

RNA Community Meeting Minutes

February 28, 2022, 7:00-8:15 p.m. via Zoom

Board Members in attendance: Rich Badmington (President), Becca Charlton (Secretary), Jeff Dewberry, Jackson Fisher, Jen McLaughlin (Vice President), John Pare (Immediate Past President), Rachel Wagner;

Board members absent: Jeff Brown, Joelle Woolston (Treasurer)

Number of Zoom Attendees: approximately 40-45

Next meeting: Monday, March 28, 2022 at 7:00 p.m. via Zoom

Note: We plan to stay virtual on Zoom for the time being but hope to resume in person sometime this year.

Board Updates

Jeff Dewberry, Public Safety

Jeff welcomed Officer Owens of the BCPD.

Officer Owens, Peninsula Sector 4, BPD Southern District

Officer Owens updated the neighborhood on recent crimes in the area (includes some streets outside of Riverside), including: 1 larceny, 4 larcenies from autos, 1 carjacking, 2 commercial robberies (at Hilltop and Papa John's on Hanover). He had no updates on suspects in those cases at this time.

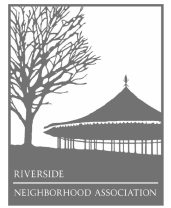
He reminded residents of the City's program to encourage residents to invest in security cameras and to register those cameras along with their contact information with the City so that authorities can reach out to you to check for video that may be helpful in investigating a crime, as needed based on the location of crimes and the likely routes of perpetrators.

To register your camera in the City Watch program or learn about rebates go to:

<https://www.baltimorepolice.org/community/citiwatch-community-partnership-overview>

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Rachel Wagner, Communications and Public Safety

Rachel mentioned the work of the Community Relations Council, consisting of residents from nearby neighborhoods including RNA's Jeff Dewberry and Brad O'brien from Federal Hill Neighborhood Assn. These meetings are every third Thursday via Zoom at 7:00 p.m.

There is a new Major for the BPD Southern District who engages regularly with local leaders in attendance, and attendees are able to ask questions in an open forum. To subscribe to the Baltimore Police Dept Southern District Community Mailing List, and receive reminders about the monthly CRC meetings, you can sign up here:

<https://gmail.us2.list-manage.com/subscribe?u=2ad70bff4d493b414bf507a24&id=3a2e98ab23>

Rachel reiterated RNA's support for victims of crimes in the neighborhood. After working directly and initially with police, feel free to email rnabaltimore@gmail.com if you want to report anything to RNA or if you're looking for support or have any questions working through the legal system. RNA's public safety team wants to support anyone who may be the victim of a crime and is looking for information on the legal process.

Jackson Fisher, Friends of Riverside Park

We are now beginning plans for the summer concert series, which will be held monthly, Jun.-Sept., in the park. A core volunteer group is active but please email rnabaltimore@gmail.com if you're interested in either joining an organizing committee to provide regular support or helping out day-of as you're available.

Jackson met with BCRP and Councilman Costello and reports that the park field renovation bid was issued in September but no bids were acceptable. The RFP was amended and will be reissued this spring. We hope work can begin in late spring or early summer. This phase of the project is expected to take 18 months.

Gazebo renovations (new roof, paint, some ironwork) are also imminent. The South Baltimore Gateway Partnership (SBGP) will retain a structural engineer to check for any issues, then plan restoration and renovation of the ironwork. The preliminary estimate is expected in two weeks, at which point we will be informed of the updated schedule. We hope work will be completed this spring.

There are some upcoming volunteer dates with St. Ignatius students, for March-June so expect to see them helping out in the park.

If anyone wants to lend a hand and volunteer, email rnabaltimore@gmail.com to learn about ongoing projects. Local helper Shannon is around regularly to help with equipment and supplies.

There are preliminary plans to have a volunteer workday in May at the Riverside Pool area. Work would include painting, pruning, planting, etc. The date, yet to be finalized, is likely the second or third weekend in May.

