

## 4-10-2018 MWIA Community Board Meeting Minutes

Notes taken by Danielle Shapiro

- ❖ Meeting commenced at approximately 7:40 pm
- ❖ Welcome by Jill Feinberg for the Mt. Washington Pediatric Hospital.
- ❖ Welcome by David Nemerson on behalf of the Mount Washington Improvement Association. Thanks to MW Pediatric Hospital for hospitality and congratulate on extension of the cafeteria. Encourage people to stay involved. This makes the MWIA important – to convene people to focus on issues of critical importance to Mt. Washington.

First topic: Rosanna La Plante, Department of Public Works, discussed upcoming storm water management projects. She said that they will have a community meeting about this. She said, storm water restoration projects in your community include the Kelly Run stream restoration, 2800 linear feet restoring the stream and making it beautiful. Will have grass and bushes and vegetation. Make it look nicer and help with traffic calming will bring more wildlife. Permit with the state and required to help with storm water management to help with flooding and help with water quality. David Nemerson said we will set up a meeting.

- ❖ Trail and Parks Update (David N.):
  - In conjunction with DPW folks, there is a concern with when the trail section will be finished so Kelly Avenue can be done. We will work together that it happens as quickly as possible.
  - There are many complications on trail – saying slated to be done by March 1, 2019. Issues with sewer work in woods behind Roxbury to Light Rail tracks. (DPW work).
  - What is the timeline for the bridge going over Cross Country? March 1, 2019 is always the answer.
- ❖ Traffic (Julie Tong)
  - Concerns about the new stop sign at Cross country and South. DOT said that a traffic stop there was needed. We are more concerned about Sulgrave and Cross Country.
  - Got update on everything: such as the request for a crossing guard for Smith and Greeley. DOT says it is being investigated. Asked for an engineering study for cars turning left on Greeley road.
  - Requested speed bumps on Sulgrave Avenue
  - Request for a speed camera on Kelly Avenue.
  - Requested traffic camera on Smith Avenue.
  - Requested notice for when a new stop sign and asked why this wasn't the case with new stop signs on Cross Country.
- ❖ Revitalization of Pimlico Committee, next topic. Introduced by Julie Tong, Vice President of MWIA. The Committee members are: Jim Jacobs, Lu Pierson, Peter Garver, Evan Serpick, Ellen Spokes, Kimiya Darrell, and Rosalind Griffin.

They have been tasked with the goal of evaluating the future of Pimlico.

  - Jim Jacobs –When the task force was put together our charge was to work with Mt. Washington and other residents to make recommendations to the board based on the input and address that to the board. Three of us were former MWIA presidents. We had 5 meetings.

- The purpose is to present the information to you and get feedback from you. We had to learn what the issues are. We wanted to put up a website – go there on the website we have all the important critical documents that seem to be the ones that describe the background. MWIA.org go to Pimlico Task Force tab. There is also a link to provide us with your input. After the meeting – study, talk to your neighbors.
  - We are supposed to be giving your viewpoints. They will provide input to the powers that be.
  - This is being driven by the MD Stadium authority. They have a study – it showed that racetrack can continue to be a site for horse racing and the Preakness. Second phase – there is a desire to retain the track there.
  - MD Stadium authority is spending thousands of dollars, getting input from immediate surrounding neighborhoods about what type of development should take place there.
  - Tonight you will here from Senator Rosenberg, Park Heights Renaissance, Lifebridge and from Councilman Schleifer’s office.
- ❖ Delegate Sandy Rosenberg:
    - If we were here, last year – evening after session ended – was why should we spend the \$ for one day? Now it is being phrased – significant interest in redeveloping the site adjacent to the track, redeveloping for Preakness only spring meet. To have development. If Bill Cole was here, talk about a philanthropist who is interested. Private development interested.
    - Second phase – aware of the year round opportunities.
    - Mayor is in favor of major improvements outside the racetrack property. Will be opportunity for community input in June/July. We hope financing would be resolved at next year’s session.
    - Great opportunity for Mt Washington to work with Cylburn and Levindale Sunset – neighborhood working together.
- ❖ Marcus Pollock, Executive Director, Park Heights Renaissance
    - It is clear that anything can enhance Pimlico would be a boon to Park Heights. Clear that development is going to drive the market in Park Heights.
    - One thing we have thought about is rely on infrastructure that Lifebridge has presented.
    - We need to build from strength from East to SW, connecting to the major development area.
    - We welcome plans as they go forward. We are looking for the shovels in the ground. We have been hearing a lot of rumors but to hear today that things will change gives us hope.
- ❖ Martha D. Nathanson Vice President, Government Relations and Community Development, Lifebridge Health
- ❖ Eleven years ago, we bought the property from Pimlico Race Course for parking for our employees. They go the property and replaced the fencing on the property. We have bigger plans – intend to develop this as an ambulatory care center.
    - Want to create a campus like feel, landscaped on Linear and Cylburn avenue want a walking environment. There are 3 parcels bifurcated by Northern Parkway. We intend to develop this piece of property – 1 million sq. feet, there is a change in healthcare

regulation – we are motivated to provide care keeping people out of the hospital. Better access to ambulatory care.

