



LPCA General Meeting Minutes - March 14, 2018 - FSK School Cafeteria

Preliminaries:

- Pledge of Allegiance
- Roll Call of Officers Present: Greg, Harry, Ginny, Justin, Will, Damian, Corey, John, Kate, Caitlin, Brian
- New Neighbor Introductions: 10 (High attendance, ~150)
- Treasurer Update: \$66,052 in main account; \$3,379 in Dog Park. Difference mainly due to revenue from Winter Mixer.
- Membership: 60 new members tonight

Approval of previous minutes: February 2017 minutes reviewed. Amendment proposed, to insert sentence in Design Review update. Amendment accepted. Motion to approve as amended, seconded. **Motion passed unanimously.**

General Updates

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

Education/Schools: FSK PTO's Pastapalooza was huge success.

Reading Partners is looking for more volunteers, numbers are down this year. Only takes an hour a week. Stop by school to sign up. VIC Cards benefits are up to \$8500 for the school so far.

Safety: Ellen Worthing - Victim based crime reports - more than last month. Street Robbery, Burglary, Assault by threat, Common Assault (2) Larceny (2), Auto Theft. 2 arrests - 24 yo male for burglary, 37 yo male for trespassing. 92 calls for 911 service. Environmental Control Board report - 2 failure to file annual registration, 1 failure to abate violation notice and order.

Committee Reports

Design Review:

- Ground has been broken on the Latrobe field house project. Field House will look like signage as depicted in park. There will be western red cedar under the eaves. Two mockup panels were made available, one gray, one tan, and the task force made a suggestion. Second question about whether there would be lighting in underside of soffit - yes. Contractor is DSM Properties, but all communication must come through Rec & Parks. Community feedback about questions asked at the site, the workers have been instructed to specifically take their feedback through Rec & Parks so, please forward to us.
- Damaged benches from previous work - if that occurs again, contractor is insured and will replace any issues caused. No trees will be removed, but one of the central walkways may be.
- Comment: Lost another bench, the one with plaque for Casper family. Have we documented and notified Parks? Dislike how community association is mainly reactive in regards to the park. Ellen Worthing expressed interest in helping lead committee to address this.

Dog Park:

- No updates.



Parks & Beautification:

- Latrobe Park has seen a lot of investment from the neighborhood in the last 12 years, and we have a core group of 5 volunteers who make sure the routine maintenance occurs. Robert Sailor provided update on upcoming events: Neighborhood & Park Cleanup, April 28, 9am-12pm. Volunteers provided with free lunch and drinks from Port Public House.
- Rec Center would like to share that summer camp signups are occurring now, which run from June 18 - August 10. \$150 fee. Elementary age children.

Social:

- Successful winter mixer event in February, final financials not available yet. Light City neighborhood event coming up. LPCA hosting launch party on April 6 from 7pm-9pm, at the Under Armour Promenade at Tide Point. Food and drinks will be available.
- Date of the Festival is September 8.

Elections are coming up in May, for all officers, and 5 board seats. Vice President will not be returning, as well as at least 1 other board seat. Email contacts@mylocustpoint.org if you have interest. Entire association depends on volunteers.

New/Old Business

Light City Neighborhood Lights installation

- Locust Point has installation April 6-8 at UA promenade. April 6 from 7pm - 9pm is the kickoff party. Artwork is by Moya Sun / XXS Group. Free lightbulbs for residents tonight.
- On March 31 during the day there will be a community workshop with FSK students and parents to build small demo versions of the installation.

Fort McHenry

- New volunteer program - Paw Patrol - for residents and their dogs. Info is on volunteer.gov, search for Fort McHenry. Get training to help others be good stewards of the park, and get a cool bandana for your dog, along with a hat.
- Also participating in Light City, on April 21, as "Park After Dark". Park will be open from 6pm to 8pm. Experience living history stations and candlelight tours. Fee free day. Reserve spot on Friends of Fort website.
- Defenders Day on weekend following the LPCA Festival - September 14 & 15. More information will be coming about the parade and events. Army Band & fireworks return.
- April 21 is National Park Week - week of fee free admission. Also September 24. Annual pass is \$40, which pays for itself if you bring 3 guests. See mps.gov/fomc or facebook.
- Thunderbirds from Air Force will perform during Fleet Week, October 3-9.

10k Sole of the City Run - Charm City Run (Will Murdock)

- Saturday, April 14. soleofthecity10k.com - 9am start, last year everyone finished within 2 hours. Closure on Fort for start, around 8:45. Course should have minimum impact on Locust Point traffic - starts on Fort by firehouse, heads west around the harbor, retraces



its route and turns up into Whetstone Way into McHenry Row. Andre and Key Hwy Extension egress will be unaffected.