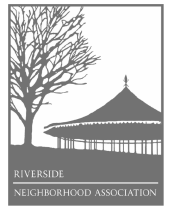
Rich Badmington, Development

Rich provided updates on recent developments that RNA has been involved with:

The developers of 742-744 E. Fort Ave. who presented initial plans at the January meeting, informed us that, after review and discussion, the proposal for a multi-family development was withdrawn by the owner

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who now plans to renovate 742 E. Fort under current zoning for this property.

RNA supported Mind Pub's request for a new liquor license after their presentation at January's Community Meeting, during which no concerns were raised.

Guest Speakers

Joe Woolman (of Anthem House), Seth Peichert (of WarHorse Cities) and Patrick Hudson (of Local Oyster) Provided Updates on Local Oyster and their Liquor License Application

Joe started the conversation noting that Local Oyster is requesting a transfer of a liquor license from a previous restaurant in the area. It is a BD7 license, which does not carry a food requirement, however, Local Oyster is within the moratorium area in Locust Point where you can't bring in a new license, so transferring an existing license from a previous establishment within the area is the only option. He noted that Local Oyster is being built as a restaurant, not a bar or club. This restaurant has always been part of the Anthem development.

There is a hearing scheduled before the liquor board two weeks from Thursday, on March 10. They hope to garner RNA's support for this transfer. He then shared some of the renovation work they've been doing. They are in the home stretch of renovations now, most of the outside construction is complete.

Patrick Hudson, the owner of Local Oyster, shared some personal history, including being a Baltimore native, and how he is looking forward to becoming part of the neighborhood. He remembers the former Rallo's diner and wants to include something reminiscent of the diner and its menu offerings. He has been working on this project since 2018 and was mostly ready to get started when COVID hit. They have managed to stick to the plan (beyond the obvious delay) and are committed to seeing the vision through.

Their oysters come from their farm in southern MD, and they use family recipes for crab cakes, soup, and shrimp salad. It's all based on family and tradition of the local region. Some dishes from True Chesapeake Oyster Company, which he also owns, will also be available. He said neighbors should expect great food and hospitality. Shuffleboard and foosball are planned for the second floor where there is additional seating. A patio and fireplace/pit will be open seasonally on the northeast side of the building. They also hope to be part of the summer concert series, providing a raw bar or grill. They want to be part of the community.

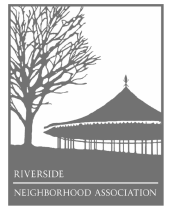
Community Q&A

Hannah (neighbor):

- Q: What about events/live music/hours/ notifying neighbors ahead of time?

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- A: Open 7 days/week and brunch on Sundays but owners think it will take 3-9 months to get to that amount of open time. They will probably start with lunch/dinner 4-5 days/week. They expect to close around 10:00 p.m. on weeknights. Fri/Sat close is expected around midnight, but will depend on customer demand. For events that include live music or which might be noisier than general nights, they say they will provide advance notice to immediate neighbors. At their other restaurant, they have sent a movie gift certificate to tenants in the space above the facility so they can get away for a few hours. They don't plan to have amplified live music, but rather acoustic music by 1-2 artists at a time; not large bands with amplifiers.

- Q: What's the plan for waste management and parking (issues with dumpsters, people parking and blocking the alley, etc.; safety concern regarding blockage of the alley to emergency vehicles)?

- A: (Seth Peichert) No large/permanent dumpsters, just roll-out bins which will be enclosed. Parking was recently redone with new parallel parking spots added post-construction. They will post no parking signs in the alley, but no other enforcement mechanisms are planned.

Jeff D (RNA)

- RNA has relationships with other owners and operators of local bars and restaurants, so we're most concerned with knowing who will be working onsite and how issues will be addressed if/as they arise.

- A: (Seth Peicher) Patrick Hudson is that local owner and operator and we expect to have a similar relationship with the neighborhood.