- 100,000 sq feet for that building (located where????). Maybe a grocery store or arts center or green space.
- Had initial meeting with 5 neighborhoods. One of the questions is parking.
- More to come. If that is not developed in some way, would be difficult for us to continue to develop the rest of the property.
- Question: I heard you talking about a hotel on the property?
- We are not planning for a hotel, but if the developer put a hotel there – the property is now part of Pimlico PUD.
- Audience member question: Is there any plan for the triangle that is on the Mt. Washington side?
- Ingress and Egress around our campus.
- Audience member question: If the track were to close would Lifebridge develop a larger tract of land there?
- Audience member question: There is a house on the left hand side going straight up Rogers going to Northern Parkway – what will happen with that?
- 18 acres now of Parking Spaces – 600-800 a day.
- Audience member question: I have lived on Park Heights Avenue since 1972 – the biggest problem we have up there is crime. What needs to be done – it needs to be increased the security of the people coming there. They will say if you cross Belvedere – crime is a big problem.
- Those discussions have come up in our meetings.
- We are planning to build on properties on someone else’s PUD – does the PUD go away again?
- The PUD still needs to be amended and changed.
- Audience member question: Because the state prevails, would the PUD still be in place? Can the state override the PUD?

❖ Shelley Zimmerman, Chief of Staff of Councilman Yitzy Schleifer’s Office

Can you reiterate the council’s desire to support the MWIA?

- He wants the Preakness to stay here. He is excited about Phase 2. He is interested to hear from all the communities. Want something that will help with unemployment.
- Interested in supporting what all the communities as a whole want.

❖ Questions from audience:

Audience member: To do this at the racetrack will take money from the state, how likely is that? Where does the governor stand?

Sandy – this would need to be a public/private partnership. One option is an additional lottery to finance the borrowing. Also federal programs that are possibilities. Opportunity zone is one. One of the possibilities is temporary facilities that are put there every Preakness.

Audience Member: The actual owners...there was a meeting in Laurel in the community. In the further meetings, this is about money. They don’t deal with the traffic, poor folks on the other side of Belvedere with the stables and the smells. You are not having that conversation with the small streets. I understand Renaissance.

Sandy Rosenberg: I can speak to the law. There was no Sunday racing for a long time. New owner, held Sunday races. They must pass a law. Can urge them to come?

Audience Member: How open are MAGNA and MD jockey club open to keep it a racetrack?  
Sandy: we want it to be in their interest and city and state.

In broad terms, what is the schedule for developing a plan and seeing it approved and starting construction?

Sandy Rosenberg: Well the study will be completed by December. I would expect those interested in having the track and the adjacent development will be looking at financing. Our goal is to have the financing approved by next year's session.

Member of Preakness committee: What would Marcus like to see on behalf of Park Heights Renaissance?

Marcus: We want to see what happens.

Audience member: What gives you assurance that his Mayor wants this? And was she specific?

Sandy Rosenberg: she has made it clear this is an issue she is familiar with.

Audience member: I know you are planning phase. What about the security around the track and the neighborhood?

Sandy Rosenberg: Everybody's goal is to make this work.

Audience member: There should be a community trust and some of the money come to homeowners more than just police to reap the benefits.

Marcus: we believe we have an obligation to provide that resource.

Mac Nachlas (former President of MWIA): When the Park Heights Master plan was written, there was an effort to imagine alternative uses. Are there other uses than a racetrack?

Sandy: The stadium authority study is looking at what would compliment a racing facility.

Evan Serpik (member of Pimlico Community team): We were told they looked at without the anchor of the racetrack, they wouldn't get funding to develop.

Audience member: They don't want the racetrack to be there because of the neighborhood. It is very unfair for all the people in Pimlico to be suffering, the neighborhood is nice, the crime and the run down houses. It is a disgrace. I am very upset with the city. There are decent people who live in Pimlico, I work at Sinai. I worked at Sinai for 57 years. My son is a homicide. I would like to see Pimlico be built up and some good things be there.

Marcus: It is my job to make the change, I am going to make that change.

Audience member: Can you be more concrete? Is it strip malls? Is it apartment buildings? Movie theaters? What kind of adjacent development are you talking about?

Sandy: We don't know yet. PUD could be anything with the community input.

Audience member: Why is attendance down?

Sandy: They missed the lead.

Shelley: The attendance is not all they are looking at, the upsell for the tickets. Want to bring in yearly temporary things. What would be best there? They are looking at that.

Meeting adjourned at 9:10 p.m.

Attendance:

David Nemerson

Eric Seaberg

Danielle Shapiro

Josh Weiss

Louise Cornell

Ryan Hopkins

Kristin Glass

Holly Coleman

Gwendoyne Jackson

Deb Kleiner

Chris Mincher

Julie Tong

Also in attendance: Rikki Spector, Betsy Gardner and over 100 community members.

Absent: Lindsey White, Salley Staugaitis, Kathy Daumer, Jacquelyn Jones, Scot Vanderpool