

LOCUST POINT

CIVIC ASSOCIATION
LPCA General Meeting Minutes - June 11 2014

Preliminaries:

- Pledge of Allegiance
- Roll Call of Officers Present: Greg, Terry, Ginny, Justin, Laura, Will, Jamie, Allison, John, Monica
- New Neighbor Introductions
- Treasurer Update: 2014 Budget proposal - motion, seconded. no discussion. vote: no opposed

Approval of previous minutes:

Suggested corrections: Communication - 'wordpress' not 'word' . membership '\$5/person' not 'per' . 3rd line design review - "replaced" not 'replaces". last line "Explorers" . Doda family typo under design review. Prior minutes were not approved. Add mention during design review of potential demo of bathhouse and preservation of original footprint as scenario being considered. Motion for approval as amended, no opposed.

Committee Reports -

Communications/Newsletter:

New website is up. www.mylocustpoint.org/.com resolves to new website.

Send email to contacts@mylocustpoint.org to be added to announcements list.

Working on July/Aug newsletter issue - John (editor) looking for volunteers interested in writing.

Email contacts / communication@mylocustpoint.org for anyone interested.

Design Review:

Mark Sapperstein will be presenting later on proposed changes at Phillips site.

LPCA Board will be meeting monday with Scott Plank regarding design at 900 Fort and other properties in LP.

Traffic counts - Councilman Cole indicates counts underway around LP entrance area intersections. Emergency hearing yesterday on demolition of bathhouse - requested by City Rec & Parks, not LPCA. Rec & Parks contacted LPCA asking for input. LPCA shared that we would not have general meeting until after scheduled hearing, so formed initial position as a Board to submit - copies of letter are available. Attended hearing yesterday, along with few residents there to express opposition to demolition and share memories attached to bathhouse. LPCA reviewed history of past efforts at renovation, restoration, adaptive reuse to serve more purposes. Building is in such bad shape that it makes any re-use solution very difficult and expensive. Existing conditions include standing water in basement, non-original windows, doors, cornices, stairs; structure is compromised historically due to lack of maintenance & inappropriate modifications. City pointed out with all historical elements that have disappeared or deteriorated over time, that no more significant historical elements are still present. This leaves mainly the bricks for re-use, which are coated with lead paint; leaving a deconstruction



process including hazmat treatment, and other mitigation, which quickly becomes very expensive.

While we have stakeholders in the community like Mark Sapperstein and UA who have contributed generously in the past for community interests, a contribution of this scale would surpass expectations of goodwill, and still doesn't take into account potential liability, construction price increases, etc.

When UA discussed with the city about an increase their donation scope to demolish the building, they pointed out that it was near to the new site, and offered to demolish it while they had existing contractors onsite that were constructing field. Important to note that while the building is longstanding, it wasn't part of original Olmsted Latrobe Park plan. His intent was to have 2 buildings flanking the main pathway through park. It has been there a long time now, but it's fallen out of shape and isn't sustainable, despite its longstanding presence.

There is an opportunity now to make a more useful space for the community, and we asked the City to preserve & commemorate as much as possible from the original building. City came back that with the demolition savings, they could greatly accelerate planning and design of new facilities. CHAP thought that the suggested budget sounded too low, and ruled that they could not object to demo. Details are in the feedback letter. LPCA asked that if the City is using money from operating budget, that part of it go to design and preservation, which CHAP also wanted design input to. Rec & Parks has indicated that they want to work with community on design of new building, so we can create something that offers benefits not just for the new athletic fields, but for the community.

(Point of order, president changed normal committee format to allow 10 minutes of discussion and questions from community on the issue)

Question: Are we looking for motion to approve proposal?

- No, no need for motion. CHAP gave ruling that they weren't going to stop demolition, but they don't make it happen. We as LPCA don't have any rights either, it's the City's decision and they seem to have already made decision.

