

LPCA General Meeting Minutes - August 10th, 2022

Held at Our Lady of Good Counsel

Preliminaries:

- Pledge of Allegiance
- Introduction of the Board
- New Neighbor Introductions
- Treasurer Update:
 - \$63,430 - General Fund
 - \$3,174 - Dog Park
 - \$7,942 - Park Fund
 - There was not a lot of activity this month. Checks are out for festival and parks expenses.
 - Reminder: Venmo payments for \$5 annual memberships now accepted – The LPCA Treasurer’s username is @LPCATreasurer on Venmo (business) or treasurer@mylocustpoint.org on PayPal. Please add comments to any transactions for accounting purposes.
- As of August 10th, 2022 the LPCA had 176 paid memberships.
- April/May/June Minutes Review/Vote:
 - Motion was made and seconded to approve all minutes. Motion carries with no objections.

Committee Reports/General Updates

Safety:

- COP Walks
 - The LPCA tries to have a walk once a month. The goal is to identify areas in Locust Point that need attention. For example, during one walk the stretch of Fort Avenue from Bracuddas to Amber had no working lights. Most times a representative from the councilperson's office joins and sometimes the BPD will send an officer.
 - Liam Davis, a DoT liaison, is in attendance.
 - The walk 3 months ago went well. Some lights were out in the park/neighborhood and they have been fixed.
 - A DoT walk was set to identify traffic safety issues around Woodall & Stevenson. These were addressed by the Deputy Director of DoT. There are minor issues with crosswalks and flooding that still need to be addressed.
 - The biggest item is lobbying for a crosswalk by the youth baseball fields across from Pfefferkorn Coffee. They need to procure a cost estimate (probably >10k range to make curb cut ADA compliant and install crosswalk). If the estimate is within the budget DoT will handle it, otherwise the LPCA may need to solicit funds. This intersection is important because of the lack of crossing options along that stretch of Fort Avenue.
 - Comment from the floor: Cars are exiting the one-way Ryan homes entrance onto Fort Avenue.

This will continue until construction ends. It is a temporary situation.

- Laim Davis - Legislative Affairs Manager from DoT
 - Traffic calming is an important issue right now. There has been a rise in aggressive driving since COVID-19 and has not abated.
 - The community has focused on priority crosswalks at the school. Those have been restriped.
 - Regarding the issues with truck traffic, DoT is working with Councilwoman McCray to increase the cap on truck enforcement cameras (commercial vehicle overheight camera). Baltimore City has three types of established truck routes: through routes (24-7), local routes (for deliveries), and restricted routes (around ports and interstates). When the city received authority to install truck cameras the industry was concerned and the city limited use to 6 active cameras at a time. A bill is in the council to increase that limit from 6 to 16.
 - DoT can look to have signage installed in the area and to geocode and submit those restrictions to Google and Rand McNally (GPS providers).
 - What is helpful is if the community can share (through the councilman's office) their reports of truck traffic issues because right now no more than one camera would be allocated to this area. Truck cameras are a loss leader for the city (they are more expensive to maintain than they bring in revenue).
 - Question from the floor: Who sets the penalty for the truck cameras?

The cap is set locally with a max set at the state level. The first offense is a warning. The second is a \$125 fine. Every subsequent offense is a \$250 fine. The citation can be removed for local deliveries to business.

- Question from the floor: Currently Fort Avenue in this area is a local truck route. How do we prove that the trucks aren't local?

Changing the truck route designation can be challenging and is long term. If they are using the cross streets that can help (Hull and Whetstone). Trucks should be exiting on Andre Street.

- Question from the floor: Is there a limit to red light cameras?

There is no limit on red light cameras but they have to be installed at signalized intersections. Regarding the speed cameras outside of 83, money from that bill has to go back into that interstate. Baltimore City is the only local government responsible for maintaining interstates and local highways. The funding formula has been addressed in this state legislative session.

- Question from the floor: What happens with the truck camera if they capture damage (street signs)?

The City Law department has staff that work on those issues. There is a rolling average of 800 street light replacement requests. There are over 78,000 light poles in the city. The City is better at recouping costs involving city vehicles. A lot of these damages are hit and runs and the vehicle would have to be captured in the

act.

- Question from the floor: Do we have options for in person enforcement?

There are options but it is rare. There is a bike cop that does it in the South East district. DoT officers do not have legal authority to implement moving violations. This question would need to be directed to the local BPD.

- Comment from the floor: Woodall Street had a similar issue and they put up truck signs and visible barriers.

The LPCA should send an email about the problematic intersections and flag it for (ATVS division and traffic division). Short term mitigations include flex posts. Longer term solutions are hardscaping curbs and bollards, but that is a funding issue.

- Question from the floor: What is happening with the timing of the lights on Key highways?

