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**GWCA Development Committee  
Monthly Meeting Minutes  
11/13/17**

**ATTENDEES**

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

**Community Partners:** Peter Duvall (CBP), Ashley Wallace (CBP), Charlie Duff (Jubilee Baltimore),

**Community Guests:** Jeff Leone, Olu Makinde, Rudi Rosales, Lauren Kelly-Washington, Jacob Richardson, Nick Mitchell, Corey Adcock-Camp

**Presenters:** Herbert Kerschbaumer (Boundary Square Apartments), Abu Ali (1711 Guilford), Alex Jennings (1808 Barclay), Jason Hill/ Patricia Denver/ Lauren Rosales/ Carolina Salmeron, (Parking), Ted Rouse/Jake Wittenberg/other (Station Arts LLC)

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

**AGENDA:**

1. Update on renovation of Boundary Square Apartments, North Avenue, (Herbert Kerschbaumer, Owner)
2. Discussion on desired community benefit from Empire Apartments, 231 E. North Ave. (Adam Kutcher)
3. Letter of support requests:
  - o 1808 Barclay (Alex Jennings, Owner) Requests support for continued construction of vacant.
  - o 1711 Guilford (Abu Ali, Owner's representative) Requests support for conversion to 2 units.
4. Update on design of Station Arts LLC, Lanvale & Guilford Streets (Ted Rouse, Jake Wittenberg)
5. Update on parking strategy (Jason Hill, Patricia Denver, Lauren Rosales, Carolina Salmeron)
6. Open discussion
7. Parking strategy team meeting

**Boundary Square Apartments, North Avenue** (Herbert Kerschbaumer, Owner)

Mr. Kerschbaumer provided an update on the renovation of the apartment complex, specifically addressing community concerns over his prior intention to paint the facade and his decisions to remove the historic fencing and install cement block over the sandstone steps, which he informed the community he intends to brick up into flower planters.

- After discussing with the community, he will not be painting the facade of the building
- He explained that his intention was to secure the exterior and discourage loiterers and trash. That was the primary driver behind removing the fence (which trapped trash) and bricking up the stairs. Mr. Kerschbaumer believes that the bricking can be undone in the future if a more historically appropriate strategy can be agreed upon.
- We discussed how doing this work eliminated many sources of historic grant funding; Mr. Kerschbaumer stated that the materials are still on site and available, and he's interested in listening to and
- CBP provided information on a Maryland Historic Trust grant that can be worth up to \$100k for historic renovations, will provide details to Kerschbaumer and discuss

Mr. Kerschbaumer reiterated the availability of the parking in the rear of the building to paid rental. He would be happy to provide paid parking access to the community through the Community Association; the Parking Team will be working with him on this parking reservoir. The fenced in lot will be secured with a card-locked gate.

*Discussion:* Since the majority of his tenants are single, Boundary Square Apartments are predominantly 1-bedroom apartments. Mr. Kerschbaumer would like his tenants to assist in maintaining the property and

to also become involved in community programming. He will encourage the tenants to participate and attend community meetings.

- **Lobby display:** Mr. Kerschbaumer has a lobby display, and is happy to display information on community meetings for his residents to see. To get a note up, email him at: [Hkerschbaumer4@aol.com](mailto:Hkerschbaumer4@aol.com)
- **Upkeep for McAllister Park:** Mr. Kerschbaumer would be happy to have his residents do their part to maintain or participate in the maintenance of McAllister Park. Cory Adcock-Camp discussed how it's generally minimal, but will reach out when projects requiring volunteers come up, and they exchanged contact info.

### **Empire Apartments, 231 E. North Avenue** (Adam Kutcher)

Adam Kutcher provided a background of how the owner-developers had opted for maximum density with limited parking and sought the community's support of a zoning variance. In exchange, the Community requested community benefits to ameliorate the limited parking situation and encourage alternative modes of transportation, i.e., bus shelter, bike racks, and bike repair station with approximate value of \$17,500. Since the original agreement, the City has removed the bus stop and the Empire Apt. owners have created brick borders to the tree wells along the building.

- After intervention, the developer is willing to honor an alternate community benefit, as long as it occurs adjacent to the building (i.e. he will not cut a check to the community association for use elsewhere in the community)
- (Lowell) What language has the community established have with the developer? Will the community need to apply a lien? *FYI:* Empire Apartments still waiting for Use & Occupancy permits.
  - Adam doesn't think we'll need to go there, but a *lis pendens* is an option if they do get their U&O but don't honor agreement

Community Benefit idea brainstorm:

- (Jessie) Require Empire House to rent a number of parking spaces at Boundary Square Apartments
- (Peter) Invite Zipcars to install a station adjacent to the apartments
  - This could be a no-cost option, or an option for Zipcar to "rent" a spot at Boundary Square for \$100/mo (\$1200/year),
- Encourage Baltimore Bikeshare to move to North Ave (Jason)
  - Ashley pointed out that there will be a stop installed on the north side of North avenue at Guilford - we might be able to intervene to move it to the south side, next to 231 E North
- Request Empire House to provide bike storage cage/shed with roof on their property
  - Charlie noted that in CityArts, there's an average of 1 bike per resident.
- (Adam) Re-visit concept of place-making on the corner of Guilford and North
  - With signage (e.g. "Greenmount West" sign installed at Federal Park, on Calvert Street). Could be an open RFP for artists in the community.
  - With a bike repair facility (i.e.g a "[Fixit](#)") (\$1300, plus installation), like was initially proposed and is installed in front of the Tool Library)
- (Lauren R.) Keeping in mind that the people in the community with limited means who are on vouchers, other transit alternatives to Zipcars should be explored.