Question: When demolition goes forward, when will it happen? We will need an electrical source for Festival and other uses.

- We asked Parks & Rec to provide temporary electrical drops for Festival, which they agreed to.

Comment: (on history of past failed attempts to build enough resources to renovate building.)

Question: about Mark Sapperstein's previous development agreement - (presented agreement letter from 2008). Resident had a long talk with the city yesterday, and Mr Sapperstein made a promise, and in order to talk about this promise he made, they can't raise the issue, only LPCA can. What is the status?

- LPCA Board did review the letter earlier. When the issue of renovation came up again a few years ago, there was another cost estimate review. It grew from \$100K to \$1M+ to do it, at which point it passed the point of reasonable goodwill. Conversation was had with developers, who



agreed at that point instead to donate \$10K/year to the community, which LPCA has received every year from Mr. Sapperstein to use towards its annual budget.

Sapperstein clarification: I looked at the revised estimate and couldn't do it, and had initially planned to donate \$100k, so decided instead to go with revised agreement.

Comment - it is really important to preserve the history of this building in the neighborhood.
- LPCA wants to encourage anyone who wants to participate in the design of the new facilities to reach out. We will create a separate committee to work specifically on this.

Question: Can we request Rec & Parks to postpone hearing?

- LPCA did not request postponement because the offer was time bound by UA, but explicitly said in our letter that we did not have an opportunity to present to broader community and that there was opposition known to the demolition.

Comment: To many it's an iconic landmark in the park and has been there 100+ years.

- One of the ideas Board is looking into is doing a commemoration display of the building showing pictures and describing the history of the building.

Question: [inaudible] ...the only emergency is that the construction crew is sitting there. If we don't demolish, what is current estimate to restore it?

- at least \$1M+, probably \$2M. When we met with Rec & Parks to discuss, they shared they were at least 2 years away before they would even start any design, and this is a constant struggle to assemble resources for.

Comment: is the program that would go into a new modern facility included?

- Would include men's & women's bathroom, concessions, other utilities.

Comment: Discussion on 2 motions: take vote to demolish, or restore.

- We can't vote to do that because we only have authority to make recommendation.

Motion: LPCA sends letter of support to city for demolition of bathhouse. If it fails we have opportunity to vote the other way. Seconded. 6 opposed, majority in favor. Motion carries.

We recognize there are a lot of strong feelings on this, so thank everyone for cooperating to build towards making this a useful space that honors the history of the site.

Dog Park:

We are changing cleanup strategy to alternate between paid cleanup service and volunteer cleanups by month. Initial trial by service went very well, and is very economical.

Parks & Beautification: no report



Education & Schools:

School is starting to wind down for summer. Things have been going very well. Next year will be new pre-K and daycare as well as new STEM programs going in. We appreciate support from things like Harris Teeter VIC card program - please link your cards to FSK.

Question on HT program - It's called Together in Education, works based on the number of your loyalty card, which you can link to the school of your choice online or via the phone number on the back. Every purchase you make, a portion goes back to school, up to \$25/ program year. Have to renew your choice every year.

Principal McComas: thanks everyone for continued support

Safety:

COP walk coming up next Wed 7pm meeting at Himalayan House, have guests tonight - Jack from Southern District Community Relations to talk about importance of COP.

We will walk all over neighborhood in presence of police officer. Good opportunity to share concerns with officers. Would like to see more participation from Locust Point - need minimum of 5 people or the program is at risk of being suspended. Also encourage you to come to Southern District meeting 3rd thursday of every month at 6pm.

Social:

Report from Picnic last Sunday - had nice collection of attendees from all segments of Locust Point. Next 2 events - aug 23 cookie making (krystickis). Need 40 volunteers or we can't do it. Please sign up, held at church at Towson & Fort (Good Counsel).