The City has 1300 signalized intersections. That's twice as many as all of MDoT. Signal optimization task is starting (multi year effort). It will start in the core of the city and filter out. Locust Point is near the core of the city.

- A motion was made and seconded to write a letter to the DoT to identify Whetstone & Woodall and Whetstone & Fort as the problematic intersection in Locust Point. The motion was carried with no objections or abstentions.

- No BPD Southern District representative was in attendance.
- Safety concerns can be sent to contacts@mylocustpoint.org.

Parks & Beautification:

- The Olmsted 200 committee has an email address. Contact Olmsted200LP@gmail.com if you are interested in getting involved with the Olmsted 200 celebrations this year!
- Sophia McGuire (from Rec and Parks, working on landscape design for Longhouse Project) will be attending the September meeting. The idea is more of a naturalized playspace for older children and adults around the Long House.
- The committee is in a lull after spring activities.
- Requests for bids for the Long House roof will go out in September or October. We are not looking for a roof to be completed until late 2022 or more likely 2023.
- There was a meeting of the tree group. The city has allocated 10 trees to be planted in Latrobe Park. The committee is working with Tree Baltimore and Parks. New trees will be installed (some to replace dead trees). This is the beginning of a tree plan that is in compliance with the original Olmstead tree plan for the park.
- The Banner Row developer was required to put \$70,000 in escrow due to tree removal. That funding is driving this project. That money is available city wide so we should continue to do tree projects to tap into that. The plan will happen in stages.
- On October 2nd the Friends of Olmstead is going to do a guided tour around the park.
- The Fall Maintenance day is tentatively scheduled for October 8th.
- The committee is looking for LPCA Festival volunteers for the Park Committee Tent.

- Reminder - Tree trimming in the park is forbidden unless you have permission. If you see it please report to 311.
- Question from the floor: What is going on with the big wasp-like bugs around Latrobe Park terrace?

Those are probably cicada killers, they are not harmful.

- If you are interested in joining the parks and recs committee in one of the targeted task forces, questions can be directed to parksandbeautification@mylocustpoint.org.

Education & Schools:

- The new playground is in. There are a few punch list items still in progress.
- School starts on August 29th. Please clear the school parking lot by 7AM during school days.
- The school is looking to restart the chess program as the previous teacher has left the school. If you are interested in running chess lessons for K-8 please reach out to the PTO.
- Bell times are 9AM - 3:40PM.
- The Harris Teeter vic cards program restarted in August. Please link your Amazon Smile to FSK.
- 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 jjrs10132007@gmail.com.

Social:

- The LPCA Festival is scheduled for September 17, 2022! Please reach out to the social committee if you are interested in helping.
- There is a need for volunteers. Please follow the LP Festival Facebook page.
- Chruscki making will be the previous Saturday weekend (September 10th) in the Old German Church on Decatur Street starting at 9AM. Michelle is looking for help. Email contacts@mylocustpoint.org or just show up. Bring a pasta machine if you have one.

UA Community Garden Updates

- There are 20 people on the waitlist. The garden is hoping for more buildout next year
- Questions can be directed to locustpointcg@gmail.com.

Communications/Newsletter/Website:

- 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.

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

<https://mylocustpoint.wordpress.com/about-the-lpca/community-improvement-grant/> and on Facebook.

Design Review:

- The board had a conversation with Scott Sloson from Walker 28 (Ryan Homes) to confirm the process for using the traffic study funds from the MOU. The budget is \$35,000. The next step is to identify key intersections to monitor and ask them to include as many traffic counts from that list as possible. This information is helpful for dealing with the city when advocating for crosswalks, stop lights, stop signs, etc. Some key intersections are:
 - Intersections around Francis Scott Key Elementary/Middle School
 - Whetstone & Fort
 - Lawrence & Fort
 - Andre & Fort
 - Rest of the entrances to the community (Underarmour, Key Highway)
- The board has not seen the scope from the traffic study provider. The study provider is The Traffic Group.
- Question from the floor: Will the traffic study include truck monitoring?

Not explicitly but it should include heavy vehicle counts.

LPCA Website:

- No updates. All the things discussed on mylocustpoint.org

Dog Park:

- No updates.

New/Old Business

Stevenson/Woodall Construction Status Update

- Complaints can be sent to the LPCA board.

Ryan Homes Construction Concerns

- Complaints can be sent to the LPCA board.

New Tenants at former Port Street Public House

- Colby Smith and Kendrick Tilghman from the Digital Bay Center are in attendance.
- The group has acquired the property at 1229 Hull Street (formerly The Port Public House) and are working to open a food/technical/kitchen incubator with a farm to table theme.
- Regarding parking they are hoping that their customers are largely from the neighborhood. They are hoping to negotiate use of the Underarmour lots for customer parking.
- Regarding hours of operation they are looking at 7AM open 11PM close. They are hoping to extend hours to 12PM on weekends.
- Regarding alcohol service they are moving the bar to the second floor to allow the first floor to focus on more family options.