(Adam) Recap of suggestions for community benefits:

- long-term parking at Boundary Square Apts.,
- Zipcars,
- enhance area to be more welcoming,
- bike fix-it station,
- bike shelter-storage.

Adam will take concepts to Board for next steps

### **Letters of Support**

**1808 Barclay** (Alex Jennings, Owner)

Has lived at 1812 Barclay for 8 years and upon passing of another long-time resident, Alex Jennings & partner Cory Adcock-Camp purchased property next door. Recently received letter from Baltimore City that stated intention to place property under receivership as a vacancy violation. Although property is still vacant, Mr. Jennings has consistently worked on the demolition and reconstruction. Adam Kutcher canvassed the neighbors and no one considered it a blight or unsafe.

- (Lou) Moved in favor of the issuing a letter of support and recommends giving it to Councilman Robert Stokes.
- Committee vote: Approved on voice vote
- Adam will create letter of community support, send to Board for signature

**1711 Guilford** (Abu Ali, Owner's representative)

The property owner works overseas and will not return stateside for another 18 months, therefore Abu Ali, the owner's brother requests a letter to support the conversion of the single-family house into 2 units.

- No new permit is required (R-8 zoning allows by right a 2nd unit)
- Project may pose minor zoning issue as it would require 2 parking spaces where only 1 exists
  - Is a zoning variance needed? If so, would need a letter of community support.
- Abu Ali will research and, if necessary, will return to DevCom.

**Station Arts LLC, Lanvale Street @ Guilford** (Ted Rouse, Jake Wittenberg)

*Recap:* Ted Rouse & Edgemont Builders were awarded 11 vacants on E. Lanvale with 3 more under contract—all are selling at high 300K prices.

The Station Arts, LLC lot at Guilford and Lanvale (across from Montessori and adjacent to former Industrial Roll) will be new construction. Interested in energy-efficient, small-footprint construction,

- Initially, Station Arts proposed building seven 2-dwelling houses (14 units in total), because they didn't think single family would command high enough price points to work economically
  - Strength of sales on Lanvale and community resistance to density on this block has lead to revisioning their submission
- Developer is interested in passive house systems to reduce energy consumption, wanted to explore GMW as a test-site for this technology in Baltimore
  - Mr. Rouse visited Onion Flats in Philadelphia that is demonstrating the future of housing technology—a passive house system that generates power rather consumes it.
- Returned with a presentation that proposes building build seven one-unit row houses in two groups for sale. 2,000 square feet houses will each have an optional basement. Three of the units will face onto Guilford and four will face Lanvale with parking behind.
  - Noted and responded to community concerns about density and parking
  - Noted and responded to community concerns about access to public right of way to the southeast of the building site from the alley
  - Construction would likely begin in about 9 months, with one group being built/sold first while the other area on the lot would be used for staging equipment.
  - Sale prices would be in the range of \$395-450K.
  - Station Arts, LLC will work with energy engineer Tom Marston, who will gauge the buildings for certification. Although they will not be passive houses, Edgemont Builders offers energy efficient amenities, solar panels, tankless water heaters, and charging stations.
  - Noted that solar panels are an option on current houses, but none have been built yet



**Update on parking strategy** (Jason Hill, Patricia Denver, Lauren Rosales, Carolina Salmeron)

The Parking Team has inventoried and evaluated parking throughout Greenmount West, identifying sites that are problematic, specifically the block of Guilford by the Cork Factory and Greenmount Avenue that has no restrictions and conflicting signage. The Parking Team has met with the City Departments of Parking and the Parking Authority mentioned they have a point of contact in DPW that can meet to discuss the GMW street cleaning parking restrictions, and a point of contact at the DOT for signage changes.

- The Team will compile a list of specific parking change requests for the Parking Authority to help with

Separately, the team analyzed parking to identify how Residential Permit Parking could be expanded to specific, heavily-parked blocks in the community and identified a path forward. There is one critical block-face that holds the key to marching RPP east.

- The Team will compile a plan that sequences RPP expansion; this will need to be communicated

continually to the General Membership.

**Open Discussion:**

- **Liaison to Baltimore City Department of Housing:** The City has expressed concern that it does not know who the liaison is to Housing from GMW, as they have received uncoordinated messages from the President of the Association and the Development Community. The City has requested a halt to discussions with Housing or developers until the GMW Community Association figures this out.
  - Adam will bring this up at the next Board meeting, encouraged all attendees of the meeting to attend to voice an opinion on how this should work