
GWCA Development Committee
Monthly Meeting Minutes
1/15/18

ATTENDEES

Committee Members: Adam Kutcher (co-chair), Shea Frederick (co-chair), Lowell Larsson, Jessie Nedrow, Nancey Kinlin, Lauren Rosales, Patricia Denver, Jason Hill, Lauren Kelly-Washington, Monika Graves

Community Members: Yaritza Velez, Carter Richardson, Brian Levy, Dave Thack, Sela Thack,

Community Guests: Ted Rouse, Jake Wittenberg

Location: OpenWorks, 1400 Greenmount Ave.

AGENDA:

1. Unscheduled Special Appeal, 310 E. Lanvale (Ted Rouse & Jake Witterberg)
2. Sherman's Liquors, 226 Lafayette RFP (Adam Kutcher)
3. Greenspace Preservation Updates (Lowell Larsson / Adam Kutcher)
4. Parking Sub-committee Update (Jason Hill)
5. Tactical Urbanism video & Greenmount Corridor Traffic Calming (Lowell Larsson)
6. Committee Updates
 - 430, 432, 450 Pitman Pl. (Adam Kutcher)
 - DevCom authorities (Shea Frederick)
 - Legacy Resident program (Jessie Nedrow)
7. Open Discussion

310 East Lanvale (Ted Rouse & Jake Whitmeyer)

Ted Rouse of Station Arts, LLC and Jake Wittenberg (Edgemont Builders, Station Arts LLC) were awarded and have re-developed 11 properties on E. Lanvale, addressed the Development committee with concerns about the property at 310 E. Lanvale. The property has been through receivership auction twice via One House At a Time (OHAAT) <http://www.onehousebaltimore.org/> and is due to go through the process again (Feb.13, 2018) due to yet another buyer offering too much at auction and then walking away from the property when faced with the scope of repairs.

Rather than risk having yet another investor come in who doesn't understand the expense of developing the property, Rouse and Wittenberg believe that it would be in their best interests and that of the community if they acquire 310 Lanvale. However, the current buy-it-now price of \$82,000 prohibits them from buying it to develop and sell as a single-family residence. In their opinion, the best use is to convert into a small apartment house with 4 rental units.

This would remove a problematic vacant property from the block and remove the uncertainty for the Station Arts team as they renovate 312 Lanvale for sale. The one significant drawback is that for the 4 unit rental, only 2 parking spaces would be available. This is counter to City policy that each residential unit has 1 parking space. In order for them to move forward, they wanted to request a sense of the community to support a parking waiver if they would move forward.

Comments:

- An owner on the 300 block of Lanvale and stated that parking is needed on the street - mentioned in an aside that the owner of 306 Lanvale has built out a 3rd floor rental with the fire escape providing access. [mg: is that legal?]
- Another owner on the 300 block of Lanvale supports the builder's efforts within the community. Has been feeling vulnerable because of this vacant on the alleyway.

- A renter on Barclay told the community that she had been mugged in front of that house and the attacker attempted to drag her into that alley. She supported any means of getting that house occupied.

Jessie N. asked about the committee's thoughts on a potential community benefit that would balance the parking waiver

- Safety identified as the primary concern; particularly the north side of Latrobe St.
- Lighting on the alley generally seen as sufficient, but adding lights and security camera(s) facing the side and rear of the property (Latrobe) deemed of community interest
- Community also interested in improving the use of the alley behind 310 Lanvale, perhaps by adding signage and towing during renovation to prevent people from illegally parking up the alley

The chair called for a straw poll; a few members were undecided, none against, the overwhelming majority supported a parking waiver if it gets the property redeveloped quickly.

