

LPCA General Meeting Minutes - November 11th, 2020

Held on Zoom

Preliminaries:

- Pledge of Allegiance
- New Neighbor Introductions
- Treasurer Update: \$74,176.84
 - \$63,152.32 - General Fund
 - \$3,628.69 - Dog Park
 - \$7,395.83 - Park Fund
- Membership: If you are listening on the Facebook live stream and want to become a member, send an email to the LPCA the Sunday before the General Meeting. Members should follow up on potential missed invitations the Sunday or the Monday prior to the General Meeting.

Approval of previous minutes:

- Previous meetings have been live streamed and recorded.

Committee Reports

Communications/Newsletter:

- If you would like to receive our emails, send a note to contacts@mylocustpoint.org and like our page on Facebook for updates. Send any editorial ideas or interest in volunteering on the newsletter - communication@mylocustpoint.org .

Education & Schools:

- Harris Teeter vic cards and Amazon Smile (please link to FSK).
- FSK is hosting a virtual Holiday Extravaganza - A link is available at <https://wearefsk.org/>. It will feature 30 vendors available for virtual shopping to support the school. The event went live on the 7th and will run for a month.
- School 1514 is what to link to if you go into Harris Teeter to sign up - must renew annually (Aug - May). If you register through LPCA, we will create a database of VIC numbers and automatically renew you in future years - either check the box on your membership form, or email VIC number to education@mylocustpoint.org.

Diversity/Equity/Inclusivity (DEI) Task Force:

- The primary activity for the task force will hold a DEI educational seminar. They will request a Community Improvement Grant for a DEI instruction from a highly esteemed instructor within Baltimore. If the grant is approved it will be available to the entire community.

Design Review:

- Southway Builders Memorandum of Understanding (MOU)

The starting point for MOU terms were based on similar templates from other recent developments (Philips Plant, McHenry Row, et al). Southway Builders occupies three buildings on the 1300 block of East Fort Avenue. They have acquired additional property on that block. They would like to add those 4 houses to their office which would require a

zoning change. The largest issue before the working group is what could happen if the existing buildings were razed and a new structure rebuilt. The proposed MOU limits the scale and character to be consistent with the surrounding buildings and includes parking quotas if/as the number of employees on the site grows. Southway does not anticipate greatly expanding their number of employees but are seeking flexibility to grow.

If Southway were to build a new building, the working group asked that the parking quotas increase by 1 additional space per 4 employees when the total number of employees exceeds 30. Southway replied to the request by offering 1 additional space per 3 employees should the total number of employees exceed 40. The working group feels this is a good compromise. Parking was, is, and will continue to be an issue and Southway is cognisant of that issue as they have operated in the neighborhood for a very long time.

Allowable uses contained in the MOU are commercial uses within the scope of the existing businesses along the Fort Avenue corridor (small shops, food, retail etc). The working group feels that these are reasonable accommodations for use and that the city planning commission would not nullify the MOU as overly restrictive.

A request from the membership came to clarify what the changes to the MOU were made between the board review and the general meeting. Will clarified that the only change was to the parking ratio. Any new structure will adhere to the height of the R-8 zone and there are no restrictions on building to the full size of lot. The existing facade may be retained but a requirement to do so is not part of the MOU. If the facade was retained during demolition, the sidewalk would be unusable during that time.

A question from the membership was raised: Have they done any feasibility massing studies on meeting the both the parking requirements and the R-8 zoning restrictions? Will clarified that no, it was left open ended.

A motion was made and seconded to approve the MOU by Southway. The motion passed with one dissenting vote..

Dog Park:

- No updates.

Parks & Beautification:

- The halloween house decorating contest was successful and a house on Hull Street won.
- A block by block cleanup was held in October and the committee extends their thanks to those who helped out.
- The committee is continuing the effort to replace the park benches that were missing/damaged after construction. The City claims that they have the benches and are figuring out a plan for their installation.
- The committee has purchased a plaque to signify that Latrobe Park is an Olmsted park. With the purchase complete installation is planned for the spring.
- There is a Christmas House Decorating contest in the works, dates and judges are to be announced. If you are interested in helping out please email the board or Cheryl.
- Questions can be directed to parksandbeautification@mylocustpoint.org.

