
GWCA Development Committee Monthly Meeting

9/18/17

CBP Conference Room, The Centre, 25 East 20th Street, Baltimore, MD 21218

ATTENDEES

Committee Members: Adam Kutcher (co-chair), Shea Frederick (co-chair), Jessie Nedrow, Nancey Kinlin, Lowell Larsson, Sam Frank, Lou Linden, Monika Graves,

Community Partners: Peter Duvall (CBP), Ashley Wallace (CBP), Ellen Janes (CBP), Charlie Duff (Jubilee Balt.),

Community Guests: Nick Mitchell, Lauren Rosales, Rudi _____, Jason Hill, Patricia Denver, Lena Leone, Kathy Christian (Chief of Staff, Councilman Stokes), Phil LaCombe (Better Waverly observer), Abby Neyenhouse (Better Waverly observer), Eric Lee (Strong City)

Presenters: Ted Rouse, (Station Arts LLC), Ellen Janes (CBP)

Location: CBP Conference Room, The Centre

AGENDA:

1. Update from Station Arts, LLC on 300 block of Lanvale St. (Ted Rouse)
2. Update on redevelopment of Sherman's Liquors @ 226 E. Lafayette St. (Ellen Janes)
3. Committee Updates (Adam Kutcher)
 - CBP intern assistance in identification of zombie ownership properties
 - Status of Barclay Park MOU
 - 1701 Guilford V2V applications to City
 - 1700 Latrobe side lot purchase from City
 - Recap of DevCom meeting with Boundary Sq. owner (301 E. North Ave.)
 - Relocating DevCom meetings
4. Update on parking & request for new parking liaison to work on neighborhood parking strategy (Adam Kutcher)
5. Renegotiation of MOU with Empire House (231 E. North Ave.)
6. Open Discussion

Station Arts, LLC (Ted Rouse)

Ted Rouse provided brief history of how the Latrobe & Lanvale development team responded to the 2014 RFP and was originally awarded [11 vacant townhouses](#) through the Vacant to Value program. Sale prices for the first re-developed properties were \$365,000 to \$375,000. More recently completed properties are under contract at higher prices (not disclosed with the committee).

The development group has a new builders; Jake Witternberg (Edgemont Builders) & John Cole and has had to adjust to changes in Maryland Historic Trust standards (e.g. no exposed brick in rehabbed interiors - must have drywall). Eligibility of individual properties has driven some of the decisions to leave and paint formstone instead of demolition this off down to the brick.

Regarding the Phase II work, the developer discussed how higher prices have allowed them to re-imagine their initial concept for the 8 plats, which were originally designed as two-dwelling units (rental unit with an owner's unit above it). New concepts include making these single-family housing or multi-family rental. They are planning to visit & consult with developers of the [Onion Flats project in Philadelphia](#) who specialize in urban infill construction that employs low-energy, passive house design. The Committee expressed interest in receiving an update on the new plans as soon as there is a concept, to be able to provide input. Issues of concern to the community are the limited green spaces and parking. The Committee also noted the number of multi-family rental properties in development, including Empire House and 1812 Greenmount (potentially adding 78 units of rental). The developer noted that utilities have not been previously installed on the Phase II site and they will need to go through the site development

process with the City. They are hoping to start on this Q1 of 2018. Parking will be tight on-site according to their plans.

Q & A: The committee expressed concerns regarding the potential density if properties are developed as rentals. The committee also asked whether the alley to the east of the Industrial Roll building (behind the Latrobe street homes) had been considered for public access from the north by the new development. Ted Rouse replied that it had not been factored into plans, but he would look into the right-of-way in more detail. When asked about time frame, Rouse said he was prepared to return to update the committee. To the question whether local Greenmount West labor would be utilized, Jake Wittenberg replied yes, 100% GW labor would be used if possible, and to send him names of individuals seeking construction employment (contact info: jakew@edgemontbuilders.com, (443)839-0395, <http://www.edgemontbuilders.com/#connect>)

226 E. Lafayette, former Sherman Liquors (Ellen Janes)

Ellen Janes explained the origins and purpose of the [Future Fund](#), an affiliate of the Central Baltimore Partnership that was launched in December 2016 as a loan fund in support of catalytic projects and businesses. Run by The Reinvestment Fund (TRF), it is more flexible than a commercial bank. The \$4.5 M acquisition fund focuses on purchasing key problem properties in 10 neighborhoods of Central Baltimore—often with unwilling sellers—that contribute to neighborhood blight. The Fund is responsible for basic clean-up and property stabilization to jumpstart development.

The former Sherman's Liquor property (after more than a year of negotiation) is the first of four properties now owned by the Future Fund. As president of the Greenmount West Community Association, Kisha Webster will be the Community representative in any future discussions concerning 226 E Lafayette.

