

**GWCA Development Committee  
Monthly Meeting Minutes  
4/16/18**

**ATTENDEES**

**Committee Members:** Adam Kutcher (co-chair), Brian Levy, Lou Linden, Lowell Larsson, Monika Graves, Patricia Denver, Carolina Salmeron, Sela Thack.

**Committee Partners:** Charlie Duff (Jubilee Baltimore), Peter Duvall (Strong City), Ellen Janes (CBP)

**Community Guests:** Dominique Hellgeth, Judy del Cuadro-Zimmerman (new resident on Barclay St.), Chris Pegram (new resident on Barclay St), Keith Scott (President, of non-profit “we the people are coming to make a change”)

**Location:** OpenWorks, 1400 Greenmount Ave.

**AGENDA**

**1. Code Enforcement Update** (Adam Kutcher, Peter Duvall)

- 319 E. Lafayette court hearing (3/28/2018)

**2. Development Roundup**

- Marketing V2V property sales: 1803 & 1815 Barclay, 432 & 427 E Lanvale (Christina Nutile)
- Update: 1812 Greenmount Ave disposition (Christina Nutile)
- Discussion on packaging 1817 & 1819 Barclay lots (Christina Nutile)
- Adopt-a-Lot possibilities (Christina Nutile)
- Update: Sherman’s Liquors RFP competition @226 E. Lafayette (Ellen Janes)
- Update: Barclay Park splash pad construction (Charlie Duff)

**3. North Avenue Rising**

- Update (Lowell Larsson/Ellen Janes)
- Follow-up meeting: 10 April 2018

**4. Community Greenspace**

- Update: 2018 Spruce-Up Grant (Monika Graves, Dave & Sela Thack)
- Greenspace Committee and neighborhood capacity (Brian Levy)
- Brentwood Ave. linear park concept (Adam Kutcher)
- Adopt-a-Lot interest

**5. Subcommittee Updates**

- Legacy Resident Initiatives (Jessie Nedrow)
- Parking Subcommittee update (Jason Hill)

**High Priority Code Enforcement Update** (Christina Nutile unable to attend; Adam Kutcher reported)

**319 E. Lafayette:** Court hearing was held on 3/28/2018. New attorney for owner of 319 requested a 6-month extension that was denied by judge. 319 owner & next door neighbor @321 negotiated compromise to complete façade work & address bricks falling off common wall. Judge granted owner 30 days to obtain a structural engineering report and make improvements to the property. Court set follow-up date for June; stated if this does not occur, the Court will appoint a receiver for the house.  
**\*319 E. Lafayette property remains on “receivership watch.”**

**Development Roundup**

**1803 & 1815 Barclay:** Both properties have been appraised, put in City inventory, and when appraisal complete, will be listed via V2V website. Note: 1803 safe to enter; 1815 unsafe.

- **Update:** 1815 has been listed; 1803 is having an open house on 12 May from 9am-12pm

**432 & 427 E Lanvale:** Deed restrictions due to Federal funding of scattered-site public housing program. Language in deeds is being re-worked in preparation of sale to City.

- **Update:** HABC has frozen this and all scattered site transfers to MCC. GMW DevCom looking for explanation.

**1817, 1819, 1821 Barclay:** Three vacant lots that abut Brentwood Commons—two owned by City (1817, 1819) and one by a private owner (1821) who are seeking private buyer. Presents good opportunity to offer as parcel for development. Adam has also proposed the option that the Greenspace committee may consider adopting them and make “green” improvements. Point was raised that there are numerous other City-owned lots that could be adopted through the Adopt-A-Lot program.

**Barclay Park:** Charlie Duff provided an update on construction of the splash pad that has begun and will be ready for summer. In response to a question, Charlie noted that the water is not recycled.

**Sherman’s Liquors (226 E. Lafayette):** Ellen Janes provided an update on the RFP competition for 226 E. Lafayette. The former Sherman’s Liquors was purchased through the CBP Futures Fund that was set up to insure that critical properties be developed in the best interest of the community. After a wide net was cast for developers, 3 proposals were received and only two made the final cut. CBF disappointed in lack of minority developers. The two developers (Station Arts Homes and Broadreach) presented at the GWCA February General Meeting. The first floor commercial space is of particular interest and is the subject of continued debate.

Both developers were deemed capable of handling the project, but after the financials were evaluated, the CBP preferred the Station Arts Homes developer. Kisha Webster, President of the GWCA and community representative on the panel prefers the Broadreach proposal.

**Comments:**

\*Peter Duvall (Strong City) raised concern about the apartment density proposed in the Broadreach plan. Adam noted that parking spots were to be rented from Boundary Square, alleviating some of that concern.

