



To Preserve And Promote Our Historic Lifestyle

**Federal Hill Neighborhood Association
General Membership Meeting Minutes
January 15th, 2013**

Date	Start Time	End Time	Location	Minutes Completed By
January 15, 2013	7:00pm	9:15pm	Christ Lutheran C	Karen Angelici
Attendees				
Approximately 67 Attendees				
Agenda/Main Issues Discussed				
<ol style="list-style-type: none"> 1. Call to Order 2. Parking Permit Pick-up – February 23rd, 9am – 1pm, at Christ Lutheran Church (more info available at: http://federalhillbaltimore.org/area---9---parking/) 3. Membership Drive (http://federalhillbaltimore.org/become---a---member/) 4. Rash Field / Light Street Bridge Update 5. Point, Click, Switch (Jason Schwartzberg) 6. Nichiban Liquor License Transfer (Zhao Brothers and Frank Boozer) 7. 400 E. Cross Street – Proposed Zoning Change (Scott and Arika Pevenstein) 8. Proposed Angled Parking Pilot (Eric Costello) 9. Upcoming Meetings and Deadlines 10. New Business 11. Adjourn 				
Parking Permit Pick Up (Eric Costello)				
Eric announced the parking permit pick up is Feb 23 rd , from 9am – 1pm. FHNA is still looking for volunteers who will get coffee, donuts, and lunch. Residents can go online to purchase permits starting Jan 20 th and FHNA will be sending out information on how to do this by Jan 20th. Eric announced that he is heading up the Parking Committee work currently with huge assistance from Rich Polan, Karen Angelici, and Ginny Gerhart.				
Membership Drive (Eric Costello)				
Eric encouraged everyone to become a member of the neighborhood association; membership costs \$20. The fees are used to support neighborhood events and charitable efforts, and for volunteer efforts (like coffee and donuts for volunteers at the parking permit pick up event). There is a link on the agenda for sign up.				
Rash Field/Light Street Bridge (Eric Costello and Bill Cole)				
The Light Street bridge, which connects the Hyatt to Hooters, will be under construction and is expected to be complete in late March. The City will be storing construction equipment in containers				

on rash field. Eric encouraged attendees to send him an email if they see anything of concern.

Bill Cole also discussed a permit request for Rash Field next weekend. One of the largest bands, a gay/lesbian/transgender band, is staying at Royal Sonesta Hotel, and includes several hundred people. They put in a permit request to practice at Rash Field and Federal Hill park (The Fed Hill permit was rejected). The only day the band will practice is from 10-5pm Sunday, so residents may hear this.

Point, Click, Switch (Jason Schwartzberg)

Jason explained that they (Point, Click, Switch) are to utilities what Expedia is to travel -- their service helps users figure out the best rates for utilities. He announced that everyone's BGE bill will go up approximately 15% starting Jun 01st. He explained that if you are still with BGE you are paying 9 cents per kwh. If you switch suppliers, you could save 10% over what you pay today. There are offers for 7.99 cents per kwh. His service provides a breakdown on what you save when you sign up. They are Baltimore based, located near Whole Foods. A question was asked about whether it is possible to change suppliers for electric if both gas and electric is currently being provided by BGE. Jason said this is possible and they offer both gas and electric. He said he also provides info on how environmentally friendly suppliers are. He explained you may go green and pay the same rate as BGE. There is no cost to customers for this service.

Nichiban Liquor License Transfer (Zhao Brothers and Frank Boozer)

Frank explained that his clients, Zhao Brothers, are buying Nichiban's liquor license (currently located at 1035-1037 S. Charles Street) and said he's had a conversation with Eric about what to expect. The hours of the sushi restaurant will be from 11-3pm Monday – Sunday for lunch, weekday evenings 5-10pm, and Friday and Saturday evenings 5-11pm. There will be no live music and no problems that other establishments have caused. They will have a full-service food and beverage sushi restaurant and should be done with construction soon. The bar will have about 10 seats and dining area will be 60 seats. They will be meeting with the Liquor License Board and developing a comprehensive memorandum of understanding (MOU). They hope to open around March 1. There were no questions. The chair entertained a motion to write a letter of support. Maryland law requires a resident of Baltimore City be on the Liquor License and the father Zhao will be on the license and is 30% owner and lives in the city. Will Runnenbaum made a motion to direct Eric to write a letter of support, which was seconded. 65 were in support, 0 were in opposition.