Festival will be on different day this year due to Sailabration - Sep 20. We need volunteers. New addition is partnership with FSK to have them run the kids section. We also have new Locust Point gear that will be buy one, get one free. If anyone can suggest local businesses that may want to participate, please email LaraFaulkner@gmail.com with suggestions.

Please reach out to 'social@mylocustpoint.org' to volunteer. We will soon have online signups. For everyone coming to meetings with passionate views about the neighborhood, there are lots of opportunities to get involved, and volunteering with Social is a great way to start and is in great need. For the Picnic, we had 100 attendees, but only 5 people volunteered to set up and cleanup.

Old business -

Parking update - RPP process:

Based on previous recommendations of LPCA Parking Committee, 3 areas of recommendations. Regarding RPP, we have Steve Robinson from the City here tonight to speak about next steps in the process. On reverse angle parking, it's in the hands of Councilman Cole, who will be working with DOT to get word out to community.

Steve Robinson, RPP parking authority: Right now, have application from LPCA for RPP. Reviewed it, looks pretty good, but have lots of detailed questions. There are lots of ways to meet goals - Baltimore's permit parking process is very complex and requires lots of details to get it right. Examples given of past mistakes in other neighborhoods - Canton added for 6 block faces, which made other residents furious. Have to look at this as holistic system across whole



neighborhood. In 30 year history, no neighborhood has ever taken it out that added it. Cynthia Griffin from RPP advisory board - in mid 90's, wanted to establish 2 block area, and now are over 85 blocks. If we add to one area of LP, it will likely grow to whole neighborhood. Also, LPCA will be co-owner of program for eternity. Next step is to draw out detailed plan with parking committee, bring for vote, if passed, move forward with petitions, if 60% want parking, move forward with study, need to find % of cars are from outside of area, then need to put in signs. Fastest ever done was 16 months. Side note - to get permit, your car must be compliant with MD state vehicle code. For renters, must be registered at address for at least 60 days. Eligibility is based on registration address of car. Short term residents and temporary visitors can get permit by getting non-resident permit from MVA if car is compliant.

Q&A:

Question: who monitors out of state license plates?

- Neighbors should call in complaint to MVA.

Question: Couple meetings ago we had close vote to engage in this process. Is this the beginning of the process - are we moving forward with process of study to evaluate out of area licenses?

- No. Required to do parking study by city code that covers requested times for RPP restrictions and must find 80%. meet criteria.

Question: Seems like we're still working on final recommendations from LPCA, are we going to be voting on finals set after working with City?

- Yes, will be creating written document that will be in front of community for vote, and then must be submitted again on LPCA letterhead if passed.

Question: if we get to petition part, who's signatures are required?

- 1 adult resident from each household (not necessarily homeowner). Will be physically verified by SDAT records and by calling contact information.

Question: for purposes of authenticating a petition, how do you verify resident?

- Our lawyer drafts petitions that will be signed under penalty of perjury, along with other methods.

Question: If this gets to a vote, who actually votes on it, whole community or only specific affected streets?

- Must be supported by LPCA, up to LPCA how to implement vote.

Comments on confusion about our previous month's vote

- We voted to engage with City to start process, which is what we are talking about tonight. City suggests another vote after a written detailed plan is created.

(Motion to extend meeting past 9pm. Seconded. No objection, motion carries.)

Presentation by Mark Sapperstein:

Recently purchased Phillips Seafood property, who will still be located there for several more years, relocated to building 2. UA is in building #1. I came to prior meeting to request adding 1 floor to building #1. My new request tonight is to add 2 stories instead of 1 story. Have tenant moving into second floor next jan/feb.



President: Mark presented this at last Board meeting, one point of concern was parking overflow at McHenry Row and we asked him to re-address that.

Mark Sapperstein: I have agreed that any new apartment renter that we can verify has a car, has to under the lease purchase a parking space. Any renewal of existing lease going forward has to do same thing. We are even towing residents that have paid for parking but park in the wrong spot. We also offer permits for friends to stay for \$10/night, so we can verify who is there. We scan every car each evening to verify permit.

