



LPCA General Meeting Minutes - June 6, 2018 - FSK School Cafeteria

Preliminaries:

- Pledge of Allegiance
- Roll Call of Officers Present: Matt, Ginny, Will, Tim, Damian, Mike, Jessica, Sarah, John, Kate
- New Neighbor Introductions: 0
- Treasurer Update: \$62,474.85 in main account; \$3,064.02 in Dog Park. Membership: 135 members as of tonight

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

General Updates

Communications/Newsletter: No newsletter chair - contacts@mylocustpoint.org if interested.

Education/Schools: Today was closing ceremony through 5th grade; went very well, will close down school for the summer.

Safety: No report.

Committee Reports

Design Review:

- Cuba street: Charm City Builders purchased building on 1600 block of Cuba – open lots; looking to build row houses, requested a variance to not have to use impervious surface on parking pad; new storm water code creates a challenge for row houses because there is not as much land; Design Review met with them to hear them out and talk about the proposal; we did not like their two architectural schemes and preferred existing models to be more contextual; they redesigned the facades, except for the pavers because the City planning department is considering eliminating the requirement, which takes considerable time and resources (too expensive), residents don't maintain them properly. Result is a singular variance request; Will vetted the corrected bill.
- Woodall/Stevenson: Goodier development team responded on Friday with a revised proposal; told the community that they reduced the overall square footage by just under 20% - now down to 54,810 ft² building; the height is still the same scale (5 stories). Developers feel like they've lost a lot of time negotiating and want to get moving; when asked if this was their "best and final" and they indicated there is little space left for negotiation: parking – they are willing to support the community with permit parking; they've increased the number of parking spaces (after hours 530p to 8a); they talked about widening the alley in the back so residents could potentially put in parking pads; anticipated timing to go to BMZA is unknown. Development of some sort would be good, but the scale is a big question – we have the support of our elected officials. Next step: convene again with task force and review/discuss the proposal. Why can't they take a floor off if they are willing to reduce the square footage? We are still waiting on an environmental hazard report.



We circulated a survey – about 45% of residents responded and the results are all over the place; some folks are threatening to move; we will provide the survey results to the development team and officials.

Question: what does Domino think? Isn't it a problem for their trucks?

Yes they have expressed concern and are siding with the community; Domino doesn't want a 9 story tower, but the current proposal doesn't pose as much of a risk; also concerns about traffic on Stevenson.

Question: Is Under Armour concerned?

We have not heard anything but will reach out to them....

Question: We have to gain benefit from the development. Is office space really what's best?

We have had exhaustive conversation about other possibilities, but from their financial standpoint it doesn't make sense - they paid too much.

Question: What about open air green space?

There is nothing proposed

Comment - Woodall neighbor: most of the residents are really concerned about the scale of the project – but it is a loss for everyone; there is no other development like this (a large building that backs up to row homes); traffic and safety concerns;

Question: Any retail?

They haven't committed, but have space allotted.

Question: Do they want to go to BMZA?

They said unless they get a good faith commitment they will go in July (we don't meet in July).

The best forum for the concerns is when the task force is reconvened. If you want to be on the task force send us an email.

Dog Park:

- Cleaning service contract has been cancelled due to issues; we are contacting a few places; send a note to the dog park facebook page. Dog park cleanup cancelled for this weekend but tentatively planned for later this summer.

Parks & Beautification:

- May 19 was the spring park maintenance day; about 30 people got together; park looks great! Two reps from Baltimore City were there about the historic structures and they were saying we have "the most beautiful park in the city" and they are trying to get the field house done before the festival, but the rain caused some delays.

Social:

- Festival: some restaurants have dropped out - we need more vendors; we need a new vendor coordinator; September 8 is the festival; a lot of fun and not much work; sign up form will be available via FB; super easy and fun and hang out with the neighbors
- No fundraising update



New/Old Business

Liquor Board rep

- Matt Achammer, newly hired rep, gave a detailed presentation.
Question: is a loitering law still in effect?
Those laws are in effect but not enforceable and complicated due to consent decree.

Downtown Sailing Center

- Lynn Handy, executive director - Baltimore's community sailing center; new discount 20% for LP residents. Event: You Gotta Tri – Sunday, August 12 (bike around Fort McHenry, walk/run to Rash Field) and sail to support wheelchair accessible program. DSC wants to be better neighbors; can provide raffle prizes for Festival. July 7 is the next open house from 10-1; near Museum of Industry; You Gotta Regatta event in September; www.downtownsailing.org

Community Announcements

- August meeting at Rec Center. After the August 8 meeting, there is a social at City Limits.
- We may need a special meeting depending on what happens with the Stevenson/Woodall project; Charm City Builders need a letter of support – **motion to provide a letter of support for the variance for the reduction of the pervious surface area, seconded. Motion Carries.**
- Food truck event @ Knights of Columbus from 3-7 Sunday.

Adjourned 8:35pm