

## LPCA General Meeting Minutes - April 11, 2018 - FSK School Cafeteria

### Preliminaries:

- Pledge of Allegiance
- Roll Call of Officers Present: Greg, Sarah, Ginny, Justin, Will, Damian, Kate, Jessica
- New Neighbor Introductions: 10
- Treasurer Update: \$64,619.17 in main account; \$3,204.02 in Dog Park. Difference mainly due to holiday party bills and Light City party prep.
- Membership: no new members tonight

**Approval of previous minutes:** March 2018 minutes reviewed. Motion to approve, seconded. Motion passed unanimously.

### General Updates

**Communications/Newsletter:** No newsletter chair - [contacts@mylocustpoint.org](mailto:contacts@mylocustpoint.org) if interested.

**Education/Schools:** May 18 - UA and Hearth of America will be at FSK to work on various exterior projects. Today was final open house; a huge success with 25 families visiting. [FSK076@gmail.com](mailto:FSK076@gmail.com) for anyone that wants to enroll a child or take a tour.

**Safety:** Ellen Worthing - Victim based crime reports: Common Assault, Larceny (2), Auto Theft. 92 calls for 911 service. Environmental Control Board report - 3 trash accumulation fines, 1 placement of trash on non-collection days.

### Committee Reports

#### **Design Review:**

- Zoning hearing request has been proposed for new houses in empty lots between Richardson and Andre on Cuba St. Seeking BMZA to exceed minimum impervious surface requirements.

#### **Dog Park:**

- City finally provided 2 large green trash cans. Working on coordinating fundraiser. Water will be turned on between April 15 and May 1.

#### **Parks & Beautification:**

- Earth Day cleanup - April 28 from 9am-12pm, meet at park entrance. Last year collected 30 bags of debris from neighborhood. Everyone who helps gets a voucher for free lunch at Port Public House.
- Park maintenance day in the spring - ongoing projects include improvements to Long House, and other ideas from existing list of projects.

## **Social:**

- Incredible event for neighborhood Light City installation launch party. Big thanks to Caitlyn, Ellen, Laura, Greg, and Tim for pulling off an extremely fun party.
- Feedback from BOPA was extremely positive.

Community Grants - received set of good applications in December, 3 projects underway now: Welcome kit for new residents informing them about LPCA & neighborhood, Light Up Locust Point to install lighting for seniors, Community Gardening Club started up in area between UA parking lot and Our House on Hull. Garden Club meeting will be held at garden site soon. Also supporting FSK with painting projects on blue statue, and Locust Point Orchard Phase 2.

## **New/Old Business**

### **Port to Fort 6K - Believe in Tomorrow Children's Foundation**

- Organization houses 15 families per day seeking pediatric care at Johns Hopkins. Fundraiser race supports this service on April 21. Race will be mostly up and down Fort Ave, and most parking will be at McHenry Row, with spillover in Domino lot and UA lot. Race begins at 8:30; asked police not to close roads until 8:15. Latrobe Park Terrace will be most heavily impacted, but police should let you cross if no runners are present. Last finisher usually done before 10am.  
Q: What time will music start?  
A: Supposed to be 7:50. Race starts at 8:30.

### **Scott Davis - Council President Young's new Neighborhood Liaison**

- Work closely with Councilman Costello's office as well, here as an extra layer of help in the community. Replaced Liam Davis, who transitioned to new role in office.

### **Woodall/Stevenson Development**

- Councilman Costello: As discussed at last meeting, asked developer to come back to table, which they did. We had meeting with LPCA Design Review task force last Tuesday. Asked developer to postpone BMZA hearing for one month. Agreed to come back to the table 3 weeks from then in late April after residents get chance to respond to latest proposal. LPCA asked me 2 things at last meeting - to pull zoning ordinance, and to support LPCA at BMZA if it comes to that. You will have my support at BMZA if it comes to that, but hopeful a deal can get worked out instead.
- Will Jovel (DRC): Thanks again to Councilman for bringing developer back to table, he led a very constructive dialogue. Highlights of meeting include:
- Original design proposal was 68k ft<sup>2</sup> and 88 parking spots. Said if community opposed, would explore options to build "by right" a 9 story mixed use residential tower. The community obviously has serious concerns with the impacts this would produce due to the disproportionate scale, parking, traffic, safety.
- New proposal reduced square footage by ~10%, achieved by setbacks mostly on Woodall, and the end of Stevenson closer to Fort. Changed facade to better align with existing row homes adjacent as well, so improvements on design side. Scale is still too big, but will work with them to get to better concept. Increased parking from 88 to 91 spaces, and offered binding agreement to allow residents to use garage parking during off-hours. Also willing to support community request for special exemption for RPP zone around that site. This is just initial proposal, nothing is fully ironed out. They are currently

working with DOT to identify ways for visitors to get in and out of garage on Stevenson, which in the current proposal has 2 separate garage entrances. This is a very challenging design due to the one-way nature and narrow width of Stevenson. Said not interested in “shared workspace” model, which should reduce the potential max density of occupants. Specifically targeting tenants that are 3k ft<sup>2</sup> or less, but potentially up to 10k ft<sup>2</sup>. Willing to enter into MOU with community that will include all these provisions and a deed restriction, to prevent any future deviation from this agreement if property changes hands. Agreed to postpone BMZA hearing.