(Patrick Hudson) We have close residential neighbors at all of our locations, oftentimes apartments sharing walls. We try to be good neighbors and want to get to know the residents and make good friends, as we know we won't be successful without doing so. We also hope to hire people from the community. We care about our employees and our neighbors and we'll have contact info available to reach us, patrick@thelocaloyster.com, nick@thelocaloyster.com, Seth@warhorsecities.com, we'll provide cell phone numbers as well.

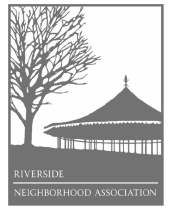
John Pare (RNA)

- Q: Where is the license from?

- A: Clement St. establishment: "Inn Like Flynn's" license

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Aaron Campbell, Community Relations Manager, MTA (update on the MARC railyard improvements project and ongoing BGE work)

MARC was also represented by George Bell, area manager and Lineta Duren of Assedo Consulting (Community Relations Manager for this project), and Malik Jordan (BGE)

George Bell noted that the steel structure is going up now and is easily visible. Work is on schedule. Steel work and inside infrastructure work should be completed within the next month. The contractor is planning paving repairs following underground electrical work along Ludlow St. The work on the side of the hill along Key Hwy is well underway and should be complete in the next month or so as well. Inside the compound work is moving along well.

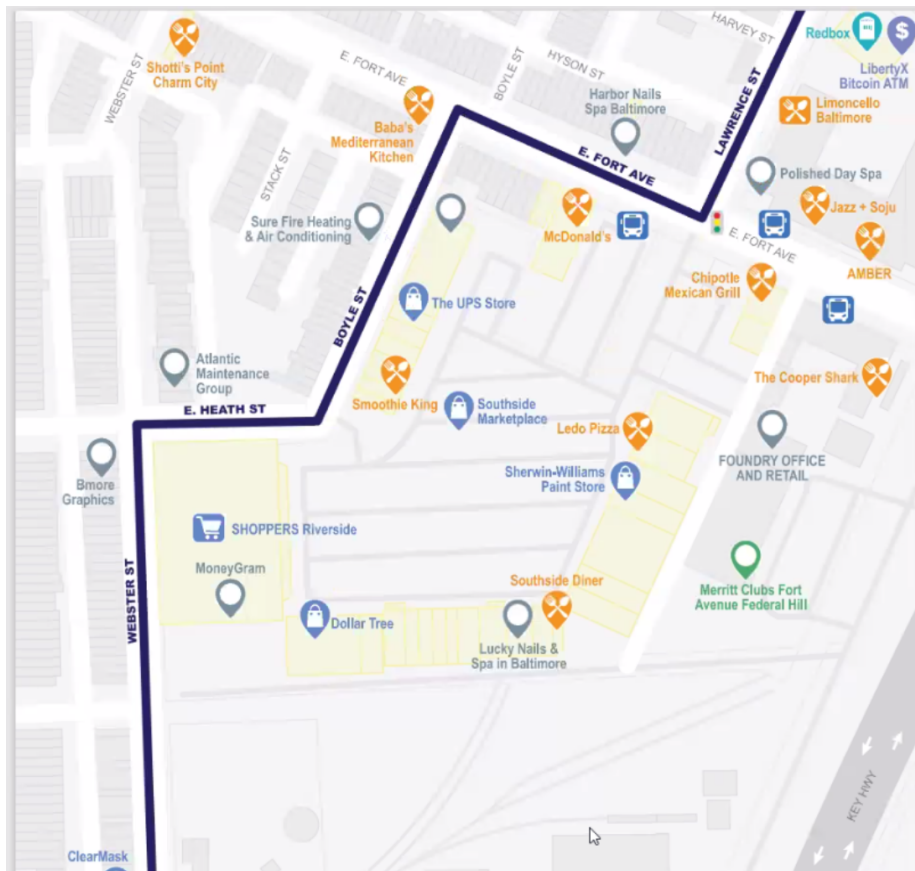
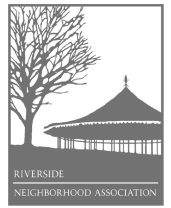
Along Webster St., BGE's contractor began saw-cutting the last couple days and has committed to staying in communication with the community.