CBP is currently boarding the building; there are no tenants. Dumping/trash in the alley to the north is acknowledged as a problem, and all GMW community members are encouraged to submit 311 requests if they see this. CBP is currently preparing a Request for Proposals (RFP) to solicit developers for the project. It will include a 1st floor commercial space and multifamily rental. The liquor license for Sherman's was also acquired in purchase and will be finding a home elsewhere in Central Baltimore; it is not part of the RFP.

Q & A: Jessie inquired if the first floor will remain commercial; whether the RFP will contain pro-community criteria to be met rather than being awarded to the highest bidder; and whether oversight will be provided of the property management and development. Ellen Janes said the commercial first floor was an option, that pro-community criteria will be included in the RFP, and that although the fund was not established to provide active site management, an appropriate checklist would also be included in the RFP.

Committee Updates (Adam Kutcher)

Barclay Park MOU: MOU remains unsigned, vote is pending with the GWCA Board. Signing the MOU will unlock the remainder of funds for the splash pad construction that have been raised (~\$100k).

1701 Guilford V2V Applications to City: Considerable demand/interest in build-out of the corner lot at Guilford and Lanvale- eight total proposals submitted! Proposals to date range as follows: 1 proposal for multi-family rental (6-8 units), 3 proposals for single-family (resale), 1 proposal for bidder to build and occupy. The V2V RFP process concludes on September 20, 2017.

Q & A: Charlie Duff asks about the role of the Development Committee and Adam replied that it was purely advisory to the City - the V2V office solicits input from the community, but that they consider other factors including land use, track record of the applicant, and financial resources.. Charlie put forth the suggestion that whomever wins the bid be strongly encouraged to take advantage of the architectural presence by positioning the entry on Lanvale St. rather than Guilford Ave.

A community member noted that the [New Second Missionary Baptist Church](#) (214 E. Lanvale St) may be going into default, raising the possibility of another large property on that intersection becoming subject to change use.

1700 Latrobe Side lot Purchase from City: The lot is 9' wide and unbuildable; potential use limited to green space or parking. After discussion, the Development Committee approved the side lot application.

Identification of zombie ownership properties: Noting the favorable development environment in Greenmount West, the committee will be seeking to inventory "zombie" properties where the property is abandoned but the city refuses to foreclose to due lien amounts or clouded title. The committee requested and received assistance from a CBP intern, Joyce, who will assist to identify properties so the committee can research title and tax liens, and develop strategies to mitigate the blight. Peter Duvall shared the information that the HABC has become more cooperative. In the case of non-profit zombie owners, if they cannot prove that a property is contributing to their non-profit mission, they will lose their status, and the property will be returned to the tax rolls.

Boundary Square Property (301 E. North Ave.): The committee held a meeting with the owner/developer after noticing little attempt at historic preservation and attempted to convince the owner of the value of preserving the architectural elements of the building, including the façade. Subsequent meetings between the developer and Jubilee did not identify tax credits available to them because they had already begun work. Positively, the property has a surplus of parking that could be used for rental parking to the neighborhood and potentially provide income to the developer to pursue historic preservation or social programs for residents. The developer is open to an MOU to this effect if the Community Association can contribute to finding paid parkers.

Relocating DevCom Meetings: Upon request of the GWCA Board and by general consensus, it has been decided to move the meetings of the Development Committee back into the GW neighborhood (south of North Ave.).

Possible sites include the following:

- AREA 405: possible option
- Baltimore Design School: concern was raised whether BDS Board has established a rental fee. Lena Leone to research this.
- Korean Senior Center: per Lena Leone, the Center has space & is willing to provide space. It is a city-owned recreation center.
- OpenWorks: does not have any monthly slots available.
- CityArts2: space may not be sufficient

Renegotiation of MOU with Empire House (231 E. North Ave.)

Empire House signed an MOU for a community benefit (upgraded bus shelter), which had a clause about renegotiating that benefit if the bus routes moved. The routes moved, and the Developer has been nonresponsive to six attempts to renegotiate through phone and email. Development Committee to escalate to Councilman Stokes and CBP prior to their receiving their Use and Occupancy permits.

Parking & request for Parking Liaison

Lauren Rosales will consider the role; Jason Hill and Patricia Denver were interested in assisting. Will meet and develop a plan for coming up with a parking strategy for the neighborhood and addressing Residential Parking Permit zone expansion (RPP #46).

Open Discussion

Shea Frederick re-introduced the issue of the properties on Pitman Place (430, 432 Pittman) that have not been secured and stabilized despite assurances of developers.

Lena Leone inquired about status of painted crosswalk striping at Lafayette & Barclay and Lanvale & Barclay.

- Chair to send SR#s to Kathy Christian for the Councilman to follow up on.