- Ordering may be done by point of sale terminals/apps at tables. Upstairs features may include smoothies and prepackaged drinks/spirits from vendors. One idea is for a window to service carry out orders.
- All things are open to the community - they see their vision as a test bed for new companies looking to make their mark.
- Regarding music they are not looking for live acts, perhaps piano music for the second floor. Windows will remain shut.
- The Digital Bay Center is a Baltimore STEM foundation and they are seeking ways to give back to the community. They would look to host local events, birthdays, baby showers, etc. The LPCA board used to meet there and the group would like to extend that invitation again.
- The build out is minimal: ICM Consulting (construction consulting and hotel contracting) is involved for construction services. The concept is a small market on the first floor for different vendors creating different types of food. They are hoping to source from local supply chains/farms..
- Regarding their request for outdoor seating they don't plan to implement that until the spring of 2023 but they are seeking to apply for that license now. They are looking for community support ahead of their Liquor Board hearing tomorrow.
- Their managing chef has worked at places like Langermann's.
- Discussion/Comments/Question from the floor:
 - An ask that the group meet with the neighborhood to talk about the noise issues on Cuba Street and concerns surrounding parking and other logistics. A meeting would be great with the direct neighbors.
 - Concern indicating lack of support for outdoor seating unless free off street parking was handled. Outside seating could only be accomplished in that area by taking away parking spots.
 - Concern regarding the status of the basement and wine cellar. Also, concern that the sidewalk is narrow and tables would impede foot traffic.
 - Concerns voiced regarding noise and hours of operation for outdoor seating.
 - Questions raised regarding the concept. There have been several failed smoothie businesses in recent years. Would like to reference similar concepts to understand how the different ideas announced tonight would function as a whole.

The Digital Bay Center is a tech incubator. This is their first foray into food. The focus is on the incubator with the idea to have partners to bring the concepts. The farm to table concept on the second floor would be a fixture. The first floor would feature 2 to 3 pod spaces for rent. No floor plans are available yet.

- Question raised as to what local farms would be involved?

Have not identified vendors as yet.

- Question raised as to who would be onsite to deal with issues?

One of the owners is the managing partner will be onsite.

- Question raised as to what the target price point is?

The thought is \$10-15 with nothing over \$30-40.

- Question as to when the Liquor Board hearing is scheduled tomorrow and what is being applied for?

The hearing is set for 10:30AM. It is for the transfer of the existing license. They are seeking for the addition of outdoor seating at that time.

- Concern raised for the application of outdoor seating without working out the logistics with the community first. The community would prefer the group pull that from tomorrow's request or enter into an MOU. It is a large concession from the community. Questions raised if the group would entertain removing that portion for now and reapplying later after dialog. A motion was made to write a letter of opposition specific to the outdoor seating portion of the application. The motion was not seconded.

The developer indicated they would look to pull the outdoor seating portion of the application until it can be revisited with the community

- The community voiced they are looking forward to the property entering use again and are eager to continue dialog with the ownership group.
- Additional comments/concerns/and complaints can be sent to the LPCA board.

Community Announcements

- The board has received updates about McHenry Row vendors (contact Kate with any objections).
- The installation of Duffey Way signage along Fort Avenue is complete.
- Reminder: Peninsula Night at Camden Yards, Rescheduled to August 18 th
- Dumpster dates have been scheduled for 2022:
 - August 27th
 - December 3rd
 - The dumpster is dropped off at the corner of Andre & Fort in the morning (normally by 9 or 10AM). It is collected 4 hours later. Word is put out on social media when a time is confirmed (this happens the day of or possibly the night before).
- Steinweg Group Facility Tours
 - There is a Google Forms link to sign up for these tours on the website: <https://mylocustpoint.wpcomstaging.com/announcements/>
 - Steinweg will provide a few dates and they can accommodate up to 20 people per tour. There will be dates in April and May. The tours will likely be at 4PM on a weekday.
 - On the signup form you'll need to provide a name, address, and Driver's License Number for each person in your group (this is per federal regulations, not an LPCA request – the numbers will be checked onsite when you arrive for the tour).
 - Children under 10 are not allowed.
 - The May 17th tour did not occur. The attendee list was moved to the next tour date. That date is set for June 23rd. The tour will begin at 4PM.
- This was Kate's last meeting. Molly is now the LPCA president.

Motion and Second to Adjourn the Meeting

- Motion carries with no dissent.
- Reminder: Our next meeting will be at FSK Cafeteria on September 14 th at 7:30 – hope to see you there!

Adjourned 9:00 pm