

LPCA General Meeting Minutes - April 9th, 2025

Held at FSK Elementary-Middle School

Preliminaries:

- Pledge of Allegiance
- New Neighbor Introductions
- Treasurer Update:
 - Deposits are going out for the festival
 - \$68,997 - General Fund
 - \$3,744- Dog Park
 - \$8,893 - Park Fund
 - Paypal payments for \$5 annual memberships now accepted (and checks to PO Box); cash will be accepted at meeting, and checks can be mailed to Locust Point Civic Association, PO Box 27097, Baltimore, MD 21230-0097
- Please renew your membership for 2025.
- March Minutes Review/Vote:
 - Minutes were made available online and copies were provided
 - A motion to approve the March minutes was made, seconded, and passed unanimously.

Committee Reports/General Updates

Safety:

- A BPD Southern District representative was not in attendance.
 - Please report any lights that are out to 311.
 - There is an unhoused person living down by the water taxi stop.
 - Councilman Blanchard was contacted Friday of last week and is coordinating with the Mayor's Office regarding homeless services. The person will be contacted several times to offer services. Any public health concerns will be escalated.
 - Officer Rivera can be reached at Raul.Rivera@baltimorepolice.org.
- As a reminder, if you open a 311 ticket please email the board with the ticket number.
- Safety concerns can be sent to contacts@mylocustpoint.org.

Parks & Beautification:

- The committee would like to remind residents to please pick up debris on the sidewalk.
- Banner Field Turf replacement is underward. The city is also expected to replace some of the turf in the dog park.
- New picnic tables were delivered last week. There is no date as yet for their installation.
- The Earth Day cleanup will be on Sundaym April 27th. The event will cover the whole neighborhood, including the park and school grounds. A sign-up will be posted on the website. The event will take place from 1-4 PM. Tools will be provided, and refreshments will be served (Ms. Twist).
- The committee extends a thank you to all the volunteers who have helped to keep Latrobe Park and the neighborhood looking nice.
- Comment: On at least 3 occasions, the Department of Corrections has brought inmates to the park for work and they are driving their vehicles over the grass and leaving ruts.
- Question: As the rules to procure a dumpster from the city have changed, could we partner with a park clean up event to request one? It's no longer just a dropoff and named

volunteers must be present (20-25).

Answer: The committee would be interested in coordinating and will follow up for more information. Generally there is no list of volunteers prior to the event but perhaps we could use the committee list.

- 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:

- Every school is being impacted by the budget cuts.
- FSK will be impacted by reducing teaching support and after school programming. If anyone has any ideas please reach out.
- CTY program was cancelled as was the Emerging Scholars program.

Social:

- The Locust Point Festival is on 9/13/2025. Applications are now open for vendors on the LP website

UA Community Garden Updates:

- Garden Update
 - No update as the city is still holding onto the test results for about the last 16 weeks.
- Banner Project
 - Banner mockups will be sent out the community for input later this week.
 - A location survey was done and found 33 potential spots for the new banners. Some of those spots may be vetoed by the city
 - We are working with 4 vendors for quotes.
 - 273 people responded to the last survey.
- In May the superintendent of Ft. McHenry will attend the LPCA meeting. They are new as of a month ago. The Fort has lost park employees and funding and is expecting more impact in the form of reduced programming (Long Days, Fireworks, Defenders Day).
- Question: Will our state representatives be here next month?

Answer: None have responded yet. The legislated session just ended.

- Questions can be directed to locustpointcg@gmail.com.

Communications/Newsletter/Website:

- Please check out mylocustpoint.org for information and opportunities.
- 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.

LPCA Website:

- Please check out the website at <https://www.mylocustpoint.org>.

New/Old Business

Digital Bay Update

- The property is being readied for sale.
- Councilman Blachard: a failure to abate notice was served on January 26th. The property owners have 90 days to abate (April 26th). If they do not, they will be issuing a second failure to abate and the property would be eligible to be taken to property court.

