



LPCA General Meeting Minutes - October 10, 2018 - FSK School Cafeteria

Preliminaries:

- Pledge of Allegiance
- Roll Call of Officers Present: Matt, Kate, Sarah, Ginny, Justin, Mike, Caitlin, Emily, John, Tim, Brian, Corey, Damien, Will, Jessica
- New Neighbor Introductions: 0
- Treasurer Update: \$65,735.46 in main account; \$2,889.02 in Dog Park. Festival update later in agenda. Membership: 135 members.

Approval of previous minutes: September 2018 minutes reviewed.

Motion to approve as presented, seconded. Motion passed unanimously.

General Updates

Communications/Newsletter: No newsletter chair - contacts@mylocustpoint.org if interested, or to sign up for our informational email list. Also like us on FB - Locust Point Civic Association.

Education/Schools: Principal Basmajian - 6th week of school; things are going well. Altercation yesterday on bus, dealt with swiftly by School Police today. Lost \$225K from budget last year at this time, this year just added \$280K due to increase in enrollment, so huge shift.

Safety: Mike Zakrjewski - Crime report last month: Larceny from autos (multiple), 1 burglary. 1 reported stolen auto on Stevenson. From last meeting, when you call 311 for incident that happened in the past, officer from Telephone Reporting Unit (TRU) will give you call. They are usually a police officer on light duty, and will always be a sworn officer. Also can make reports online, which are also reviewed by an actual officer.

Q: BCPD reported 10 days ago shooting on 1600 Cuba, what happened?

A: Can't find report. Calls for service go into one system (Crimespot), while crime reports go into another, so sometimes get disconnected.

Comment: Don't have your key fob for car easily visible through window/door in your house, easy for thieves to quickly smash & grab and locate your car. Happened on Woodall.

Committee Reports

Design Review:

- Will Jovel: No updates regarding Field House. Woodall/Stevenson later in agenda.

Dog Park:

- Successful fundraiser held.

Parks & Beautification:

- Ellen Worthing - November 3 at 9am will be trail maintenance and tree planting day in park. Looking for volunteers. Planting 6-7 trees from TreeBaltimore near berm in Latrobe Park.



- Bobby Saylor - Thanks to everyone who came out for Fall maintenance day, had about 30 people. Also thanks to City Limits who sponsored and gave discounts afterwards.

Social:

- Festival: Few final bills pending, looking like \$500-\$1000 net profit overall, possibly up to \$3K.
- December 12 is Christmas Party at KoC. Winter Mixer again this year too, will be around the time of the Super Bowl. Social committee meeting on Thursday, Nov. 8, 7pm at Inn Like Flynn.

New/Old Business

Block Captain Nomination

- Goal is to get much better neighborhood participation in LPCA. Looking for folks to sign up to represent LPCA and help distribute news when needed among their neighbors.

Woodall/Stevenson update

- Will Jovel - Development went to BMZA hearing that was rescheduled from Sept. 4 to Sept. 18. Had substantial attendance of residents at both dates. LPCA represented by land use attorney John Murphy at hearing, who had pre-selected specific witnesses from neighborhood to testify. Based on legalities involved, BMZA sided with developer on requests, which gives them ability to build up to 100' building along E Key Hwy, and 60' building along Stevenson. There are a number of reasons for potential appeals, but we are waiting on written decision from BMZA before we can formulate next steps. Design Review task force has been meeting to discuss strategy, resources, representation, partnering. We still think developer doesn't actually want to build 9-story building due to saturation rate of apartments in area, and construction costs associated with high-rise construction, which is much higher cost per unit. We expect developer would still prefer 5-story building, and is using this approach as a strong-arm tactic. Legislation that was introduced by Councilman to rezone other lots on Stevenson to C-2 is still active, but hasn't moved forward and won't without his action. We are still optimistic we can strike an agreement with developer to reach something more mutually acceptable.
- Councilman Costello - I'm disappointed but not surprised at BMZA outcome. BMZA has very specific set of criteria, and doesn't consider things like parking. Want to thank everyone from community who's been involved in this process for the past 13 months. I see 2 choices: 1) fight 9-story option from BMZA. From my experience, it's rare that the outcome leads to anything better for community when it comes to BMZA appeals to Circuit Court. 2) Try to work through original 5-story option or possibly lower through negotiating zoning change ordinance. Have received letter from LPCA Board requesting not to move rezoning legislation forward, which I will continue to honor. Typical turnaround on BMZA written resolutions is 30 days, but they are under-staffed now so it's likely to take longer. I'm interested in what community has to say going forward.
- Q: Have you (Councilman) heard from developer?
A: (Councilman) I have - they requested meeting last week, but I have not agreed to that until I had a chance to meet with the community.
Q: Is there a point the bill dies based on how long session goes?



