
GWCA Development Committee
Monthly Meeting
10/16/17

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 (Strong City Baltimore), Ashley Wallace (CBP), Charlie Duff (Jubilee Balt.),

Community Guests: Jeff Leone, Jason Hill, Lauren Rosales, Rudi Rosales, Lauren Kelly-Washington, Carolina Salmeron

Presenters: Alexander Suurna, (SA + A Development), Eric Lee (Strong City Baltimore)

Location: OpenWorks

AGENDA:

1. Update on 1812 Greenmount Ave. (Alexander Suurna, SA + A Development),
2. Technical Assistance Panel report on Greenmount Ave. (Eric Lee, Strong City Baltimore)
3. Zombie property ownership update (CBP)
4. Legacy Resident Program update (Linda Harrington / Charlie Duff, Jubilee Baltimore)
5. Committee Updates (Adam Kutcher / Lou Linden)
 - Status of Barclay Park MOU
 - Status of MOU renegotiation with Empire House (231 E. North Ave.)
 - Parking strategy development update (Jason Hill, Lauren Rosales, Patricia Denver)
6. Open Discussion

1812 Greenmount Ave. (Alexander Suurna, SA + A Development)

Alexander Suurna provided brief overview of the 1812 project. He had no new hard information as the transfer from the City of Baltimore is slowly winding its way through the surplus process from Baltimore City Public Schools through the Board of Public Works to the City of Baltimore where it can be sold. The development group has reconsidered its original plans to re-purpose the existing warehouse. Upon thorough inspection, the second floor was deemed unusable for building upon and the group is planning on demolition of the structure and building a new building in its place. Planning calls for new construction for a three story building of up to 50 units with some ground level retail amenity. Some artist housing / live-work spaces are being considered. Underground parking is planned. Community feedback will be requested as the project develops.

Comment: Sam Frank shared opinion from Jim Vose (Oliver Street Studios) that the desire for artists housing and studio space continues—build it, they'll come. Sam offered to put Alex in touch to understand the market.

Technical Assistance Panel (Eric Lee, Strong City Baltimore)

Eric Lee explained the strengths and weaknesses of Baltimore City's Leveraging Investment in Neighborhood Corridors (LINCS) program and the 5 goals that are detailed in the Urban Land Institute's Technical Assistance Panel Report:

1. Create a corridor that is safe and accessible for multiple modes of transit through an improved street design.
2. Create strong nodes of commercial uses at key intersections that encourage infill development along the corridor containing a broad range of uses.
3. Ensure appropriate land uses are allowed along the Greenmount Avenue corridor and provide design standards for potential development sites.
4. Provide the communities along the Greenmount Avenue corridor with a state of the art recreation center that safely connects to MUND Park.
5. Improve the appearance of the Greenmount Avenue corridor through diligent code enforcement efforts, appropriate sanitation disposal, and education.

The report outlines issues and opportunities facing the Greenmount Avenue corridor between Eager and 29th Streets. (Read report on GWCA website)

The LINCS implementation matrix focuses is on traffic flow / calming and appearance, not capital projects. According to Eric Lee, all of the traffic goals are already the responsibility of the Department of Transportation (DOT). A personal project of former Mayor Stephanie Rawlings Blake, current Mayor Catherine Pugh claims to support LINCS, but has not assigned a representative from the Mayor's Office to keep the project on track. Meetings which were held monthly are now held quarterly.

Some of the funding instruments are geared towards larger owners; small businesses along Greenmount Ave cannot afford the reimbursable nature of the financial support. LINCS does not include any new improvement projects—simply basic, required maintenance. For example, the bump-out at the corner of Greenmount and Oliver should have a traffic light, but DOT pleaded lack of capital and light-timing technology that fit the intersection. DOT will come out for community listening sessions.

Comment: Ashley Wallace (Central Baltimore Partnership) urges the Development Committee and community members to present Greenmount West concerns to the LINCS partners—especially before their 2018 budget is set. Eric Lee welcomes GMW participation and thinks that sending a rep to the meetings would be beneficial.

Zombie Properties (Peter Duvall, Strong City Baltimore)

Peter Duvall distributed the spreadsheet compiled by Joyce @CBP listing “zombie” properties within Greenmount West - undeveloped properties that appear abandoned and lack clear ownership. Brief discussion followed. Non-consolidated sidelots were one category properties on the list; ideally these would be consolidated into the adjoining property so that code enforcement can be effective. Hunter's Lot is also on the list; more research needs to be done to identify the caretaker of that lot. The DevCom will refine the lists and then attempt to gather lien information on these properties as a first step towards petitioning the city.

Legacy Resident Program (Charlie Duff, Jubilee Baltimore)

Charlie Duff provided an update on the Legacy Resident Renovation Program, developed by Jubilee Baltimore and the Neighborhood Housing Services. This past summer, the Legacy Program enlisted Four Twelve Development (<https://www.fourtwelvedev.com/blog/2017/7/19/legacy-resident-renovation-project>), the Greenmount West-based construction and development company committed to strengthening the community through renovation, redevelopment and refurbishing of homes. Four legacy resident homeowners have been or are being helped by the program so far; Jessie Nedrow discussed with the committee additional ways to get the word out to eligible residents about the programs. She is working with Linda Harrington (Jubilee Baltimore) to create consolidated info sheets on the various programs and requirements, and discussed whether it was more appropriate to target the known legacy residents with this info or continue to provide community-wide information. The Committee noted a list of legacy residents does exist; door to door info drop is a possibility.

Committee Updates (Adam Kutcher /Lou Linden)

Barclay Park MOU: MOU still requires one signature from the developers to be complete.

Renegotiation with Empire House (231 E. North Ave): Greenmount West community may be able to leverage renegotiation by affecting a delay in the occupancy permits. The issue has been escalated to Councilman Stokes' office and they have made contact with the developer.

Parking strategy development (Jason Hill, Lauren Rosales)

Over the past month, the parking strategy team Jason Hill, Lauren Rosales, and Patricia Denver surveyed parking usage in the community (and actually suffered auto damage in the course of their task). They contributed considerable time and effort in inventorying and graphing the parking block by block.

Relevant issues and solutions discussed included:

- Elimination / control over street cleaning to free up parking spots (precedent exists to pull back to 1x/week); this may be a legacy service from when the neighborhood had a higher number of vacant houses.
- Limit RPP to end at 5 pm for night activities
- Encourage parking on Greenmount Ave. to narrow roadway and reduce vehicle speeds (per LINC'S plan)
- MOU for community benefit to drive paid parking at the Boundary Square Apartments (parking reservoir)
- Fixing the drop-off area near the Montessori School
- Opening up the “no parking” area on Greenmount near City Arts 1

Chair requested Parking Team continue to work and propose expansion strategy for RPP in 3-blockface increments plus develop a map of suggested parking changes. Will then liaise with Parking Authority to begin execution.

DevCom will request time on the General Community Meeting agenda for the Parking Team to present their strategy.