

LOCUST POINT CIVIC ASSOCIATION

June 8, 2006
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LPCA Board Creates New Committees: Get Involved and Have Fun!!

The Locust Point Civic Association (LPCA) has created a number of new committees. We need *your* help to make them work. The newsletter needs a *logo*, and welcomes submissions from artists in the community. Suggested elements include Fort McHenry, the Domino Sugars art deco sign, and wildlife at the Fort McHenry wetlands project.

If you want to volunteer, or have news that you believe would interest our community, please contact our corresponding secretary, Melissa Martin: locustpointcivic_secty@msn.com or 410-625-1995. She will direct all queries to the appropriate person.

Better communications are one of the new board's primary goals. This newsletter, and a website now in the planning stage, show our commitment to you, the residents of Locust Point. Please bear with us as the process evolves! – *Richard*

Latrobe Park Renovation Nears Completion

Renovation of Latrobe Park, which started in Spring 2003, is nearing completion, thanks to the cooperation of residents new and old. A dedication is scheduled for July, time and date to be announced.

The primary remaining project is renovation of the old bathhouse, a cooperative effort between Silo Point LLC, the Department of Parks and Recreation (DPR), Baltimore City Commission for Historical and Architectural Preservation (CHAP), Latrobe Park Recreation Center staff, and Shannon

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Next General Meeting Date:
Wednesday June 14, 7:30 PM
Latrobe Park Rec Center

Meeting Agenda

- ▶ New Committee Information and Sign-Up
- ▶ 1401 Woodall/ Stevenson Development Update
- ▶ Steinweg Development Update
- ▶ Bylaws Update and Discussion
- ▶ Latrobe Park Update

*****Happy Hour at City Limits 6:30 to 7:30 -
meet your neighbors and enjoy munchies
before the meeting*****

Cavaliere, owner of Arc Environmental on Haubert Street. "The bathhouse renovation is under review but will be a slow moving process due to the number of stake-holders involved," said Cavaliere.

"We are waiting only on a few benches along the Terrace side of the Park, the nets for the volleyball court, and the raising of the flag which will now have illumination lights shining directly on the raised flag at night," said LPCA board director Dusty Smith-Erickson, who helped coordinate the renovation.

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Development & Construction Update: Alert for Lowman Street

A variety of major development projects continue to move forward in our community. Residents of the **1400 block of Lowman Street** will temporarily lose street parking as sewer and road improvements are completed for the 71-home Townes at Locust Point development (details below).

Townes at Locust Point: Ruppert Homes has broken ground on a 71-home development in the vicinity of Lowman and Beason Streets. Site improvements, including sewer enhancements, are scheduled for completion by late August, according to developer Jake Ruppert. Ongoing work involves new connections for storm drains on Beason, Clement, and Lowman Streets, and sanitary sewer connections to the building lots along Lowman Street. Alley connections to public streets will be completed following sewer improvements. *Residents of the 1400 block of Lowman Street can anticipate a temporary loss of parking as the project moves forward, according to Ruppert.* Ruppert promised to notify residents of the 1400 block of Lowman Street in advance of work required to: 1) make the storm drain connection from the project site towards Fort Avenue; and 2) widen that block of Lowman Street. The parking lot in the 1400 block of Lowman Street will be built during this time period. Parking will not be available in the 1400 block during these phases of development.

Silo Point: Construction is under way in the 290-foot tower building, with the steel superstructure atop the building scheduled for demolition by June 20, according to developer Patrick Turner of Silo Point LLC. Completion of all 22 stories of living space, comprising 228 living units and 531 parking spaces, will be completed by late 2007. Pre-construction sales of the tower condos will start September 2006. In order to minimize noise and vibration, the company has opted for core drilling in lieu of pile driving, a process slated to begin about the same time completion of the top superstructure is completed. Except for minor interior work, all concrete demolition is completed, Turner said. Silo Point LLC will plant a buffer of maple and evergreen trees between the silo and Andre Street, as well as adding grassy areas and possibly a water feature with seating.

