

## COPYRIGHT / USAGE

Material on this site may be quoted or reproduced for **personal and educational purposes** without prior permission, provided appropriate credit is given. Any commercial use of this material is prohibited without prior permission from The Special Collections Department - Langsdale Library, University of Baltimore. Commercial requests for use of the transcript or related documentation must be submitted in writing to the address below.

When crediting the use of portions from this site or materials within that are copyrighted by us please use the citation: *Used with permission of the University of Baltimore.*

If you have any requests or questions regarding the use of the transcript or supporting documents, please contact us:

Langsdale Library  
Special Collections Department  
1420 Maryland Avenue  
Baltimore, MD 21201-5779  
<http://archives.ubalt.edu>

PLAINTIFF'S EXHIBIT NO. 214  
CASE NO. MJG 95 - 309  
IDENTIFICATION: \_\_\_\_\_  
ADMITTED: \_\_\_\_\_

## METROVENTURES/USA, INC.

### MEMO

DATE: November 4, 1997  
TO: ✓ Suzanne Graham  
FROM: ✓ Tunji Oyenusi *TOO*  
CC: Sola Seriki  
RE: Hollander Ridge Research- History  
FILE: 261. Planning. Data Collection

*cc:  
Domestick  
Anita Chow  
Shese Brashie  
Kinde Walker  
May Battle  
Maurice Cox  
Thought you may find  
the attached interest-  
Suzanne*

A visit to the Rosedale Branch of the Baltimore County Public Library revealed several interesting clippings and write-ups on Hollander Ridge. Copies of these are attached for your review.

The first article titled 700 SLUM FAMILIES... is unfortunately not dated. It is however assumed that this was posted during the initial planning phase of the Hollander Ridge community. This posting suggested the attitude, assumptions and concerns of the Community Improvement Association of Philadelphia Road. The posting is self explanatory.

The second Article titled Can Hollander Ridge open without trouble? is from the Essex Times of August 12, 1976. Highlights of the article are:

- Delayed occupancy of units till purchase of the complex from the private developers was completed by the City.
- The formation of Rosedale Heights Summit Farms Improvement Association once construction started. The group is representative of the nearly 300 home owners in the area that will like to see the complex disappear.
- Commissioner Embry of HUD disclosed that the 1,000 unit complex will house 4,000 people inclusive of the elderly and families with annual incomes below \$10,000.
- Assumed lack of cooperation and responsiveness from City officials to County residents concerned about the proximity of the development complex located along the boundary of the two jurisdictions.

- Community concerns about increased crime and trespassing with the location of low-income residents nearby.
- "The citizens" proposed the installation of a permanent fence to replace the existing construction fence. The permanent fence is "to keep the new neighbors out of their backyards, which is 20 feet from Hollander Ridge". The fence was estimated at \$70,000 to be equally shared by the two jurisdiction.

The third article titled Meeting eases tension at Hollander Ridge is dated November 18, 1976. Highlights of this article are:

- The expression of dread and fear by the Rosedale Heights community residents on the opening of Hollander Ridge and the potential trouble it will bring to their quiet community. These fears were made know to Hollander Ridge management by the leaders of the Rosedale Heights Summit Farms Improvement Association at a meeting. Hollander Ridge management assured the community group leaders of peaceful, law abiding residents who will be evicted if found to be trouble makers. Management gave the group leaders a tour of the complex and offered the community at large the use of the swimming pool, shops and even the on site family doctor in case of emergencies to Rosedale Heights' residents.
- Community leaders left the meeting with a positive feeling and sense of cooperation with Hollander Ridge Management.

HR007156

# 700 SLUM FAMILIES

FROM BALTIMORE'S SLUMS

TO MOVE INTO

## OUR COMMUNITY

The Board of Estimates has been asked to approve a site of 86 acres on the Philadelphia Road, for the construction of seven-hundred — perhaps two or three times that many — tax-exempt housing units for slum families.

It is a notorious fact that vile social diseases, tuberculosis, juvenile delinquency and mental ailments prevail to an alarming extent in slum areas.

OUR SCHOOL CHILDREN and people should not and must not be subjected to the dangers of a slum housing project in our community.

These slum families will of necessity use the same public transportation facilities — street cars and buses — as other residents of the northeastern section — and the same public schools.

DON'T BE DECEIVED. If this housing is not for slum dwellers for whom is it intended — and why should the taxpayers pay millions of dollars to provide tax-exempt housing for any group except the underprivileged slum tenants?

WE MUST PROTEST this proposal with all of the force at our command.

### Next Saturday, June 10, 10:15 A. M.

(Old City Hall, 2nd Floor)

TO SAVE OUR COMMUNITY every one must be present in person to protest — take the day off if necessary, have your wife present — it is our only and last chance to head off a slum housing project in our community.

---

### FREE TRANSPORTATION

Large buses will leave from the following locations promptly at 9:30 A. M. to take you to the City Hall and return you to your starting point:

1. Philadelphia Road and 63rd St.
2. Orangeville — Ashland and Kresson
3. Rosedale School
4. Kenwood High School

---

COMMUNITY IMPROVEMENT ASSOCIATION  
OF PHILADELPHIA ROAD

LEROY W. DILL, *President*

HR007157



# Can Hollander Ridge open without trouble?

By Mike Martin

Community correspondent

A Department of Housing and Urban Development spokesman said this week that the new Hollander Ridge Public Housing complex in Rosedale will not be occupied until sometime in late fall.