\*Charlie Duff (Jubilee Baltimore) suggested that Station Arts might be a better candidate since they have other properties in the neighborhood and an enhanced incentive to install retail/commercial that would most benefit the community.

\*Lowell Larsson expressed concern about who would manage the rentals that Station Arts Homes is proposing to develop (310 Lanvale will also be developed and run as a rental). Adam raised the same issue with Broadreach.

- Ellen to inquire for details about how both would accomplish property management.

**North Avenue Rising**

On 4/10/2018, a meeting was arranged by the CBP for the MDOT to update the community on the North Avenue Rising plan.

Agreement was reached that *some* recessed parking would be added to alleviate the loss of parking from the bus lane. The community needs to prioritize which blocks should be designated for recessed parking. Budget also needs to be re-worked as numbers were high and need to be broken down to evaluate allocations. For example, out of a \$2.5M budget for recessed parking, \$800K was specifically for the area in front of the school administration building’s parking lot, which is not a neighborhood priority. Peter Duvall expressed concern about the estimates from engineering.

Lowell's understanding is that the recessed parking will be included in the *original, first phase* of the North Avenue Rising project, not a stage 2, or other incarnation. Lowell also wondered whether more funds for North Avenue could be found in the MD legislature's \$147M allocation to MDOT.

- Lowell to lead on identifying priority blocks for recessed parking and continue to liaise with CBP and MTA.

Ellen Janes emphasized that persistent advocacy ("holding the MDOT feet to the fire") is essential. Impact has been felt with the return of lighting to the North Avenue plan, as well as communication from Senator Cummings that there would be a second round of TIGER grants.

### **Related Concerns**

**1812 Greenmount:** The City-owned warehouse adjacent to the Rite-Aid lot has been in a holding pattern for over a year as the city worked through the sale of the property from Baltimore City Public Schools to Mayor and City Council. The developer Ernest Valery (Nelson Kohl Apartments) will be meeting with the City the 2<sup>nd</sup> week of May; will need to present new plans to the GMW Development Committee as their plans have changed dramatically. Last understood to be a 4-story, market rate rental.

**Rite-Aid:** Lowell and Adam spoke with the Baltimore Development Corporation about the Rite-Aid property that was recently acquired by Walgreens, to see if it could be acquired and merged with the 1812 property for a more attractive development package. This would reinforce the Greenmount-North Avenue intersection as a true "gateway" to the community. BDC to look for a contact.

### **Community Greenspace**

Brian Levy, Sela Thack, and Monika Graves submitted a Spruce-Up Grant application on behalf of the neighborhood for a coordinated greening effort that included Hunter's Lot, McAllister Park, the Wonderground Park, and the Barclay-Oliver Garden. The 2018 Spruce-Up grant awards will be announced on Wednesday, May 9 at AREA 405.

Brian Levy announced that the first meeting of the GMW Greenspace Committee will be held Tuesday, May 8 (time and location to be announced). The meeting will introduce the concept of coordinating the resources and human capital of those already improving the neighborhood green spaces.

Adam Kutcher put forth the idea of creating a Brentwood Avenue linear park to reclaim Brentwood from its neglected alley status into an attractive linear park between Oliver Street and the Wonderground Park. Connecting the various green spaces along Brentwood could create an inviting pedestrian path that would provide small green lots to be cultivated.

### **Comments:**

\*Adam mentioned that he frequently receives inquiries about the availability of spaces to garden. He also encourages the community to develop grassroots efforts to plan, create, and maintain these spaces.

\*Caution was urged by Lowell who cited the dilemma of sustained maintenance for community gardens; and Charlie advised not over-doing the community greening efforts.

### **Parking**

Carolina Salmeron and Patricia Denver provided an update on their efforts to collect community feedback on a Residential Parking permit program (RPP). To date, there has been limited response but the parking team will continue to post the surveys on NextDoor. The team made the points that RPP includes all residents, not simply owners and 80% of respondents cite the reduction of street sweeping as a factor.

Carolina noted that conflicts exist such as parking meters on North Ave in an area that the Parking Authority claims is RPP; Parking team to look into this.

Parking team also looking for a connection to begin discussion of reducing street sweeping frequency.

**Comments:**

\*Keith Scott (non-resident guest) asked why people have to pay for RPP.

\*Brian noted that in residential neighborhoods, parking is a problem at night—too many vehicles.

\*Lou said that increased density will choke the neighborhood and he cited his experience with RPP when he lived in Federal Hill.

**New Contacts:**

Keith Scott (non-resident guest, president of non profit organization, [wethepeoplearecoming000.com](http://wethepeoplearecoming000.com))  
[wethepeoplearecoming9@gmail.com](mailto:wethepeoplearecoming9@gmail.com)