400 E. Cross Street – Proposed Zoning Change (Scott and Arika Pevenstein, Bill Cole, Laurie Feinberg)

Eric explained that Scott purchased a home with 2 dwelling units and is looking to formalize that arrangement in order to follow the law. He said that the neighborhood association supports this. This change requires a city council bill that goes to the planning commission. Bill Cole introduced the bill. Laurie Feinberg, Deputy Director of the City Department of Planning, explained there is a Planning Commission hearing scheduled for Thursday and then it will get referred to the Land Use Committee of City Council in about a month and, if viewed favorably, will then go to City Council for vote. She explained that this process and zoning change is necessary to convert it from single-family dwelling to a multi-family dwelling.

Eric explained that Scott and Arika signed an agreement, which says the new unit would not be eligible to participate in the RPP program and would be required to provide off-street parking to the

tenant. The unit will never be eligible to participate in the RPP program. Eric will write a letter to Bill Cole explaining that this is a one-time case and not a precedent, and will post the letter on the website at the request of a neighbor.

The Agreement, signed January 12, 2013, is between Scott and Arika Pevenstein of 400 E. Cross Street and the Federal Hill Neighborhood Association, Inc, represented by Eric Costello's signature. Per the agreement, the responsibilities of the parties are as follows:

1. Owners of the real property at 400 E. Cross Street agree to provide and include off-street parking for each vehicle registered to tenants within their proposed basement dwelling unit. Owners permanently forfeit ability for tenants to acquire Area 9 Residential Parking Permit (RPP) Program decals.
2. Owners acknowledge that the second dwelling unit at the real property at 400 E. Cross Street will not have the ability to acquire an Area 9 Visitor's Permit for the second dwelling unit that is created, and this right is forfeited permanently.
3. Owners agree to inform all future tenants of items 1 and 2 above in writing via a lease.
4. Federal Hill Neighborhood Association, Inc (FHNA) agrees to inform property owner of any changes to the RPP Program legislation that may impact the legality of this agreement.
5. Owners of the real property at 400 E. Cross Street agree to submit this MOU (signed) at a Planning Commission hearing, for the record.

During Q&A, it was asked what criteria are we using to convert dwellings. "Why is it ok to take something illegal and make it legal?" An attendee was concerned about the precedent of using the situation like a grandfathered situation even though it was never legal. Ms. Feinberg explained that they looked at it from the standard of the current code in terms of square feet of lot compared to the unit. She said that from the new code perspective, it would simply be by the lot area and wouldn't take into account any efficiency unit. The new code requires a 1,500 square foot lot and a parking space to add a new unit. An attendee asked whether there is a window egress on the property. Scott explained that they are making some changes to make the unit an efficiency apartment and the egress will actually be the door. FHNA Preservation Committee Chair, John Thompson, stated that he reviewed the exterior of the building and that he did not notice any issues. Bill Cole explained that Scott came to him proactively to remedy his situation once he found out he had an issue. Scott also explained that he needs to go through an inspection and other steps.

Proposed Angled Parking Pilot (Eric Costello and Bill Cole)

Eric explained the parking committee is regularly meeting and working to improve the parking situation, 2101 decals and visitor's permits compared to 724 spaces...a ratio of 2.9:1. The goal of the parking committee is to reduce the ratio of existing permits and visitor's decals to existing spaces, integrated with adequate parking enforcement from the City. Over the past year, FHNA has collected 400 survey responses and parking is usually the #1 concern. It is impossible to solve the problem, but the Parking Committee hopes to make it a little easier for everyone to park. Eric believes Area 9 is a real leader on parking city-wide. We are the 2nd most active area in the city. We have been the primary driver of changes for legislation, as confirmed by Councilman Cole, driving tiered fining for folks who are repeat offenders of RPP law.

The first effort is a 6-month pilot program for angled parking which would convert parallel parking spots to angled parking on 5 blocks which were selected because the streets are wide enough for

angled parking and there are no dwelling units on that side of those blocks. There would be 35 new spaces created with the pilot. There would be a pre-pilot survey conducted of residents (online) followed by a post-survey after many months into the pilot to determine it's success.

Eric explained that there has been a process to hear about concerns surrounding the angled parking pilot. There was a meeting December 18th with residents to discuss concerns which included 1) aesthetics, 2) safety with rear-in parking, 3) which streets would get the pilot (everyone should suffer together), 4) criteria needed to measure the success of the pilot (have a survey with objective questions). Eric then sent residents a survey asking them to elaborate on concerns or support for the pilot. He summarized responses and discussed those at a January Parking Committee meeting.

Eric explained that there were several survey responses regarding whether to extend the pilot to the entire neighborhood from the get-go instead of phasing it in. Support for that idea correlated to where people lived. Everyone wants angled parking except on their own block. There were concerns that property values might be impacted. There were concerns related to safety, and concerns about lights shining into homes. Few people favored reverse-in parking. Several felt angled parking would ruin the historic charm of the neighborhood. On the flip side, several folks in 100 block of E. Montgomery like how it looks.