- Q: What time will music start? Started very early, like 6am, last year.
A: Not any earlier than 8am. Will make sure speaker by Fort will not be turned up until 8.
- Q: Are you using Little League field?
A: No, not using. Post race event in McHenry Row.
- Q: Parking setup?
A: New 500 spot garage in McHenry Row, and access to some of other residential garages. Working with Under Armour to use their lots. Uber is also coordinating.
- Q: How many runners?
A: Roughly 4200.
- Q: List of rest of races & courses throughout year?
A: Yes, will share with LPCA. Following week is Port to Fort, which will impact LP more.
- Q: Since you set time for race, can you move it earlier, so it ends earlier?
A: Not for this race, but can consider moving forward.
- Q: What happens to money paid by participants?
A: Charitable partners of this race include Reading Partners and March of Dimes.

Woodall/Stevenson Development - Will Jovel, LPCA Design Review Committee (DRC)

- Late last year, Goodier Development came with proposed redevelopment of 1401 Woodall & 1446 Stevenson. Initial proposal was a 60' 5-story 68k ft² mixed use office space. Is 2 stories higher than Medstar building on corner of Lawrence/Key, for comparison. Committee met with developers and expressed concerns. Developer offered certain mitigations such letting residents use parking off-hours, and increasing setback of upper floors. The challenge is a building of that size could accommodate up to 300 employees, but only 88 spaces were being provided onsite. Developer had no plan for remainder of occupant parking. Community developed detailed concerns and feedback for developer and Councilman - 5 top concerns were Overall Scale, Parking, Traffic, Quality of Life & Construction impact. Developer also proposed turning bottom of narrow one-way Stevenson into two-way to allow egress out of garage. Lots of existing new developments have greatly increased traffic bottlenecks and parking constraints recently.
- 2 meetings held; first had 25 attendees, and internal one with 50 attendees, to find out what community's appetite for compromise was. No willingness for any more than 3 stories was the consensus. Presented this back to development team and Councilman. At that point, development team broke off negotiations to pursue 5 story building "by rights".
- Councilman tried to get developers back to table with residents for another meeting, which they also backed out of again prior to the agreed-upon meeting.
- Last Friday, received notice of BMZA appeal to join 3 properties into single property, with construction of 9-story, 100' residential apartments tower with ground floor retail. Doesn't make sense from a development standpoint financially, and will require more extensive appeal, review, and construction process. Also 1:1 ratio of spaces to apartments, and 3:1 ratio for any retail, which would lead to parking garage needing 3-4 floors.



- Community should attend BMZA hearing to emphasize the refusal of development team to engage community. They will need a variance for height, and may need variance/appeal for parking if they can't meet the threshold required. Councilman Costello can also back the community's opposition at the BMZA if he chooses.
- Straw poll: Any support for either 5 story office or 9 story apartment? (Unanimous no.) Need to get developers to go back to drawing board. All of this has been documented and shared with development team and Councilman.
- Open for questions from the floor:
 - Q: What is Domino's position and how they can help?
 - A: (Peter O'Malley, Domino/ASG) We wrote letter at same time as LPCA, stating same concerns. Our position is same as yours.
 - Q: How did zoning change ever happen in first place for 1401 Woodall?
 - A: Late amendment to Transform Baltimore comprehensive rezoning bill. First public artifact related to amendment was in October 2016, towards very end of Transform Baltimore bill passage. LPCA had met with Brent Flickenger from Planning Dept earlier, and that property was not on the list for change during that review. LPCA didn't see it, know about it, or have chance to address it.
 - Q: Who introduced amendment?
 - A: The project's land use attorney Joe Woolman introduced it.
 - Q: What can they do now by right, without going through appeal/variance?
 - A: Depends on which lot. 60' on both, but different uses allowed.

Councilman Costello: (Passes out zoning information chart.) First off, it's not a question of whether something will be built on this lot, but what will be built. Owned by developer who has a right to develop it. Entitlements include conditional use or appeal by BMZA. I have introduced zoning amendment for 2 Stevenson lots to change to C-2, like 1401 Woodall. Right now, can only do up to 60' garage. I will introduce zoning amendments for anyone who has property in district and requests it. I committed to the LPCA that I will not move it forward until exhaustive dialogue has occurred. There were 1000 map amendments to Transform Baltimore during 5 year process. During process, property owner or reps were permitted to propose change to zoning under Transform. 70-80 were in District 11. Found form indicating request was made in Jan 2016 recently, but it was never posted online and community was not aware of it at the time. Form was retrieved from Council Presidents office, per email request from Councilman Costello.

Will: LPCA has issued letter to Councilman requesting immediate withdrawal of the bill.

