



LPCA General Meeting Minutes - October 14, 2015

Preliminaries:

- Pledge of Allegiance
- Roll Call of Officers Present: Greg, Terry, Laura, Justin, Ginny, Harry, Caroline, Damian, Will, John, Caitlin, Jamie, Matt, Monica
- New Neighbor Introductions:
- Treasurer Update: \$27,905.05; \$3,510.98 in Dog Park account. Festival was impacted by weather, fell short ~\$9000. Still waiting on final invoices to come in.
- Membership: 112 members last meeting, 4 new members tonight.

Approval of previous minutes:

- September minutes: no changes.
- **Motion to approve, seconded, passed unanimously.**

Committee Reports

Communications/Newsletter:

- John Basiago resigning as newsletter editor, Damian O'Connor from LPCA Board has stepped up to take over. Currently looking for editorial content for November/December issue - send to communication@mylocustpoint.org. We are seeking additional volunteers to help with newsletter.

Design Review:

- 2 Updates - Development of PDI lot (Beason/Towson area), and Latrobe Field House. Development team for PDI lot proposed 51 row houses, but 4 stories high, with some setback. Former Pratt Library building is not considered historical due to lack of remaining original materials. At last meeting a request was made for Councilman Costello to attend this meeting to discuss the implications of 4 story row house developments in Locust Point, which is unprecedented. Between last meeting and tonight, Councilman introduced a first reader bill to change zoning of the lot from industrial M-2-2 to business B-1-3, at request of development team. Councilman is following precedent on introducing bill, and is freezing progression to second reader until community and development team have worked through sufficient dialog. Councilman asked for meeting between PDI developers and LPCA. It is now up to the developer to meet with the community and address any concerns before the Councilman will move further with the bill. LPCA Board feels there is some ambiguity around what level of dialog is sufficient, and how any disagreements will be handled. Lots of residents opposed to having 4 story houses anywhere in the neighborhood, wanted to check again tonight.
- Q: Regarding PUD, is it too small of a lot to qualify?
A: Yes, 4 acres of contiguous land is the current minimum requirement.
Q: New zoning request seems like a strategy to set a high starting position and bargain back to what they really want, which is 4 stories. 20 years ago, when we were negotiating with the developer of lower Lowman, it was contentious. We came up with 4 places for residents to park their cars, and we need to do the same thing now - there is no place left to put cars.



A: Right now, they aren't threatening anything, just that 4 stories is the plan. President had a conversation with the Planning Department, who passed along if the developers goal is to get to 4 stories, they would encourage them to get a variance on R-8 instead of seeking more permissive business zoning.

Comment: We have seen Bozzuto build 4 story homes in the county that were set up as split condos, with one on the bottom two and top two floors.

Q: Can we request that the Councilman withdraw the bill until we have an agreement?

A: Not sure, will have to look into it.

Q: Will this become a moot point with Under Armour's master plan and the triangle lots?

A: They can't make many changes due to the restrictions in the PUD.

- Design Review recommends the creation of a subcommittee to deal with this development. We need to emphasize whether there is a consensus agreement, not just a dialog. This decision will set precedent for future development of other open lots and is important to consider.
- **Motion: LPCA should create a task force to spearhead management of the PDI development. Seconded, unanimous approval.** Need to appoint a chair.
- **Motion: LPCA writes a letter of opposition to the zoning change. Seconded, approved.**

Dog Park:

- We are doing weeding and leaf pickup on Sat Nov 7 at 10:30am.

Parks & Beautification:

- Saturday the 17th is the next Park maintenance day. Need to edge and mulch, starting at 9am, trying to be done by 11am. Thanks Caitlin for co-chairing.
- With A Heart organization is donating benches to 15 parks in celebration of 15 year anniversary; Latrobe has been selected to receive a special bench created by an artist.

Education & Schools:

- Mahan-Rykiel is here to give presentation on outdoor classroom proposal.
- On Monday, FSK opened a second pre-K program, which is a huge win for the community.
- On Oct 20, there will be Ladies Night at Mother's at 7:30 to help raise funds for FSK. Also, Harris Teeter VIC currently has 295 participants and FSK has earned over \$1000 to date.