The parking committee decided on three short term goals: 1) target spaces for conversion in Area 9 using the updated map of parking spaces; 2) implement the proposed angled parking pilot; and 3) convert the unit block of E. Hamburg from no parking to one-side parallel parking. They agreed on the following long term goals: 1) increased visitor pass enforcement; 2) explore law changes on visitor passes; 3) explore meter conversion on Covington on the west side of Covington, adjacent to the park; and 4) extend the parking pilot to other wide streets eligible for angled parking conversion.

Eric explained there will be an electronic pre and post survey. Eric stressed that FHNA will engage residents at every step. He also explained the dilemma that has been raised by others regarding who should be allowed to be the decision maker. He explained that only 50 residences are in the impacted area and there are 1800 residences in the area generally. How do we decide whose vote counts more? He explained that there will be some serious thought about how to go about that. He explained the Board has voted to support angled parking. The Board is considering modifications to the proposed plan...such as front-in instead of reverse in parking, as well as developing criteria to measure success.

Bill Cole added that Fells Point and Canton have done an assessment of where angled parking can go and they have implemented it wherever it would fit. He explained he grew up on 100 block of E. Montgomery and that the angled parking doesn't seem to affect property values. Police attest that there is no additional crime with angled parking. Bill explained that reverse angled parking is what traffic engineers say is the most safe, it is the current national trend. He added that DOT might be willing to work with Federal Hill if we want front-in parking. Bill Cole represents 50% of the RPP customers in the city and understands that every neighborhood is unique. Otterbein, for example, has very strict requirements. The number one issue for every area is that there isn't enough parking. Bill Cole is willing to block parking for a few hours to figure out whether front-in or reverse-in works best. Someone proposed a night test so the lights issue can be tested as well. Bill also discussed Zip Car and Eric added there are 10,000 city subscribers to Zip Car.

Will Runnenbaum made an incidental motion to suspend the rules to change public presentations to 2

minutes with a rebuttal of 30 seconds, for each individual in attendance. The motion was seconded and passed unanimously.

Rob Goodman, Warren Avenue, discussed additional ideas to gain additional parking spaces instead of implementing angled parking. He explained there would not be a net gain from angled parking without additional enforcement. He also mentioned concerns about aesthetics and the street looking like a parking garage, like Fells Point. He also pressed for objective criteria to measure the impact/success.

Andrew Kittell, 800 block of Battery, says he is speaking for his block. He raised the following questions: What are we measuring? What is the cause? What will these 35 spaces cure if we don't know what the illness is? He explained there are concerns about both back in and front-in angled parking, and maybe additional calming initiatives might make it more palatable. He also discussed concerns with enforcement.

Kathy Marconi, 200 block of Montgomery Street, asked for a census survey of all residents of impacted blocks, so that FHNA would know whether or not those folks support it. Eric explained that DOT has control over the streets and can decide without us to move forward and Councilman Cole reiterated this. Bill Cole also explained that the city is going to a Complete Streets model, which includes angled parking to calm parking stress.

Bill Cole explained that 100 percent of block faces have supported the pilot because the proposed pilot block faces either reside adjacent to Federal Hill Park (property of the City) or the old Southern High School complex (which FHNA has attained the support of the property owner). He added that the petition process is not in the law/code.

Curtis Brown, 300 block of Warren Avenue, expressed concerns that, if implemented, angled parking might never be reversed if the community decided it didn't want it later. Eric explained that he is confident that it could be reversed just as easily as it can be implemented.

Sandy Seward, Warren Avenue, expressed concerns about the Board not considering an all-or-nothing approach. Eric explained that there is a different impact to the homes in the expanded pilot compared to those in the initial proposed pilot which is why the phased-in approach was proposed.

Will Runnenbaum, 700 block of William, explained they now have front-in parking. He explained the community has a historic conundrum since the parking of the 1800s was very different than today's challenges. "We are trying to torque a community that was not built for cars." He explained that if we continue to be able to get 4 residential parking permits per household, we will always have a problem. He implored folks to limit the number of vehicles per household.

Mark Quick, 200 block of Warren, asked to take up Bill Cole's suggestion to close down a block and turn it into 36th street of Hampden to see how it goes, specifically, testing out the proposed-pilot for one day. Eric explained he is committed to pursuing that.

Matt Buchanan, near Montgomery and Battery, explained he sees cars parked for weeks without enforcement. Eric explained the City is planning to implement RFID tags, which will allow them to enforce electronically. Right now, the only way to enforce in those situations is if a neighbor

complains and the officer can then put a chalk mark on the tire. This process generally takes a week

Nicole Quinn, lives on E. Wheeling, asked whether it is possible that the city would come in and add more meters if angled parking is available. Eric explained that is extremely unlikely to occur.