Tide Point Taskforce

- An updated FAQ was provided to the community.
- The Planning Department attended last week's Board Meeting to provide an overview of potential amendments to the Planned Unit Development (PUD).
 - Three options were presented:
 - Repeal the existing PUD.
 - Repeal and replace the existing PUD with a new one.
 - Amend the PUD to remove the specific parcel in question.
 - The city is not currently considering other alternatives beyond these three options.
 - Their preferred course of action is to repeal and replace the PUD.
 - The only actionable option at this time is to remove the property from the PUD, which would require passing a formal ordinance.
 - The LPCA would hope to have an MOU filed with the legislation for an agreement for the development.
 - Councilman Blanchard:
 - The planning department doesn't see the viability of adding 100 new property owners to the existing PUD.
 - In the fastest-case scenario, the timeline from legislation introduction to a final vote and completion of required planning milestones is approximately four months.
 - The legislation can be pulled after it is introduced, but the Planning Commission cannot begin its meeting or review process until the legislation is officially introduced.
 - Question: Are you saying you will introduce the legislation now?

Answer: The hope is that the community will vote before the legislation is introduced. The earliest possible Planning Commission hearing would be June 6. The legislation could be withdrawn before then if there is significant community opposition. Removing this parcel has no impact on the remaining portion of the PUD.

- Question: Do you have to amend the PUD through a City Council bill?

Answer: Yes. There would be an amendment to remove the parcel from the PUD, followed by a rezoning of the parcel. The legislation could be introduced on April 12 or May 12. Since there are fewer hearings during the summer (typically once a month), the process will take some time. The legislation must begin in City Council but will go back and forth between Council and the Planning Commission.

- Question: Is there a risk of unintended consequences for the existing PUD home allotments if this parcel is removed?

Answer: The PUD specifies the home allotment for each parcel, so removing this one should not have an impact. There are some clauses related to a parking garage—specifically, if the larger triangle lots are sold, the main parcel is supposed to build parking on the Cheer lots.

- Comment: When you remove and rezone a parcel, it becomes subject to the current zoning code. For example, under the updated code, restrictions in R-8 zones (such as housing height limits) have changed and may now allow for greater height.
- Question: Is the Memorandum of Understanding (MOU) enforceable?

Answer: Yes, enforcement of the MOU would be through the courts.

- Mark Sapperstein presented his current development plan.

- Developer agrees with the city that he would prefer to remove the project from the PUD.
- Has participated in 2 or 3 MOUs with LP through McHenry Row.
- The grid of homes follows the existing home pattern. Some homes were removed and the land donated to the community. He would like to continue with the traditional process.
- Question: Love the green space for the community. Question about the streets themselves—would the streets be city or HOA?

Answer: 90% of his projects are private streets (snow removal and maintenance). This project would be private but would include an easement.

- Question: What happens regarding liability?

Answer: After a certain number of homes, it transitions to the homeowner board.

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- Question: Community had asked for a grass lot in the center. Does not having an HOA ameliorate that risk?

Answer: Community should not be involved in designing the project. That is not normal and creates liability by potentially designing something buyers do not want.

- Comment: That's not true. There was a lot of community interaction in the design of McHenry Point homes.

Response: Mr. Sapperstein is not in favor of that.

- Comment: Would love to preserve PUD protections via a MOU.

Response: If you want to limit height, it limits potential uses. That is better worked out with Planning and UDAP.

- Question: Have there been studies on traffic patterns? Would Lowman be a through street? Will the CSX easement continue? Would residential use

increase traffic?

Answer: No traffic study planned. Believes volume will be 1/3 of existing use. Each home will have two spaces.

- Question: What is the size of the green space?

Answer: A bit over an acre, combined across the project.

- Question: Would you have the right to expand that CSX crossing?

Answer: No, but can work within the right-of-way with CSX. Can support a two-way crossing.

- Question: Will races such as the Charles Street Race use the site?

