

**GWCA Development Committee
Monthly Meeting Minutes
5/21/18**

ATTENDEES

Committee Members: Adam Kutcher (co-chair), Brian Levy, Lowell Larsson, Patricia Denver, Carolina Salmeron, Lou Linden

Committee Partners: Ashley Wallace (Central Baltimore Partnership), Peter Duvall (Strong City), Charlie Duff (Jubilee Baltimore)

Community Guests: Jeffrey Adams, guest (female), Timothy Barranco

Location: OpenWorks, 1400 Greenmount Ave.

AGENDA

1. North Avenue Rising Update (Ashley Wallace / Lowell Larsson)

2. V2V Discussion (Adam Kutcher)

- V2V property evaluation criteria: 1803 Barclay, 1815 Barclay

Add a stabilization plan to the criteria for 1815 Barclay

- V2V evaluation: timeline & next steps

3. Vacant Housing Round-Up (Adam Kutcher/Peter Duvall)

- 319 E. Lafayette (Upcoming court hearing 6/6/2018) *Some progress and cooperation with next door neighbor. Peter Duvall may attend the June 6 hearing.*
- Vacant building notice @460 E. Federal? *Yes, but not very old*
- HABC vacant properties update: 432 & 427 E. Lanvale, 411 E. North, 326 E. Lafayette, 1617 N. Calvert *HABC is supposed to be doing an evaluation of these properties*
- Baltimore Redevelopment Project LLC property strategy: 430, 432, 450 Pitman Place

Adam to send Peter Duvall an email about lack of progress at Pitman Place

4. Parking Subcommittee Update (Patricia Denver, Carolina Salmeron)

Related Issue: Adam Kutcher asked Ashley Wallace (CBP) if she could get DPW contact for parking committee.

5. Community Greenspace Discussion

- Barclay Park Update: splash pad, chess tables, etc. (Charlie Duff)
- Adopt-a-Lot Application: Renewals needed for Hunter's Lot & Wonderground, additional Adopt-a-Lot properties around Hunter's Lot?

6. Open Discussion: Chair / Co-chair interest?

North Avenue Rising Update (Ashley Wallace, Adam Kutcher reported)

- Neighborhood expressed following concerns with the current North Avenue Rising plans including: Loss of parking, street lighting, streetscape
- **Updates:** Pedestrian lighting pending in plans - due to lack of funds in MVA budget, Central Baltimore Partnership attempting to work with City DOT to pay for recessed parking in selected areas. Ashley Wallace (CBP) scheduled walk through with Frank Murphy from DOT.
 - Cost of proposed recessed parking has been reduced to \$1 million.
 - Baltimore City agreed to bump out at intersection of Greenmount & North Ave. Charles North Community is also discussing bump out at intersection of Howard & North.
- Next Public Meeting on June 6th, for North Ave Rising Project - 35% plans have been posted to <https://northavenuerising.com/index.php/about/project-documents>.

V2V Properties

Open House was held on May 11, 2018 at 1803 & 1815 Barclay.

Both properties have received bids (all bids due May 24, 2018): 3 bids so far for 1803 (likely to receive up to 12) and probably 5-6 bids on 1815.

The following criteria offered by DevCom to the City in terms of community preferences for ranking bids:

1803 Barclay: Single family, Owner developed or resale, Renting community resident looking for home ownership, Historic façade restoration to match existing on street, offstreet parking a plus.

1815 Barclay: Single family, Resale or owner developed (not rental), Prior construction & development experience, Ability to begin work asap, Property stabilization plan; Preservation of mural on north wall, Local labor participation.

Next steps will depend on number of qualified bidders. May ask for community presentations if there are several closely matched bidders who meet many criteria.

Vacant Housing Roundup

319 E. Lafayette: GWCA urged Baltimore City to place property in receivership. Out-of-court agreement reached with adjacent neighbor harmed by property, now satisfied with plan to stabilize their 3rd story with star bolts. Increased activity has been observed at 319 & comment made that workers may be digging out the basement. Owner is due back in court on June 6th. GWCA to check permits for underpinning.

460 E. Federal: Property is vacant with posted vacant building notice. Was damaged by fire a year ago. A year will have passed in August, so code enforcement will move to place the property into receivership.

HABC vacant properties: 432 & 427 E. Lanvale, 411 E. North, 326 E. Lafayette, 1617 N. Calvert are all properties owned by the Housing Authority. Adam Kutcher wrote HABC an email on behalf of GWCA urging that these properties be developed or entered in the Vacants to Value program. HABC responded that they will assess the cost of fixing these properties and make a decision on keeping or selling them. HABC will inform GWCA of the assessment by the end of May.

Baltimore Redevelopment Project (NY-based development group): 430, 432, & 450 Pitman Place: The developer purchased the properties 3 years ago and presented to the community one year ago. At their presentation, they said they would develop these properties in Fall 2017, but they have not. According to Baltimore Code Enforcement, these properties were sold to the developers by the City and it is City policy to not move City-sold property into receivership.

Action: GWCA will ask the City to reconsider moving the properties into receivership. Adam Kutcher will write letter on behalf of GWCA to Code Enforcement in order to start the process. Indications are that they are still actively pricing the job with GCs.

Parking Committee

Ashley Wallace (CBP) has agreed to assist the parking committee by providing a DPW contact for street sweeping at her next meeting with DPW regarding North Avenue Rising.

Update: POC provided to DevCom: John Chalmers , 410-396-8450, John.Chalmers@baltimorecity.gov.

Barclay Park & TRF Development

The Barclay Park with splash pad that was promised by TRF Development as a community benefit is nearly completed. The planned construction of 5 row houses on Brentwood & Barclay around this park by TRF has not occurred. TRF has been invited to the next DevCom meeting to discuss timing and community desires. TRF interested in community feedback on size and configuration of houses (beds/baths).

Community Greenspace

Adopt-a-Lot Application: Renewals needed for Hunter's Lot, Wonderground, etc. DHCD suggested that GWCA bundle together multiple Adopt-a-Lot applications. This was suggested as good agenda item for the first Greenspace Committee Meeting.

Note: Adam has a catalog of all GW vacant space and suggests that the Greenspace Committee can help match supply and demand.

Other concerns:

- Calvert-Federal Street Park observed as being too dark - desire to see lights installed here.