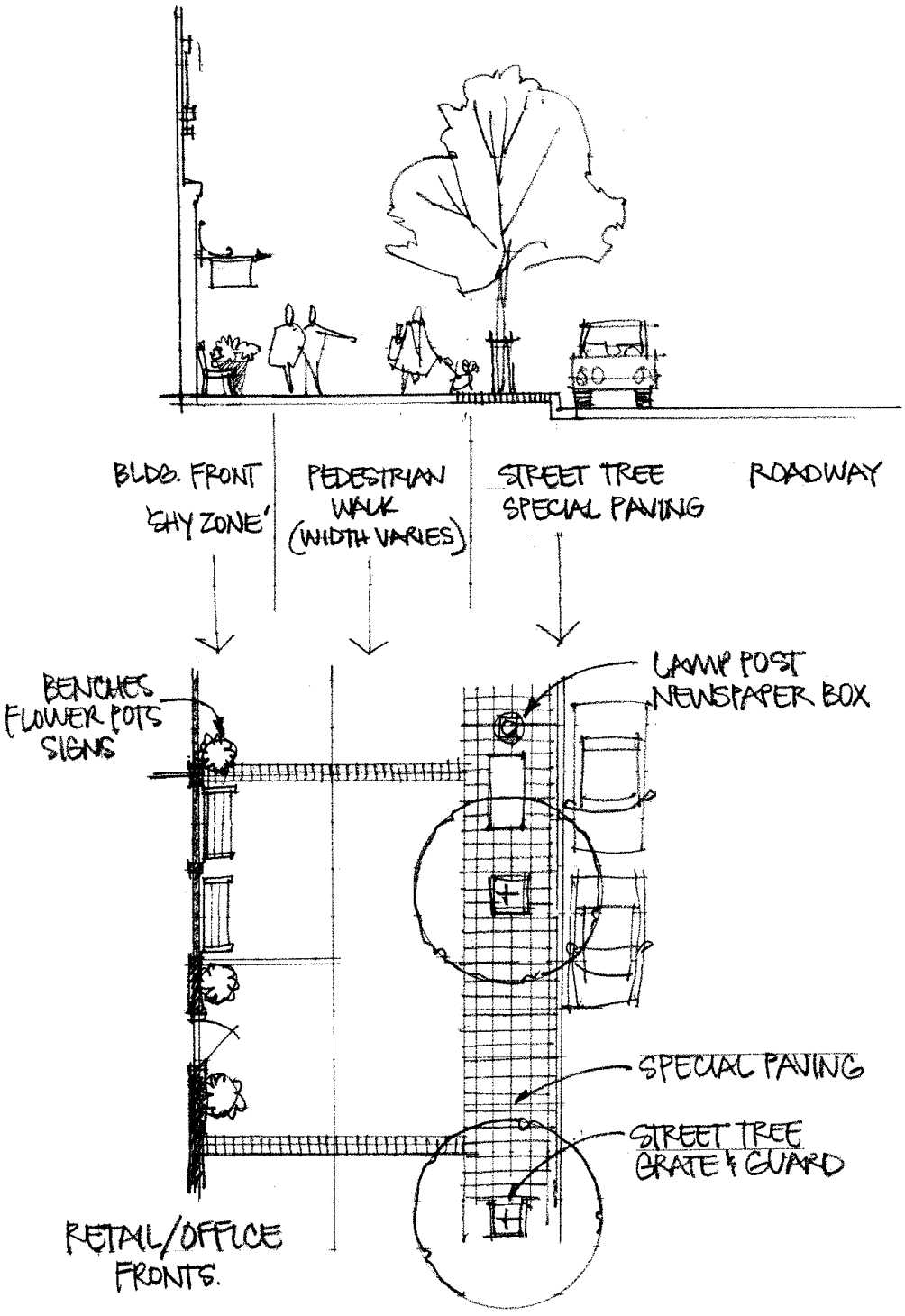


Figure 7.4: Recommended Street and Pedestrian Lights

Figure 7.5: Recommended Tree Guard and Grate

Figure 7.6: Recommended Benches

Figure 7.7: Recommended Newspaper Rack Enclosure, Bus Shelter and Trash Receptacle