President: We have a signed letter from Mark & Bozzuto verifying this promise. What is plan for parking for new floors proposed?

Mark: paving new lot behind building, and have additional 150 spaces in east garage, and front/side lots for total of ~700 spaces. We've programmed this for 4 spaces per thousand square feet.

Q&A:

Question: if you're at a bar and drink too much and want to leave car there, is there any program to leave your car?

- We don't tow new offenders, really just repeat offenders. Don't necessarily have policy for overnight pass.

Question: Do we know approx how many employees moving in?

- 240 employees.

Question: Zoning requires how many spaces for that many? Do garages count?

- Have created easement between two properties, so sharing parking between them. Have 6 more acres between warehouse space and back of buildings, have more than enough space, but will see what is needed at specific time based on phasing. Property is already zoned for office use.

Question: What about traffic flow? Problems now between 4:30-6:30 on Fort Ave with gridlock.

- Good and bad, need lots of traffic to keep new businesses open, but also creates problems. Need to find balance. Don't want to prohibit left turns at intersection. We've done 2 things - added 2nd left turn lane for more stacking. Had traffic cop at stop signs to control flow, and will continue to monitor that during crunch times. Want to get it right, but there may be some inconvenience regardless.

Question: Will new tenant have lots of visitors?

- No, mostly administrative offices, requested 4 visitor spots. There are multiple ways out of the property, but we can't stop people from where they want to go. Willing to continue to engage to solve problems as they come up.

LPCA Board has encouraged Councilman Cole to start traffic counts, which is first step to understand these issues. We should have them by end of month (projected).

Mark Sapperstein: Asking for letter of support to zoning board to add 4th floor.

Motion: In support of request. Seconded. Vote - no opposed, motion carries.



Sailabration Event planning:

- need volunteers for event committee. Also in partnership with Domino, they want to approach all residents of Fort Ave to ask if they want to hang a replica 1812 flag. Domino is paying for flags, and will help with installation/mounting if needed.

Street sweeping:

- Reminder 3rd wednesday is odd side, 4th wednesday is even side. We are working to get word out and put out signs to encourage people not to park during those times. It is not being forced. Comment - on 1200 block Haubert, got all neighbors to move cars, then all visitors and water taxi drivers parked there and wouldn't move because there were no signs. Process to get enforceable signs requires similar petition process to RPP. City suggests starting with informational community signs and seeing if that helps. Comment - can we post reminders on Facebook etc the night before?

Community announcements -

Mr. Alex: World's Largest Golf Outing - fundraiser for Wounded Warriors, Aug 11. Please make donations.

Jim Parra - new priest at Church of Redemption:

- Will be inviting various artists to do concerts in our parrish hall - if you know anyone please contact redemptionbaltimore.org First concert will be 500 year musical history of the guitar - June 27, 8pm, freewill donation. Peter Griggs is artist.

Rick McDonald:

- June 19 7pm, having community worship night at Marine Museum. Have plan to possibly launch church in neighborhood.

Question/announcement - residents of Woodall/Stevenson/Fort:

- Scott Plank proposes zoning change to 2 properties. Won't be a hearing, it was a bill introduced by Bill Cole. Concerns on street are height, traffic, and parking. Lots of residents want to see improvements to building, but want smart growth. Want to find out any more information.

Board is meeting with Scott Plank on monday to address these sort of questions, see what his plan is. Proposed zoning change is from M-3 to B-2-4.

Ellen Worthing:

- presents letter to LPCA stating "Per MD code, I wish to obtain the following: minutes, board meeting minutes, & treasurers reports for last 3 years. Must be delivered electronically within 21 days."

Debate on whether statue applies to LPCA's type of organization (not homeowners association), LPCA will investigate and respond.

(Motion to adjourn, seconded. No opposition.)

Adjourned 9:25pm.