According to HUD Commissioner Robert C. Embry Jr., the project can not be occupied until the city purchases the entire apartment-townhouse complex from the private developers who are constructing the 19-story project.

This new date dispels rumors that the 1000 unit complex would be occupied within a few weeks.

Once construction for the 19-story apartment complex began the citizens in the area formed a new organization, the Rosedale Heights Summit Farms Improvement Association. The club represents the nearly 300 home owners in the area who would like to see the apartment complex disappear.

But with the apartment complex a permanent fixture in their backyards, the residents' main concern now is "will any problems arise?"

Commissioner Embry explained that when the project is completed and turned over to the city it will house about 4,000 persons in the 1,000 units which has been developed for both elderly citizens and families who make under \$10,000 a year.

For the last several months there has been much confusion concerning the new housing project located off Philadelphia Rd. near Pulaski Highway.

The entire apartment-



"The City Skyscraper" of Hollander Ridge.

Photo by Mike Martin

townhouse complex sits on city land just a few yards away from county-owned land which has created a rather sticky problem.

Because the land is city soil, the residents nearby have to deal with

the city government although they live on county land.

This has created several difficulties as association leader Con-

See Hollander, pg. A-2

## Hollander Ridge

(Continued from Page A-1)

nie Hewitt noted.

"The city has been totally unresponsive to us, while the county has been working with us," she said.

"We have contacted councilman (Eugene) Gallagher (Dem. 6th) and he has been very receptive, but the city has been totally unresponsive. We called Councilman DiPietro and Barbara Mikulski and haven't gotten anywhere."

Friction between the city and

income residents next door, the local people felt that increased crime and trespassing would result.

"We know we are going to have problems, which is the case in any new development area," commented Mrs. Hewitt.

However, she did explain that a new proposed fence would greatly help stop the potential problem before it starts.

A construction fence around the area now keeps vandals away.

Mrs. Hewitt explained that the citizens want a permanent

city to go along with constructing a new fence around the entire apartment complex at a cost of \$70,000, with the city and county each paying \$35,000 of the total. The county agreed to pay their amount but the city has yet to agree to anything, according to Mrs. Hewitt.

While the fight over a new permanent fence goes on Mrs. Hewitt said the residents will have to accept the construction fence still now standing.

Meeting eases tensions

## at Hollander Ridge

Suburban Times East Nov. 18, 1976

For many months, residents of the Rosdale Heights community have dreaded the opening of the Hollander Ridge Apartment Complex for fear that the new high rise would bring only trouble into their community.

In an effort to better understand the potential problems of the apartment complex, residents of Rosdale Heights recently met with officials from the newly-built 24-story building.

During the meeting with apartment complex official, Van Story Branch, residents of Rosdale Heights began to take a new look at the skyscraper which is located in their back yard.

Prior to the recent opening of the complex, residents of the area had feared an increase in vandalism and crime due to the unexpected flow of more than 4,000 new renters in to the structure. Fears and rumors were increased further when people began hearing that the building was going to be a low rent housing project and many young families would be moving into the area.

These concerns and rumors were brought to a head when the two parties met at the apartment complex recently.

Connie Hewitt, president of the Rosdale Heights-Summit Farms Improvement Association, came

away with a new perspective on the high rise after meeting with Mr. Branch. At that meeting, Mrs. Hewitt explained that residents of the area were assured by Mr. Branch that the people moving in would be good neighbors, and that he would not tolerate any tenants who disturb the peace of the neighborhood.

"I thought the whole meeting was very worthwhile," stated an obviously pleased Mrs. Hewitt. "I was quite impressed with Mr. Branch. He gave us a tour of the building and facilities and assured us that if problems continue with certain tenants then they would be evicted."

Mrs. Hewitt also noted that Mr. Branch offered the use of the complex pool, shops, and even the family doctor in cases of emergencies, to the residents of Rosdale Heights.

"He offered the facility to us," comments Mrs. Hewitt. "I thought that was nice of him, because they certainly didn't have to do it."

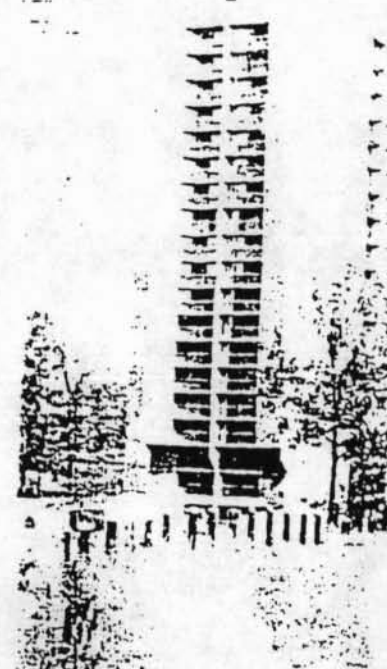
With new people moving into the complex, Mrs. Hewitt notes that there will certainly be problems but that residents already living in Rosdale Heights will have to settle small differences directly with the apartment management, instead of going to the local civic group.

"The community association can take care of every small problem such as a youngster walking across someone's lawn. When these incidents occur, then neighbors will have to deal with the apartment complex," explained Mrs. Hewitt.

However, she went on to say that any problem arising concerning the neighborhood as a whole would certainly be taken care of by the community association.

With winter fast approaching, the flow of residents into the apartment complex will not be as great, but when spring arrives more new tenants will be flocking into the high rise in Hollander Ridge.

Only then will the neighborhood really know if the recent meeting



New high rise

The recently opened Hollander Ridge apartment complex will bring

an  
th  
pr  
hi  
to