Figure 7.8: Recommended Prototype Gateway Sign

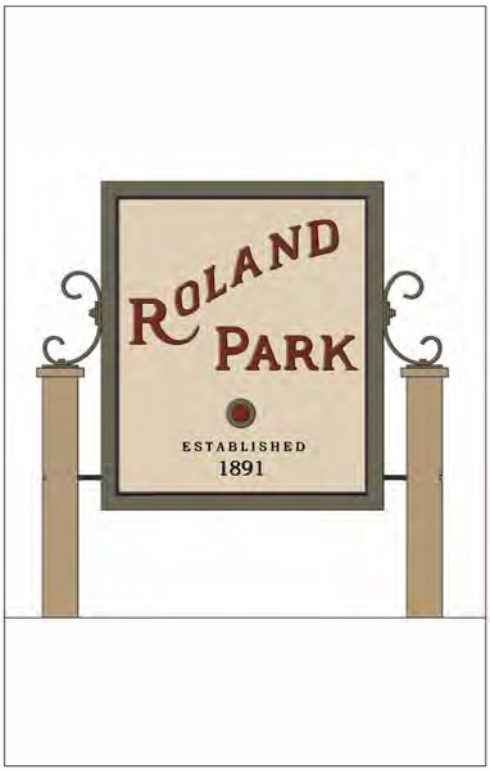


Figure 7.9: Recommended Pathway Sign

APPENDIX A: RECOMMENDED PLANT LIST FOR STREETSCAPE AND RESIDENTIAL FRONTAGE

STREETSCAPE PLANT RECOMMENDATIONS

Acceptable Street Trees for Wide Strips

Acer rubrum 'October Glory', 'Red Sunset'	Red Maple
Fraxinus americana 'Urbanite'	Green Ash
Fraxinus pensylvanica 'Patmore', 'Marshall'	White Ash
Liriodendron tulipifera	Tulip Poplar
Liquidambar styraciflua 'Rotundiloba'	Fruitless Sweetgum
Quercus cocinea	Scarlet Oak
Quercus rubra	Red Oak
Ulmus americana 'Valley Forge', 'New Harmony'	New American Elm

Acceptable Street Trees for Narrow Strips

Quercus phellos	Willow Oak

Ornamental Trees (for yards only)

Aesculus pavia	Red Horsechestnut
*Amelanchier arborea**	Shadbush
Betula nigra	River Birch
*Carpinus caroliniana**	Ironwood
Cercis Canadensis	Redbud
Chionanthus virginicus	Fringe Tree
*Cladastrus lutea**	Yellowwood
*Cornus florida**	Flowering Dogwood
Nyssa sylvatica	Blackgum
Ostrya virginiana	Hornbeam
Oxydendron arboretum	Sourwood
Quercus palustrus	Pin Oak

*Trees listed by BGE as acceptable for planting under power lines

Evergreen Trees for Yards (not in the verge)

Ilex opaca	American Holly
Juniperus virginiana	Eastern Red Cedar
Magnolia grandiflora	Southern Magnolia
Rhododendron maxima	Rosebay Rhododendron

Hedging Materials

Taxus baccata	Yew
Ilex crenata	Japanese Holly
Buxus sp	Boxwood
Prunus laurocerasus	Cherry Laurel

Groundcovers (native varieties only):

Ferns
Sedges

Asarum canadense	Wild-ginger
Pachysandra procumbens	Allegheny Pachysandra
Chrysogonum virginiana	Green-and-gold
Geranium maculatum	Wild Geranium
Phlox stolonifera	Creeping Phlox
Sedum ternatum	Wild Stonecrop
Silene caroliniana	Wild Pink
Tiarella cordifolia	Foamflower

Islands

Amelanchier arborea	Shadbush
Ilex opaca	American Holly
Rhododendron maxima	Rose Bay Rhododendron
Viburnum spp	Viburnums
Hamamelis virginiana	Witchhazel
Ilex verticillata	Winterberry