Safety:

- There will be a Facebook announcement for a new South Baltimore crime and safety page on November 18. It is meant to be a sober distribution group for crime and safety talk on the peninsula. They are hoping to get 1,000 signups in the first wave, then growing to 5,000. Safety concerns can be sent to contacts@mylocustpoint.org.
- A safety concern was raised in the neighborhood as there are lots of kids riding bikes. There was a recent incident where two children's bikes were stolen near Underarmour on Key Highway. The children surrendered their property and are safe.

Social:

- Most events are cancelled or postponed.
- FSK Giving Drive & LPCA Donation

This event and annual donation normally coincides with the Holiday Party. The LPCA will announce a link to make donations. FSK families fill out a form to request support for holiday needs/gifts. The LPCA normally donates \$500 but this year the board is seeking to increase the donation to \$1,000.

A motion was made and seconded to increase the amount given to the FSK Holiday Giving drive from \$500 to \$1000 for this year. Motion passes with no opposition.

- Wreath Sale Update

Wreath sales will benefit the FSK Holiday Giving Campaign. There are 3 wreath options and an optional bow. There is a link on the LPCA social media for ordering via PayPal. A presale will be active from 11/7 – 11/23 to benefit LPCA and FSK PTO. Pickups are scheduled for 12/5 with food vendors and the possibility of a socially distanced Santa.

Community Improvement Grants:

- These grants are available to the entire neighborhood. Projects may beautify, benefit, or otherwise enhance the community with a preference given to those ideas with lasting impact or creating broad new connections. Please consider submitting a grant to contacts@mylocustpoint.org. The grant form is available on the website and on Facebook.

New/Old Business

CSX & Digital Billboard City Council Bills:

- City Council President Scott tabled, but did not withdraw, the CSX Billboard bill. The LPCA will continue to monitor for its reappearance.
- Kate joined the Land Use Committee during their discussion of Councilman Reisinger's Digital Billboard replacement bill. It did not receive of second and will not move forward this term.

Hull Street Rezoning Issue:

- Kovacs Whitney & Associates, Inc. is an engineering firm that has held property directly adjacent to Hull Street Blues since the late 80s. These are the parcels addressed 1214 to 1220 Hull Street. Thirty years ago the property was purchased by the owners of the company who then rented it back to the company for use as office space. The City approached the firm as is it considering the property a residential rental.

The firm is seeking to rezone the parcels so the city and its use. They have talked to the board and to their neighbors. They are proposing an MOU that includes provision that if the properties were sold new buildings could be no bigger than the surrounding buildings and would only be for office-residential use. They have no plans to adjust the property usage or footprint. The firm talked to the board and to Councilman Costello, who insisted on support from the Community Association.

The MOU the board received is reflective of the presentation. The board is verifying a few technical items to make sure it will be binding and stick with the land should it be sold.

A motion was made and seconded to approve the MOU and support the rezoning of the property. The motion carried with no opposition.

December Meeting Reminder:

- There is no December meeting. See you in 2021!

1401 Hull Street Property:

- This property is currently a rental property. It houses a first floor, 2 bedroom unit and a unit that comprises the 2nd/3rd 3rd floor unit. There is a carriage house next to it. The owners are looking to convert the carriage house to a studio or possibly 2-bedroom rental. They went to BMZA 12 years ago for approval and then did not act on it. They intend to provide off street parking for their tenants and are asking for LPCA support when they present at BMZA on December 14th. There will be signage posted by the end of November.

A motion was made and seconded to provide a letter of support for the rezoning. The motion carried with no opposition.

Community Announcements:

- Additional Safety updates:
 - There is a new South Baltimore Steering Committee made up of members from the billboard opposition and the safety groups. It is a clearinghouse for issues that cross neighbor boundaries and is meant to increase communication between the neighborhoods. They decided to create an official task force, consisting of the 6 or 7 main neighborhood associations in the steering committee as well as all 28 community associations. It is called South Baltimore One Voice,
 - Matt is asking for a nomination from the floor to be the LPCA representative on the Steering committee for a 1-year term.
 - A motion was made and seconded. The motion carried with no opposition.

Motion and Second to Adjourn the Meeting:

- Motion carries with no dissent.
- Reminder: Next meeting is January 13, 2021 at 7:30 p.m. via Google Meet

Adjourned 8:28 pm