McHenry Point: Approximately 60 percent of new homes at the McHenry Point development at the eastern end of Fort Avenue have been sold. Twenty four units remain to be built, with completion scheduled June 2007 on what will be Harper Street, the public street closest to railroad tracks, according to Mike McCann, Pulte's director of land engineering and entitlements. The developer has erected an earthen berm at the eastern end of the project to provide visual and sound insulation from the railroad tracks. Over Memorial Day weekend the company completed installation of privacy slats in the chain link fence from the bridge near Fort McHenry to Andre Street.

Chesapeake Paperboard: The Chesapeake Paperboard property on Woodall Street and Fort Avenue, former site of a paper processing company, has been sold to local developer Mark Sapperstein. A special task force of community residents has been convened by the LPCA to negotiate with the developer. The development is ultimately likely to include a mix of office, retail, residential, and possibly a new grocery store. The final development program will be presented by the task force at a future civic association meeting.

Key Highway Extension: Key Highway is currently under construction for extension between Key Highway at Royal Farms gas station and Hull Street at Tide Point. Look for this long anticipated new access roadway to be open in late 2006 or early 2007 according to Baltimore City transportation officials.

Key Highway BP/Key Highway East: A gas station and convenience store will be constructed at the former site of the Amoco gas station at Key Highway. Eastern Petroleum (EP) hopes to have the retaining wall, curb, guardrail and fence complete during June. Once complete, this will allow for the reopening of residential parking behind Woodall Street.

1401 Woodall/Stevenson/Key Highway East: There is a proposed development of townhouses along the new Key Highway Extension and onto Stevenson St. As part of this project, there is a request for a zoning change before the community. This is not a final design and there will be more opportunity for comment and revision. There will be a presentation at the June General meeting.

Latrobe Park Renovation from page 1

Volunteer Latrobe Park Terrace resident, Pat Eklund, repaired the park's damaged flag, and Scott Sheads of Fort McHenry donated the flag's pulley rope. The grass is finally coming in, though the drought has made it difficult to maintain. New trees were planted several weeks ago, in honor of Arbor Day, and youngsters from Francis Scott Key Elementary assisted city officials with the planting. Local residents are watering the new trees to help them thrive. Without this help, many of the trees might not have survived the recent dry spell, Smith-Erickson

LPCA Treasury Update

As of April 31, 2006, LPCA had a total of \$12,888.97.

Development & Construction Update from page 2

Cruise Terminal: The new cruise ship terminal is now in operation at the South Locust Point marine terminal. There will be approximately 20 cruise ships between May and November 2006. Expect additional traffic on Fridays and Sundays on McComas Street and Key Highway by the I-95 ramp. State and local police are being dispatched to ease traffic congestion.

Andre Street Reconstruction: The reconstruction of Andre Street has been broken into two separate projects. Reconstruction of the railroad crossing is slated to begin this summer, and will require a temporary closure of the street, while the roadway from the railroad tracks to Fort Avenue is scheduled for construction by late 2006 or early 2007, according to Baltimore City transportation officials. The newly reconstructed roadway will also provide approximately 75 new parking spaces for residents and park visitors.

Tide Point Parking: Two vacant grass lots on Hull/Haubert streets will be paved to create an additional 60 parking spaces. Residents will be able to park in the spaces after 6 p.m. weekdays and anytime on weekends.

1201 Haubert Street: A business at 1201 Haubert Street is seeking a zoning change to allow an interior design company employing 15 people. The company would have a 7-year lease. Improvements to the building's exterior have begun.

1624 Beason Street: Contingent on a change in zoning, five new townhouses of approximately 2500 square feet each, all containing a one-car garage, will be constructed at 1624 Beason Street, the current site of A-1 Drive Shaft.

noted.

The playground appears to be a huge success and is full to the brim many days of the week. The playground is fenced both to keep children in and keep dogs out. Please be sure not to take your pets inside the gated area, as this is designed to be a clean, poop-free area for children to play in. "It's nice to see children running and playing in the park again," Smith-Erickson said.

Bench Fund Raising Huge Success

The Latrobe Park renovation included the raising of \$18,645 by Arc environmental's Cavaliere, funds matched dollar-for-dollar by DPR, providing a total budget of more than \$37,000 resulting in 40 more benches than had originally been funded in the DPR's master plan. Benches will receive plaques naming donors.

