



## LPCA General Meeting Minutes - March 9, 2016

### Preliminaries:

- Pledge of Allegiance
- Roll Call of Officers Present: Greg, Harry, Laura, Ginny, Justin, Will, Jamie, Caroline, Caitlin, Monica, Damian,
- New Neighbor Introductions: 1
- Treasurer Update: \$28,021.63; \$3,460.01 in Dog Park account.
- Membership: Unknown new members tonight. Reminder - membership is on calendar year.

### Approval of previous minutes:

- **Motion to approve February 2016 minutes as presented; seconded** – no abstention or opposition, **motion carries**.
- **Motion to reduce printed handouts from 75 to 45; seconded.** Last two meetings had 50 attendees. Suggestion to attach previous minutes to meeting reminder emails. Will be a link to pdf on LPCA website. **Unanimous approval.**

### Committee Reports

#### Communications/Newsletter:

- Email [contacts@mylocustpoint.org](mailto:contacts@mylocustpoint.org) to get on our email list. Looking for editorial ideas for newsletter. We have filled the volunteer needs for newsletter distribution.

#### Design Review:

- Field House (Latrobe Park): Rec & Parks has provision written into contract specifications for mockup panels of different color options, per LPCA request. Construction estimated to happen in fall.
- Upcoming footrace on Memorial Day weekend, current route will lock us into community. Working with Councilman Costello: Justin Lane working on having the route changed to go back the way they came in on Lawrence so as not to block all exits. We will be getting more information to follow up.

**Motion: Write letter to Mayor/Council/ICE requesting a more permanent framework to prevent these sorts of issues in future; seconded.** 1 abstention, remainder approved.

**Motion carries.**

#### Dog Park:

- We need someone to take over role of chairing dog park. We've been hiring a company to do cleanups, but still need someone to oversee that and coordinate other logistics and communications. Please email [contact@mylocustpoint.org](mailto:contact@mylocustpoint.org) if you are interested.

#### Parks & Beautification:

- Volunteer opportunities:
  - Saturday, April 23, 9am-12pm – neighborhood-wide cleanup; more information to follow
  - Saturday, May 14, 9am-12pm – park maintenance; more information to follow



### **Education & Schools:**

- Please remember to link FSK to your VIC card
- Upcoming fundraisers:
  - 3/11 Pasta Palooza at Knights of Columbus to raise money for FSK - great event.

### **Safety:**

- Officer Newman: New Liaison for police department. Interested in participating in our volunteer efforts, and will be bringing fellow officers too. Stats system was down so no crime report, but biggest issues in last month were package larcenies. 1300 block Richardson - police were able to arrest one suspect in car. Security cameras are helpful in pursuing these cases - you can join the crime watch program and register it with the city. Also suggest have packages delivered to your job or neighbor who is at home. Also try local businesses. Colleen Martin-Lauer has offered to receive packages at her office.  
Comment: 1300 block Benjamin has had 12 package larcenies recently.
- COP walk will be 3rd Wednesday in April, police will have large presence come out in coordination with patrol. Meet at 7pm in front of Himalayan House. If there are areas of neighborhood with concerns, drop a note to [safety@mylocustpoint.org](mailto:safety@mylocustpoint.org) and that will help set the route for the COP walk.

### **Social:**

- Festival Planning committee meeting next Tuesday (March 22nd) at JR's 3rd floor at 6:30pm to generate social event and fundraising ideas, followed by 7:15pm to start planning for Festival. Volunteers are needed to help sustain our events or they will not be able to continue. The Festival takes a large amount of volunteers and new blood to keep going. Email [social@mylocustpoint.org](mailto:social@mylocustpoint.org) with any questions.

### **New/Old Business**

#### **• Presentation from Local Developers**

Proposal for McHenry Row phase 2 was presented last month, and development team is trying to pursue expedited timeline in order to keep construction crew on site from current garage work. Planning department is currently holding all new PUD applications in anticipation of new Transform Baltimore zoning law passage, so that is not a practical option at this time. Mark Sapperstein has been in discussions with LPCA Design Review committee since late December, and has been considering a number of our requests and concerns voiced by the committee. Summary of primary considerations: Parking & traffic.