Lara Faulkner (DRC): We've always had productive negotiations with development teams. I ask you to withdraw bill immediately until productive conversations have been held throughout the entire process.

Councilman Costello: Rezoning request was due to developers' need to have office on both lots in order to make financial numbers work. When they decided to pursue "matter of right" option without any entitlements, now proposing to still have 5 story building on



Woodall, with apartments above to 9 stories. Would need conditional use at BMZA for this. Parking use only on Stevenson now. Conditional use at BMZA is presumed to be matter of right in state of MD, so any quality of life arguments will fall on deaf ears.

Will: I disagree, both the community and Councilman can oppose the appeal at BMZA. Where is Councilman's reluctance to represent community's position coming from? BMZA is going to be looking for preponderance of evidence that exhaustive dialogue has occurred, and LPCA and Councilman can both verify developers have walked away twice in the face of good faith negotiations from LPCA. We don't completely oppose site development, but do oppose scale of both current proposals. What can Councilman do to bring developers back to table? Is Councilman willing to pull back zoning bill, help with DOT and traffic impacts, introduce bill to help residents with RPP?

Councilman Costello: Yes, will introduce RPP legislation. Trying to find way to get best possible project for neighborhood. Think I can get developer back to table.

Q: Will you withdraw rezoning bill introduction?

Councilman Costello: I'm not prepared to commit tonight.

Procedural motion - to extend meeting past 9pm. Seconded. Passes unanimously.

Katie Hearn (DRC): To build over 85' in Baltimore is considered highrise construction, by code, which is an entirely different type than something like McHenry Row, with dramatically higher costs. So developers do everything they can to avoid it. Financial numbers don't work, and this proposal seems very unrealistic.

Q: Will any RPP include any residents in apartment building?

Councilman Costello: They are excluded by law.

Q: Who is developer? Have they made donations to Councilman Costello's campaign?

Councilman Costello: Dan Goodier is owner, and any donations made is less than several other people in this room, but that has no bearing on my decision making.

Q: Can you tell us how much in donations you've received from Goodier?

Councilman Costello: I don't know exactly.

Q: if bill is not withdrawn, what happens?

Councilman Costello: Can send letter to president to withdraw, bill can be "cleared" after 60 days, or dies automatically at end of council term in December 2020.

Q: Is there any way to repeal amended zoning of 1401 Woodall?

Will: This is being looked at by LPCA's land use attorney currently.

Number of parties in suit with city now over Transform currently. Most municipalities do comprehensive rezoning much more frequently, so bound to be controversy.



Q: What is Councilman's gut feeling on what will happen?

Councilman Costello: I don't think developers do a deal unless it's 5 stories or close, and I don't think they're bluffing. I think that they've run the numbers and they work.

Q: If that's where we land, and community is not willing to accept it, what will you do?

Councilman Costello: I'm already in an uncomfortable position, so want to see a deal get done. Not prepared tonight to say what I will do. Have lot to think about; heard concerns.

Q: To prevent this situation in the future, can there be a sort of development moratorium?

Councilman Costello: Legally impossible due to property owner rights, without a PUD.

Q: New construction for residential has to provide parking, but can't make homeowner use it. This is causing congested parking in area. Not enough parking is being planned.

Councilman Costello: A PUD is just for specific geographic area, an extra layer of restrictions or permissions there. Increasing parking drives more auto use at the site. Not arguing whether proposed parking being provided is enough.

Q: Study showed that in permit parking areas where violations occur, only 10% eligible actually got citations. So how would RPP be effective?

Councilman Costello: Parking enforcement must improve, and there are plans under way.

Q: What happens when they start digging right next to rowhome foundations? Who's responsible for road cave-ins or property damage?

A: Developer puts up bond usually, if working in right of way. Full details unknown.

Q: Now in oppositional situation based on paperwork filed that nobody knew about. Do we have good understanding of where this might occur again? Parking is terrible already.

A: Depends on who owns property, and what plans are.

Q: When is BMZA hearing and what is being asked for?

Councilman Costello: April 17 is BMZA hearing. Action requested is two-part, to rezone Stevenson lots to C-2 and consolidate all 3 parcels to a single address.

Q: Will you testify to BMZA that the developer won't engage with community?

Councilman Costello: I'm not willing to commit to that tonight. (Councilman departs)

- **Motion made to have LPCA write letter to Councilman requesting his support for LPCA at BMZA hearing. Seconded, passed unanimously.**

Community Announcements

- Elections for all 5 LPCA Officers and 5 at-large Board members in May!
- Thiru Vignarajah - Candidate for State's Attorney - thiruforbaltimore.com. Hear candidates at upcoming forum co-sponsored by LPCA.

Adjourned 9:40pm