Board Comment: Under Armour sponsored and offered free use in the past; that may be going away.

- Question: Who is the builder?

Answer: Dan Ryan Builders.

- Question: Does McHenry Point get separate plow trucks?

Answer from the floor: That development is an HOA, but McHenry Point streets are public right-of-way. Alleys are not.

- Question: What are your plans for Haubert Street?

Answer: No plans—it is not part of the property. Homes in the development on Haubert are fronted on Haubert Street. Grades will include steps for level access to the sidewalk for some homes. No changes planned to the street itself.

- Question: Could an easement document handle liability and greenspace?

Answer: Would prefer to deed the greenspace to the community.

- Comment from the floor: Resident is in disagreement with parts of the design: 30 ft right-of-ways and 20 ft alleys. Expressed a desire for more comfortable street space and better parking/using angled spaces. Suggested the illustration is showing 20x50 foot homes instead of 20x40 described and there is more space. Advocated for continuing existing grid and adding open space.
- Comment: Existing open space on Haubert Street has long been used and is familiar as a gathering place.

Response: The area is not that small—about 10–13% of the site. It can't fit in the current parking lot space.

- Question: Do the homes have garages, in addition to parking?

Answer: Yes, 2-car garage plus additional on-street parking.

- Board Comment: During previous developments, some community requirements were unworkable.
- Question: How wide are the streets?

Answer: Believes they are 20 feet wide. Notes that there's a lot of construction on the Peninsula.

- Question: With the development so near the school, have you spoken to them?

Answer: Yes. A 5-year monetary and improvement plan has been worked out. Banner Row will continue its commitment.

- Comment: Haubert Street is one-way. Few houses have rear parking. There will be more competition for parking on that street.

- Point of Order: Motion to extend the meeting by 15 minutes—seconded and passed.

- Question: If the streets are private, does that mean other residents can't use them?

Answer: Easement would allow passthrough but not parking.

- Comment: Concern about parking on Haubert Street, especially with Water Taxi use.

Councilman Blanchard: The number of parking spaces is more than the number of cars planned. RPP (Residential Parking Permit) is an option if neighbors want it.

- Question: In the past, we've moved details to a smaller group. Are you open to that?

Answer: Yes. But the next step is for Zach to introduce legislation, and I would prefer not to delay that unnecessarily.

- Question: Is the forum the Design Committee or Design Review Committee?

Board Answer: Yes, the Design Review Committee will meet with the community on the 16th. The small group will meet with Mark the following week. Zach will introduce legislation. At the May 14th LPCA meeting, a support or opposition letter can be voted on.

- Comment: We're not going to get to agreement with Mark in a month. Concern about introducing legislation before discussion completes.

- Action Items:

- The Design Review Committee meets next Wednesday.
- Smaller group to meet with Mark afterward.

- Point of Order: Motion to extend the meeting until 9:30—seconded and passed.

- A motion was made that LPCA ask Councilman Blanchard not to introduce legislation until June. The motion was seconded. The motion was approved (21 in favor, 7 opposed).

- Response from Councilman Blanchard: Please flesh out a timeline.

- A motion was made to empower the Design Committee to negotiate and bring an update to the LPCA by the May 14th meeting. The motion was seconded. The motion was approved (31 in favor, none opposed).
- Comment from Sapperstein: Will need to think about this.
- Please email contacts@mylocustpoint.org if you would like to participate in the upcoming meetings.

LPCA Elections

- Next month will be the LPCA elections; we have five positions available: Corresponding Secretary (handles social media & our website) and (5) Board of Director spots. Several current board members are interested in re-election, but we are also seeking new volunteers!
- Please email us at Contacts@mylocustpoint.org if you are interested.

Community Announcements / Guests

- Rebecca Mark, Liason for District 11: Distributed fliers for upcoming events.

Motion and Second to Adjourn the Meeting

- Motion was made and seconded.
- Our next meeting is May 14th, 2025.

Adjourned 9:33 pm