Site is zoned industrial I-2, and will automatically change to small/medium scale commercial mixed use C-2 under Transform Baltimore. New zoning will not impose any restrictions on what can be done with the site, but developer is willing to agree to binding MOU agreement to address community concerns if we support request to rezone to B-2-2 ahead of passage of Transform Baltimore. Draft copies of MOU are here tonight for everyone to look at. Developer has agreed to reduce his original plans for 2 buildings with 450 apartments total to 1 building of 225, with a lower-density use for the second site such as a hotel or senior housing.



With other development in neighborhood, we expect intersections of Woodall, Fort, and Lawrence to become a huge hot spot for congestion. Community requested developer to make exits from Phillips onto Fort right turn only during evening rush hour in order to route cars to Andre/McComas and away from Lawrence. Also agreed to widen access road next to CSX tracks, and widen and add turn lanes on Woodall by Little League/Fire Station to provide dedicated right and left turns. Community also plans to pursue right turn only out of Anthem House to prevent backups through McHenry Row. Building will be 7 stories, about 6' higher than existing McHenry Row buildings.

Current concerns with MOU include: add a timeframe for improvements in section 3, building heights allowed under new zoning being undefined.

Caroline Hecker and Scott from McHenry Row presented on development plans for the rest of the (Phillips) property:

- Q: Question from last month about bike lane
- A: We spoke to city and Locust Point is not in the priority project area for this fiscal year, but development team is continuing to meet with them to improve bike infrastructure. McHenry Row has started own bikeshare program through Zagster that is available for anyone in the community to use.
- Q: What is total number of apartment units?
- A: 225
- Q: Sagamore wants to put 50 units on Rallo's parking lot (Anthem House 2), which is in Riverside. How do we coordinate with all the development to get this more cohesive?
- A: Anthem House is part of Key Highway South Urban Redevelopment Plan, which allowed 100' height. Anthem House 2 developers never approached LPCA about their plans, and negotiated separately with Riverside. Our understanding was that it would be used for surface parking for Anthem House 1. Developer is Bozzutto & Warhorse. There will be 17 spots at Anthem House 2, and more than enough to accommodate remainder across street at Anthem House 1.
- Comment: Residents of Anthem House are not required to purchase parking leases, so they may park in neighborhoods.
- Comment: Sapperstein has agreed to make requirement for parking lease in MOU.
- Q: 1100 block Fort Ave is getting hit with many accidents and road damage from all traffic coming out of McHenry Row. Additional traffic will accelerate damage to road and shaking of houses when trucks drive through. Need developers to help advocate with city to get road fixed.
- A: Agreed.
- Comment: It's already bumper to bumper heading east on Fort now, and we are proposing redirecting more traffic east. We need to have city do a traffic study. Current infrastructure can't handle current amounts of traffic during rush hour.
- A: Developers have been sharing their traffic studies with LPCA, and we have asked city DOT for copies of their studies and haven't been shared. We have also asked DOT to be present at our last two meetings and haven't heard back.
- Q: Section 5 of MOU draft allows any use under B-2-2 other than explicitly prohibited things.



Are there any other concerns that aren't currently covered in this draft? We are not voting on the MOU tonight, clarification and verification still need to be made. The vote tonight is for a letter of support to Council to move forward with zoning legislation pending final review and approval of MOU.

**Motion: LPCA provides letter of support for requested zoning change upon independent verification that MOU is a legally binding document and enforceable agreement that will carry terms in perpetuity with the sale or transfer of the property; seconded. Motion carries.**

### **Community Announcements**

- Federal Hill Egg Hunt Saturday, March 25 at 10am. Multiple ways to get involved - package 12 eggs with nut free individually wrapped candy. Looking for volunteers to man booths & games, see Facebook page (will be reposted on LPCA page).

**Adjourned 9:00 pm**