Committee and Chair

Communications: Richard Karel
Design Review: Brian Mastervich
Festival and Social: Sarah Clarkson
Membership: Wendy Bauer
Fund Raising: Colleen Martin-Lauer
Beautification and Parks: TBD

Committee and Chair

Safety/Citizens On Patrol (COP): Mike McIntyre
Traffic and Parking: Paul Silberman
Bylaws: Ben Piccone
Elections and Nominations: TBD
Kids and Schools: TBD
Garden Club: TBD

FORT McHENRY CALENDAR

SUMMER WEEKENDS – BEGINNING JUNE 3–4, 1:00 P.M. – 5:00 P.M.

Experience the daily life of the War of 1812 soldier, sailor and citizen through presentations by the Fort McHenry Guard. Dressed in replica clothing of the early Nineteenth Century, the Guard conducts drills, barracks activities, artillery and musket firing demonstrations, civilian activities, and children's programs.

Flag Day – Pause for the Pledge of Allegiance:
Wednesday, June 14, 6:30 p.m.

An event sponsored by the National Flag Day Foundation to foster patriotism. This annual event encourages citizens all over the United States to pause at 7:00 p.m. (EDT) and say the Pledge of Allegiance. A concert of patriotic music and fireworks follows.

Juneteenth! – A Celebration of Freedom!:
Sunday, June 18, 3:00 p.m.

What better place to commemorate the oldest celebration of freedom and the ending of slavery than Fort McHenry? It was on June 19th when Union soldiers, landed at Galveston, Texas, with news that the Civil War had ended and that all slaves were free. Although beginning in Texas, Juneteenth spread nationwide and is a recognized holiday in Texas, Oklahoma, Florida, Delaware, Idaho, Wyoming and California. Today the holiday celebrates African-American freedom while encouraging self-development and respect for all cultures. Activities at Fort McHenry include: a salute to Black Living Legends, Civil War reenactors, speeches, special presentations by local historians, and public reading of the Emancipation Proclamation.

Twilight Tattoo Ceremony and Concert:
U.S. Navy, Sunday, June 25, 6:00 p.m. – 8:00 p.m.

Join us for the first tattoo of the season! Each program is a blend of historical tradition, pageantry and music. See the precision drill of the U.S. Navy Drill Team, hear the stirring patriotic music of the Navy Band and enjoy a special "living history" experience with the Fort McHenry Guard. Uniformed as the 1814 defenders of Baltimore, the Guard will demonstrate a cannon drill and a special cutlass drill. Program concludes with a "hands-on" folding of the 30'x42' Star-Spangled Banner flag.

"The Glorious Fourth!...an Old-Fashioned Fourth of July Weekend!":

Saturday, July 1 & Sunday, July 2, 12:00 p.m. – 4:30 p.m.

July 4th was the most important holiday in early America. Many regarded the War of 1812 as "America's Second War of Independence." Join the garrison of Fort McHenry and patriotic citizens of Baltimore for the following activities: fife and drum music, cannon firing, a musket salute for 18 states, period dancing and games. Highlight of the event will be the public reading of the Declaration of Independence at 3:00

Twilight Tattoo Ceremony and Concert:
U.S. Army, Saturday, July 1, 6:00 p.m. – 8:00 p.m.

What better way to celebrate the Fourth of July weekend than with a tattoo with the U.S. Army Old Guard Fife and Drum Corps and Continental Color Guard? Dressed in the uniforms of the Revolutionary War, the Old Guard's stirring fife and drum music embodies the spirit of '76 and George Washington's Continental Army. The U.S. Army drill team will perform as part of the tattoo. Intricate maneuvers, split-second timing and the famous "nine-man rifle toss" make this evening ceremony especially memorable.

Fort McHenry Concert Series – Where Music Meets History!:

Sunday, July 9, "Lively Tunes and Merry Hearts!", 1:00 p.m. – 3:00 p.m.

Singing was a popular pastime in the early Nineteenth Century. Early songs related stories about daily life, famous statesmen and military victories. Singing often accompanied with dancing, was the center of social activity. Come sing along with the Back Porch Players and the garrison of the fort as they play popular songs from the late 1700s to the early 1800s. Led by Dave and Carol Erhardt, the Back Porch Players are a group of musicians that find joy in the music that comes from the heart. Playing instruments reminiscent of the early 1800s, their lively music is sure to get your toes tapping! Join the Back Porch players and find out what songs made up the "TopTen" at the time of Francis Scott Key!