

## Fells Prospect, Inc. Meeting Minutes: March 12, 2008

### I. Welcome

Victor Corbin, President, called the meeting to order at 7:05 p.m.

### II. Officer Reports

Treasurer: We have \$5,200 in our account.

### III. Committee Reports

Crime Prevention: Good month; crime down. Four robberies, one assault, one burglary

Most larceny is from auto. Don't leave anything visible.

Operation Crime Watch: sign up and get sign indicating area as part of program. Question about sign: positive or negative impact? Answer: A majority of residents must apply, then the sign is posted.

Gentleman's Club (formerly Chubbies, now Club 2000): anyone who lives in the area should keep a log of problems to show police. Include times, dates, and activity.

Land Use: Not much happening. Few zoning applications.

### IV. Old Business

Fire department request for nine parking spaces. Seems like dead issue. Fells Prospect has been contacted by Butchers Hill and Upper Fells. The three associations will work together on feasibility study of ways to gain more parking. Meeting with City on March 27th. We are looking at certain wide blocks for angled parking. We will vote on fire department request at the April meeting.

### V. New Business

Victor suggested that we consider moving the meeting time to 7:30.

Columbus Day Parade will be held on Sunday, October 12, starting at 1 pm. Route to change. This year will start on Linwood and go down Eastern to Little Italy. We will vote whether to support this change at the April meeting.

### VI. Presentations

Dog park in Patterson Park. Dottie presented plans and map for proposed dog park in Patterson Park. Will be 1.3 acres in site chosen for good drainage and little impact of rest of park: near old bath house. Questions: Interfere with sports? Answer: No, not in space where leagues play.

Marshy area? No, good drainage. Must be below pond. Drainage bad in area dog owners now congregate. Will it really solve the dog problem? Hope so; will need encouragement from others in park. Who will clean up the dog park? Dog owners and City will need to make effort. Article about dog park will appear in newsletter. Will vote on support at April meeting.

Jannah from FRESHFARM Markets. Plans to open farmers' market on Lancaster Street near the intersection of Exeter and Central Ave. Market will operate from June to October. Recruiting farmers who have not been part of Baltimore markets. Will close Lancaster St. on Saturdays from 7 am to 2 pm; market is open 9 am to noon. Proposed market site is not in front of businesses and won't close sidewalks. Questions: Relationship with real estate developers? What funding and advertising? Where is parking? Answers: Communicating with developers; funding for running market and advertising in place; parking available at several garages, including one used by Whole Foods. Vote taken to support market. Unanimous approval.

Marketplace@Fells Point. Dan Winner, David Holmes, and their architect, Josh, made presentation of modified plans. Changes in PUD. Public parking garage eliminated; too expensive. Now two levels of parking for residential floors. Retail still on street level of Broadway. No offices above retail; now only residential: 150 apartments with parking. Height now 60 feet instead of 95. Units will be small and marketed to young single professionals.

Also are developing four additional small properties in the project, including the Comfort Station. Want to upgrade landscape around Water Taxi stop and the 700 and 800 blocks of Broadway.

Presentation of PUD to City is 25 April. Want to start construction spring 2009 and be finished in 18 to 20 months. Is CHAP district, so that will affect appearance.

Questions: Keep market open later? What kind of retailers? A Trader Joe's? Answers: Want a long lease period for market in 600 block. Must remain as City market. Want to create more open space along street. Want to attract small, upscale retailers for 600 block and work with those already there. Don't know about grocery or department stores.

Vote to support project. Janet Praid motioned for vote; Victor Corbin seconded it.  
Vote: all but one member approved support of project.

VI. A 50/50 raffle was held.  
The meeting was adjourned at approximately 8:25 p.m.