Jim Hall, Grindall Street, asked how difficult is it to back into a space. Eric explained he is personally comfortable with it but it could vary by individual. The membership agreed that it varies.

Laura Brunner, 800 block of Light Street, speaking on behalf of people with young children, explained that having groceries and parking many blocks away with a one-year old is difficult and that Fed Hill really needs more parking. Eric Costello explained that he had spoken with several neighbors on E. Wheeling that expressed similar concerns.

Paul Deltete, 200 block of E. Montgomery, explained that he attended the annual Parking Committee meeting. He said each attendee voted on 32 initiatives. He asked if Eric could make the voting results available to everyone. Eric agreed to post the results of the vote on the website parking page. Paul made a motion to publish the results of the January Parking meeting. It was seconded and unanimously approved.

Ivo Jamrosz, 800 block of William Street, described the situation with residences which do not qualify for parking decals, depending on the number of garage spaces/parking pad space and Eric elaborated on that situation.

Scott Pevenstein, 400 E. Cross St., commended Eric and the Parking Committee for its work. He asked whether the number of decals could be restricted. He also asked whether the 1000 block of Riverside be considered in the pilot. Eric said yes and explained the Board would like to proceed with the existing pilot, determine whether it was successful, and whether to proceed with an extended pilot.

Maggie Cawley, William, in support of the pilot, would like 6 months to see whether she is ok with angled parking as part of an extended pilot. Eric explained there would be a similar process for the extended pilot.

Paul Quinn, 400 block of E. Cross, asked whether the parking authority signed off on this? Eric explained the RPP supervisor has been looped in every step of the way and has been supportive of Area 9 and FHNA's response to the parking process.

Mark Quick asked whether there is talk of changing the RPP program east of William Street? Eric explained that a while back a deal was struck with the Federal Hill Business Association (FHBA) that mandated FHNA would never convert to zero hours (from 2 now) parking in the neighborhood. Eric explained that he will reach out to Will Runnebaum, regarding revisiting this previous agreement.

In summary, Eric explained that the Board would be making the decision about how to proceed. He also took a group vote. Results are:

Those who favor NO angled parking whatsoever: 13

Those who favor the proposed pilot on the proposed 5 block faces: 24

Those who favor extending the pilot from the start to include all eligible blocks: 31

Those who favor implementing the pilot as proposed with only 5 initially proposed blocks: 5

Upcoming Meetings and Deadlines

Eric announced the following upcoming meetings and deadlines. He's sending an email blast this weekend about purchasing decals.

- a. 01/17, Thu, 7pm – SDPCRC Mtg, SD Police Station
- b. 01/20, Sun – Neighbors may begin purchasing new Area 9 decals online at: <https://pabc.t2hosted.com/cm/index.aspx> -----
- c. 01/24, Thu, 7pm – COP Walk, Porters
- d. 01/25, Fri – Deadline for Hillsider submissions, all should be sent to: FHNAHillsider@gmail.com and jmm127@verizon.net
- e. 01/26, Sat, 9:30am – Guardian Angels Comm Mtg, 1805 Wickes Ave
- f. 01/27, Sun, 4pm – FHS Chili Cook Off, Little Havana
- g. 02/08, Fri, 8am, DHHS Advisory Board Mtg, DHHS Room 156
- h. 02/23, Sat, 9am – 1pm, Community Area 9 Permit Pick—up, Christ Lutheran Church

New Business

Eric mentioned that FHNA is in discussion with Susquehanna Bank about their signage.

Other Items (Fire Department Smoke Detector Program)

Fire Department's Ron, with Engine Company 2 at 800 Light Street, announced the free smoke detector program in the City. City ordinance requires a smoke detector on every floor of each residence for safety, installed ideally in the common areas of the house. Ron reiterated that early detection is key. He explained that if you call 311, tell the operator that you want smoke detectors installed in your house and they will dispatch someone from the fire house to install them for free. Their policy is that if the City gives you a smoke detector, they also need to be the ones to install it. The Fire Department uses 10-year lithium batteries. Ron also recommended cleaning chimneys. The Fire Department will also bring a carbon-monoxide detector to check for leaks when they come. Ron also reminded residents to clear the area around a gas furnace. The fire house also offers free blood pressure checks. The company is also selling patches for \$5 at the fire house.

To Do's For the Board

- Write a letter of support for Zhao Brothers and their liquor license.
- Write a letter to Bill Cole explaining that the Pevenstein's situation is a one-time situation and not a precedent. Post the letter on the FHNA website.
- Follow up with Bill Cole about blocking off a street one evening to test front-in versus reverse-in parking.
- Publish the results of the January parking committee vote on the parking committee webpage.
- Ensure the Board considers comments and voting from today's meeting in making decision about angled parking.