Sherman's Liquors, 226 Lafayette RFP (Adam Kutcher)

Several developers have reached out to Chair for ideas on what to put into first floor commercial space of the Sherman's redevelopment. Of note:

- The liquor license has been removed, but is *potentially* available to RFP respondents
- Community has a rep on the selection committee (GMW Community Association President Kisha Webster) - goal is to provide community input to her
- Committee noted that hours may be more important than type of business if the desire is for activity on that corner
- Community encouraged to listen and keep eyes open for vendors in other neighborhoods who might want to expand - is an opportunity for the community to "curate" a desirable business.
- Community brainstorm:
 - Package store (UPS, etc), place to pickup Amazon packages
 - "Bodega" for basic food needs and fresh vegetables
 - Small café restaurant open into late hours
 - Salon (hair, nails, etc)
 - Small format hardware or art supply store (maybe a "forward location" for [Artist & Craftsman Supply](#) on North Ave?)
 - Dry cleaning and/or laundromat facilities (note: AHC, Inc voucher rental properties in the neighborhood lack on-site laundry - nearest laundromat is Spin Cycle Laundry @ 2020 Maryland Ave, Baltimore, MD 21218, half a mile away)
 - Intergenerational program for artists and seniors as away to engage arts district and desire to legacy residents
 - Use first floor space as a live-work space for artists who may live above

Greenspace Preservation Hunter's Lot Updates (Lowell Larsson / Adam Kutcher)

Recap: Hunters Lot is privately owned and until recently taxes were paid. Now \$50,000 is due in taxes, and it was put up for tax sale in 2017 (nobody bought it). Tax sale certificate will expire this summer, then will go into 2018 auction. Community would like to work with Baltimore Green Space (BGS) to preserve the site. Lowell summarized the preservation process, noting that GMW has been successful with BGS in preserving Brentwood Commons and McAllister Park. Each of these preserved sites has a designated site manager from the immediate environs with the community association as back-up authority.

Primary challenge is to get the city to foreclose on the property so that they can sell it to BGS

- Chair is working with the city on moving this forward

Secondary challenge is to cure the issues BGS requested

- Restore battery-powered solar light to functioning use
- Restore the gazebo
- Ensure dog waste is under control
- Identify a community manager for the site

Chair noted that at a previous meeting, the committee agreed that since AHC, Inc is maintaining Hunters Lot, the community should encourage AHC to continue this as active community service / benefit. They do not need to be the site manager.

Committee noted that given the proximity of the Montessori School to Hunters Lot, could the School be encouraged to utilize the site for activities & perhaps help maintain?

- Committee suggested contacting Patrick Caulfield who manages the Montessori gardens
 - Chair to follow up

Community members Sela and Dave Thack and Brian Levy all live adjacent to Hunter's Lot, are interested in becoming part of the conversation.

- Chair encouraged each to become members of GMWCA and join the DevCom
- Chair to create a working group for Hunter's Lot adoption with Lowell Larson, Sela and Dave Thack, and Brian Levy.

Parking / RPP Update (Jason Hill)

Jason reported on the distribution of the parking survey to the community that will be distributed again at the February General Meeting.

Jason plans to work on the MOU for the 60 parking spaces at Boundary Square Apts.

Tactical Urbanism video & Greenmount Traffic Calming (Lowell Larsson)

To further the discussion on calming traffic on the Greenmount corridor, Lowell presented a video that on how to address speeding traffic on a too wide street. The video "Tactical Urbanism," documented a temporary community project in Portsmouth, New Hampshire community (http://ps21.info/wp-content/uploads/2016/07/PS21TU-report_update160714.pdf). Implemented by volunteers in cooperation with their City, the "Islington Street Lab" allowed residents to experiment with traffic calming, pop-up parks, and other tactics to change an urban area quickly—giving communities an opportunity to see how these ideas might work.

- Chair noted this could be floated to the City via the parking subcommittee for use on Greenmount Ave traffic calming

Updates:

430, 432, 450 Pitman Pl. (Adam K.) There has been no movement from the developers since their meeting with the committee last Autumn. Chair reached out since they told the community they would begin work in Fall 2017. They responded that they are looking for a GC and will begin work in the Spring.

- Chair to reach out to the City for support.
- Committee suggested that since they apparently have strong Baltimore City connections, Councilman Robert Stokes should be enlisted to assist.

DevCom Authorities (Shea F.) The GWCA Board supports the work of the Development Committee and felt that the committee should be authorized to field proposals and write letters on behalf of the community, if the Board is advised in advance.

Legacy Resident Program (Jessie N.) Jessie has generated, compiled, and distributed information on the resources available to Legacy Residents via NextDoor, FaceBook, and the GWCA website. She is also working with Linda Harrington of Jubilee Baltimore on holding a tax workshop for homeowners.