Lineta Duren, with Assedo Consulting (working on behalf of BGE) noted that work started last Tuesday and was delayed by a couple rain days. She said work is beginning on the 1800 block of Webster, with the 1700 block of Webster coming up next. They will door hangers on homes along those streets about one week in advance, and text messages a couple days prior. They're also sending notifications to the RNA working committee and Councilman Costello weekly with updates on plans for the week ahead. They also mailed letters to homes along the alignment and will continue to join RNA Community Meetings.

She also shared a map of the project:

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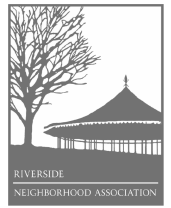
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She noted this is for a gas main only. No service lines connections to residences will take place as with other projects.

For information on parking or other updates, sign up for text message by texting BGERIVERSIDE to 844-786-0130.

Lineta can be reached at Lineta@assedollc.com or by phone at 410-618-0102.



Q&A

- Q: What about local businesses and the work that will be done in front of them?
- A: BGE plans to speak with local establishments including Local Oyster and others as the project nears Fort Ave and that area.

Lineta agreed to Rich Badmington's request that the outreach firm begin that process immediately.

- Q: What is the Management of Traffic plan for work in the Lawrence St area, which needs to be done carefully as the neighbors who access their parking via the alley as well as MedStar, YogaWorks, and A2 will be impacted.
- A: Bryan Cyran (BGE) - confirmed work is on West side of Lawrence.

Councilman Costello noted that BGE cannot under any circumstances block people from their only means of parking and property access. He urged them to come up with some creative solution temporarily, e.g., making Hyson two-way during construction.

At the Councilman's request, Lineta agreed to provide the draft Management of Traffic plan for Lawrence St area to RNA/Eric Costello/Team 46 reps ahead of construction along Lawrence St.

Other Questions/Announcements

Councilman Costello noted that the City mask mandate was lifted today and biweekly recycling collection continues indefinitely, until at least late spring or early summer. For the weeks in which we don't have collection, residents can take recycling to Digital Harbor H.S. Tues.-Fri. Or to the Reed Bird collection center in Cherry Hill.

Rachel noted that RNA is actively looking for an option for yellow recycling bin collection for residents who no longer have a need for them. She hopes to announce a solution soon.

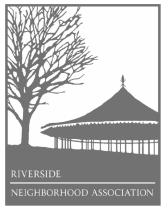
Rich reminded everyone to please pay your 2022 dues online, \$5 for the year per person. If you've not yet paid your 2022 RNA Membership dues, you can do so here:

<https://www.riversideneighborhoodassociation.com/about/dues-and-donations/>

Again, only \$5 per year per person (\$5.46 if you're able to help us cover the processing fee). You can use the same link to make a donation to RNA any time to help with park improvements, events, and more.

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The following people left contact info in the meeting chat:

Ondoria Harmon Senior & 11th Dist. Community Liaison , Mayor's Office of Neighborhoods, Ondoria.harmon@baltimorecity.gov 433-721-5906

ANY & ALL DPW ISSUES, please get in contact directly:
Larry.Nunley@baltimorecity.gov, CELL: 443-615-2626

There was a question about the nuisance of when a line of scooters is placed in front of private homes. Scooters often fall over, sometimes into vehicles, or create sidewalk hazards. Is there any line of communication to ask that these be placed along the park instead?

No one had information at this time, but Rich Badmington said RNA would look into it.

There was a question about the use of the parking structure under/adjacent to MedStar (the former Walgreen's site). Could local restaurants use it, like Local Oyster patrons? Joe (Anthem House) noted that there is no arrangement with the landlord now for use of that parking structure, but parking for Local Oyster will be available on the retail level of Anthem House garage along with other retail parking (adjacent to Limoncello, Amber, Polished nail salon, etc.).

Respectfully submitted,

Rebecca Charlton, Secretary
February 28, 2022