Safety:

- There is only 1 community relations officer now in the Southern District, who is making the rounds to all the different neighborhoods. We don't have a report, but do have two officers here to answer any questions. There was an incident yesterday, a stabbing of a Digital Harbor student at Light & Key, after an earlier disagreement during school. The victim had non life-threatening wounds. Police are still looking into the incident.
- Q: Monday evening around 9pm, reports of a man brandishing a gun on Decatur, and then later a mini-van was broken into and was attempted to be hotwired.
A: Don't have any information on that, was not on duty monday.



Q: Is there any public release of crime statistics?

A: Look on openbaltimore.com

Social:

- Next social event is holiday party at Knights of Columbus, Wed Dec 9 - we really need everyone to pitch in. Email contacts@mylocustpoint.org. Special thanks to Shannon Keeny and Lara Faulker for all their work that went into the Festival!

Parking:

- Two years ago we received the original request from neighborhood to examine parking solutions. The process is 30 steps, and we are currently at step 5, the application portion. Copies of the application were distributed tonight; we will vote on the application next month. Parking Area A (Hull, Beason, Towson) is Mon-Fri 8am-6pm. Parking Area B (Fort, Woodall, Stevenson) is 7 days/week from 6am-12am. Permits limited to 2/household plus 2 visitor permits. Businesses in those areas can acquire 10 permits plus 10 visitor permits.
- Q: Who can vote?
A: All paid members of the LPCA. We will verify membership at sign in next month.
Q: Status of the Reverse Angle program?
A: On hold while DOT revises the rules.
Q: Why is Haubert not in the plan?
A: Sections of Haubert are not eligible because permit parking can only be established on block faces that have houses on them.
Q: Does reverse angle follow a similar 30 step process? Do we need to make clear to the city that we don't have strong support for reverse angle so the city doesn't have false impressions?
A: We don't know until the city decides the process, but the city has been clear that there will be a procedure to follow, so any changes will have checks and won't be immediate.
Q: Can we change what is in the application later in the process, like restricted hours?
A: No, this is the final version to accept or reject before the city takes over the process.

New/Old Business

Latrobe Field House update - BCRP - Adam Dorman & Bill Vondrasek

- We've had to revise building to get within budget but are still happy with the overall concept. We have downsized from 4 bathrooms to 2, shortened building 10 feet, but gained twice as much storage, with separate lockable doors for LPCA storage of 128 square feet. Facade material is also changed - polished concrete block, a durable, vandalism-resistant product in a darker color. Open area in the middle is the same size. Schedule is on pace to advertise bids in the fall and break ground in the spring. Hopefully will be done sometime next fall.
- Q: Will building perimeter connect with current pathways?
A: Yes, everything will be ADA accessible, and will have 1 foot elevation facing to lawn area to increase stage presence.
Q: Earlier concepts had brown woodlike appearance, there aren't any concrete blocks that look like this?



A: No, not that were available.

Q: Original budget number was around \$800K, and the current is \$600K, and the difference is two bathrooms and different materials? Seems like \$200K is a lot for two bathrooms.

A: Yes. Also reduced 100 square feet. Will be put out for bid by city pre-approved contractors.

- **(Motion to extend meeting past 9pm, seconded. Unanimous approval.)**

To stay on timeline, Rec & Parks needs approval from LPCA to move forward.

Discussion of how to potentially change materials from what is shown tonight. Price differential for original high-density resin material is \$75K at original scale. Request to consider other colors of same product, when the city reaches the construction phase where material mockups could be made.

- **Motion to approve design, adding provision that original design review charrette committee is given opportunity to examine physical mockups and choose alternate color of same material/product if a favored option exists over the dark gray shown tonight. Seconded. 31 in favor, 1 opposed, 2 abstain. Motion passes.**

Big Brothers/ Big Sisters - Shannon Snead

- We need men to volunteer to be Big Brothers - go to biglittle.org. Requirements are to meet with kids twice per month for at least a year, no financial obligations, just take time to make a young person part of your world. We have 250 boys on the waitlist just in Baltimore city, so there is a huge need. Under Armour just agreed to mentor 30 6th graders for the next 3 years.

Latrobe Outdoor Classroom Proposal - Mahan Rykiel architects

- Proposal to build new outdoor classroom behind FSK to support science and outdoor education, learning through play and engaging with the living laboratory environment. Excited to add this new option to our local school that capitalizes on the gift of \$15K in trees from developer. Will be doing fundraisers and would like volunteers to help; we're actively soliciting corporate grants.
- **Motion to write a letter of support to FSK for Project Bluesky outdoor classroom. Seconded. Approved unanimously.**

Community Announcements

- None

Adjourned 9:19 pm