A: (Councilman) 6-month increments for legislation, there is opportunity to kill it then, or it dies on last week of term in December 2020. Not interested in pulling that bill until we come to full resolution on the matter, in order to maximize space for negotiation.

Q: Feel like we're in position now where both sides are daring the other to "do their worst". Sets up potential where nothing can change or happen without the bill, except what BMZA gave them. What we don't want to happen is for you or some other councilman to say "5-story is best outcome, so that's what community gets" and advances bill unilaterally. So how do we get past this point of negotiation, without pulling the bill?

A: (Councilman) I'm not pulling the bill, whether it's in there or not, the developer doesn't get what they want unless it moves forward. Not going to debate the economics of different building sizes. The worst possible outcome here is not 5 story, it's 9 story with residential. Want to wait and see BMZA written decision. Assertions have been made that BMZA wants to approve this because they want more tax revenue for city, but they don't care about that.

Q: What are requirements around traffic study? Can we ask them to do a study?

A: (Councilman) I have been in discussions with Delegates/Senator about whether there could be some state help with getting a traffic study done. Under law, the developer has to pay a fee to the TMZA zone defined as the whole peninsula.

Motion: LPCA would like a traffic study to be done for this development, either by the city or an independent firm funded by developer. [Not Seconded, Motion fails to carry]

Amendment Discussion: Would also like an update on the Lawrence Street plan.

Q: You (Councilman) wanted to see us first before meeting with developer, so are you going to take a meeting with them now and what will be your position with them?

A: (Councilman) I'm against a 9 story building, I think it's an awful idea.

Q: What is your (Councilman) position on 5 story building?

A: (Councilman) Don't know exactly what I'll say. At end of the day I've sided with my constituents. I've never had a position on a 5 or 3 story proposal. I want to see compromise, doesn't matter to me if it's 5 or 3.

Q: Can you (Councilman) encourage the developer to think about compromise, because when we said that before, he went from 5 to 4 3/4, then to 9.

A: (Councilman) Yes. [Motion abandoned]

Motion: Request for LPCA to continue funding legal opposition to development proposal up to \$10K total until next meeting in November, which is an additional \$5K over previously approved level. \$3K has been spent currently, which would leave \$7K if passed. Motion Seconded. Discussion:

Q: Have we spent this kind of money historically on legal fees?

A: No. But the position we keep hearing is this is the first time we haven't been able to negotiate a reasonable solution with any developer, and this is an opportunity to send a message to future developers. Domino Sugar has also offered to partner with the community in this fight. Residents have expressed being in favor of also holding fundraisers.

Motion carries unanimously.

[Procedural] Motion to extend meeting past 9pm, seconded. Motion carries.



Community Announcements

Shannon - Mayor's Office neighborhood liaison

- Recently made new contact to help LPCA get in touch with Mayor's office as needed. Mayors fall cleanup October 22 from 9-1. City provides trash bags.
- LPCA has requested free rolloff dumpsters on 11/24, 12/08 and 12/22 on corner of Fort & Andre. Have grant also for shredding day, but truck is not available until spring.
Q: Regarding CleanCity, need help with abandoned garbage can in my alley full of water.
A: Email Shannon and Councilman Costello and we will take care of it.

Safety Walk

- LPCA is teaming up with Riverside NA to hold combined safety walk on 11/5 from 6-7pm, meeting at Latrobe Park entrance. Future walks will be first Monday of month at same time.

Announcements/Updates

- Marc Kantrowitz (Sail Baltimore) - Fleet Week was success. Attendance was slightly lower due to weather, but we had 60k people tour the ships overall. Seeking resident feedback.
Comment: There was no checkpoint at bottom of Stevenson or Woodall.
A: Asked to have it moved, but wasn't followed.
Comments: Police told visitors to park on 1500 Andre, despite signs prohibiting it. Troopers at Hull did great job screening cars. Checkpoints in general were better this time. Couldn't find any instructions for how to visit the ships in North Locust Point on foot locally.
- SOBO Softball - LPCA needs a team to represent Locust Point on Saturday.
- Our Lady of Good Counsel requests no parking in lot this weekend due to parish Octoberfest on Saturday from 12-4.
- Emily Hooper - LPCA Community Improvement Grant Committee holding workshop to solicit ideas for new neighborhood grants on Monday, October 15, 7:30pm at Port Public.
- 2019 Budget for LPCA will be drafted at November Board meeting.
- Dedication for Albo plaque, Oct 20, 2pm at Latrobe Park entrance.
- (Councilman) You may have heard Banner Route is no longer running, which is not true. City is switching over operators tonight, so will be no service on Oct 11, and likely Oct 12. Should be back by Monday.
- Food trucks on Halloween at Silo Point in parking lot by Prive; free candy for kids.
- LPCA has co-sponsored Riverside's Halloween festival again this year, please attend.

Motion to Adjourn, Seconded. Adjourned 9:07pm