- Critical next steps - Councilman asked both sides to agree to work in good faith, and try to reach deal before scheduling another BMZA. Until we receive official confirmation that it is cancelled, may still need to be prepared to show up at City Hall (Councilman Costello: I pledge based on my conversations today that it is indeed cancelled). Councilman Costello: A legislatively-initiated RPP zone would include Woodall, Stevenson, and north side of Fort between those streets. Only residents that live on signed RPP blockfaces are eligible to participate. Hours and duration of restrictions are customizable by residents based on what consensus can be formed, and is subject to a process that includes public meetings and surveys. Would have to be created initially through legislation, not eligible for normal petition-based creation due to lack of 10 contiguous residential blockfaces.

Q: 1200 block of Fort can't park now, would they be eligible to be included?

A: It's open for discussion based on consensus of residents.

Q: How long does process take?

A: It's not the same process as the last time LPCA voted on RPP, since this is legislative initiation, can do the whole thing in 3 months. Will insist on having at least 2 community meetings and involvement of parking authority during process.

Q: Original office was 200 parking spot deficit relative to expected tenants, and it doesn't sound like that's changed significantly. We can't absorb that difference as a peninsula. RPP allows 2-3 passes per house, and 1 visitor pass.

A: Cost of participating in RPP is fee, not tax, so money brought in is used solely to administer program. No quotas for parking officers, and parking enforcement is solely complaint-driven.

Q: Back in October, Anthem House was advertising free parking with new lease, what is required of them per neighborhood MOU?

A: They are required to make their tenants lease 1 spot per unit, unless they can prove they don't have a vehicle.

Q: What is traffic scheme on Stevenson?

A: Current design is problematic, and includes turning bottom into 2-way traffic, and potential addition of berms/curbs that would reduce on-street parking.

Q: If one portion of neighborhood starts RPP program, how do you mitigate risk of drift into other parts of the neighborhood that don't have RPP. If RPP is legislated quickly, and rest of neighborhood is left with slower petition-based process, what happens to rest of neighborhood during intervening period?

A: Councilman Costello: My district has the most RPP zones in entire city, never heard of what was referred to as drifting happening. Article 31 - subsection 10 of Baltimore city code is very specific about process for which RPP can be established, and must work with parking authority to ensure proposal is legally viable and accounts for businesses, churches, etc. If we take a legislative approach, I will require more of the process in terms of due diligence than is required by law, and will incorporate portions of the normal

petition-style process and the full support of the LPCA.

Q: Is scale still original 5 stories?

A: Yes, the reduction in square footage comes purely from step backs on upper floors. Developers stance on removing a floor was that the pro forma couldn't support it, which is arguable. Plans presented are from January, nothing new except the willingness to enter MOU and deed restrictions to enforce the terms of any negotiated agreements.

Q: Is elevation the same as 2 story houses adjacent?

A: No, it is taller.

Q: Does Locust Point historic neighborhood designation bear any weight?

A: No, only if it was a local historic district governed by CHAP.

Q: Seems unlikely... [unheard].

A: The full floor plate for an upper floor would be 17-18k ft<sup>2</sup>.

Councilman Costello: If Stevenson portion rezoned to C-2 it would allow them to use a portion as office.

Q: is this still on docket for April 17?

A: No it is removed, and no date has been set for subsequent hearing yet.

Comment: (Lara) 2 petitions are being circulated to oppose both proposals. One opposes the scale of the office proposal, but not the use of office. The second petition opposes the overall height proposed for the 100' residential tower proposal. Also would like to raise potential of rezoning it all as R-8 and building luxury rowhomes with off street parking.

### **Community Announcements**

- Elections for all 5 LPCA Officers and 5 at-large Board members in May! Only received interest so far from 1-2 people, so please step up if you are interested and get in touch.
- Dance being organized by Brian & Brenda McHale at KoC on June 15 as a benefit for Alex Wroblewski, who was killed a few months ago. Serves as a fundraiser for LLS organization, which Alex was a big fundraiser for.

**Adjourned 8:50pm**