

# Chronology for development and discussion of the Remington Neighborhood Plan

## Timeline

- 2008 to early 2009 - Community worked with the Neighborhood Design Center (NDC) to create a neighborhood plan. 14 steering committee/volunteer team meetings and several community workshops focused on planning process, work timeframes and community outreach strategies.
- March 2009 - The steering committee worked with Remington residents, community leaders, and the NDC to document what residents liked about Remington and discuss opportunities to improve the neighborhood.
- September 2009 - Steering committee and NDC held 5 monthly planning sessions that were attended by residents, businesses, local non-profits, faith-based organizations and elected officials.
- April 2, 2013 - First draft of the Plan was presented to the Remington community. Residents and other stakeholders were given the opportunity to submit comment during a subsequent 30-day comment period.
- July 30, 2013 – Second public meeting to review the updates and allow the public to comment during a final 30-day comment period.
- June 6, 2015 – Public meeting was held in June of 2015 and a 30-day outreach period began to facilitate community input and improve turnout at the final July 2015 public meeting to review final updates before submission of the plan to the Department of Planning for adoption.
- July 7, 2015 – Land Use Committee approves updated Neighborhood Plan including land use study subset  
July 8, 2015 – Board Approves updated Neighborhood Plan including land use study subset
- July 15, 2015 – General meeting approves updated Neighborhood Plan including land use study subset.
- August, 2017 – Neighborhood Plan is submitted and reviewed by Planning Department
- January 2, 2018 – Land Use Committee. Neighborhood Plan is presented to the committee. A motion to approve the Neighborhood Plan was voted “In favor” unanimously.
- January 17, 2018 – General Meeting approves updated Neighborhood Plan. 50+ people in attendance. Unanimous approval. Pictures of the event are on the next page.



(Photos from the January 2018 community meeting reviewing the final draft of the Remington Neighborhood Plan.)

### **Outreach**

Meetings were advertised with signs posted around the neighborhood, online via Nextdoor, Facebook, in the neighborhood newsletter delivered door-to-door, via email, and through in-person invitations. Evidence of this outreach appears chronologically in this document.

students who dropped out of school, and all end up attending college. They are having a cake at 2pm on 1/18/12.

1/16/12 meeting

Judith spoke about the Remington Master Plan. Andre from Greater Homewood and Vanessa from JHU have been finishing it up, and it is anticipated to be presented to the public at the February general meeting.

Chris Merriam asked about the zoning update and if our concerns were being addressed. GRIA may possibly host another info session, and information including maps are available on [transformbaltimore.org](http://transformbaltimore.org)

Chris asked for an update on a Remington member of the CVBD board. We are hoping to get a voting member.

If you want a tree in front of your house, contact Chris at [chris.merriam@gmail.com](mailto:chris.merriam@gmail.com).

Sean from Lorraine Ave called about slumlords and problems on his block. It is very important to keep track of calls. Also, there are apps for Android and iPhone for Baltimore 311.

Ryan is looking to adopt 2601 2603 Miles Ave for a community garden. One of the lots is already adopted and they are looking for the adopted owner.

Andre spoke about Healthy Neighborhoods. There are a number of loan programs for homeowners including one for repairs and updates to homes. There are also block grants and capital grants available. Contact Andre if you want more information and to find out what blocks are considered Healthy Blocks.

1/16/12 GRIA meeting  
meeting minutes

03/19/12 GRIA  
Membership  
Meeting Agenda

**GRIA Membership Meeting**  
**March 19, 2012**  
**Agenda**

Introductions

Acceptance of February 20, 2012 Minutes

**Guest Speakers**

**Blue Water Baltimore**  
Dana Puzey

**Remington Neighborhood Plan**  
Vanessa Francis & Andre' Stone  
Larger public meeting -tentative date 4.30.12

**Homeowners Tax Credit Workshops**  
Betsy Childs

**Health Fair**  
Zenobia Taylor-Weiss

**GRIA Annual Meeting**  
Election of Board of Directors  
April 16, 2012

**General and Community Announcements**

Update, 25<sup>th</sup> Street Station Development

RFP - Release of 9 houses on the 2800 Block of Remington

Rotunda - Hampden

Membership

\* Anderson Automotive  
Service Center

electronics board → change of address

**GRIA Membership Meeting**

~~March 19, 2012~~

**Agenda**

Introductions

Acceptance of March, 2012 Minutes will be in May.

**Mayors Clean Community Contest**

- Tentative first meeting – April 26, 2012, 7pm Millers Court
- Ideas!
- Cleaning the streets to the streams!

1. April 21, 2012 Community Clean-Up  
(Meet Bill Cunningham in front of Kromer Hall at 9pm and/or get together with your neighbors and start on your block.)
2. April 21, 2012 Wyman Park Dell Clean-up  
9am to noon Gloves, tools, and refreshments provided
3. April 28, 2012 Clean up with Greenmount School. 9am to 1pm  
Meet at the Greenmount School (end of 30<sup>th</sup> Street) Coffee and donuts!  
Please bring a rake if you have one, gloves will be provided.
4. May 6<sup>th</sup>, Tree Planting Contact Chris Merriam, 9am to 2pm  
Meet at Kromer Hall - Refreshments!

**Porch Art**

Starting April 24, 2012 through October 30, 2012

Every Tuesday

6:30pm to 8pm

On the porch of The Church of the Guardian Angels

**Remington Neighborhood Plan**

Will be presented in May 2012 for Community Input

hike trail?

April 2012 Membership  
GRIA Meeting

homeowner  
at 2637

slots!

DOT  
email bike  
ideas

Judith 4  
Zoning Map





2010  
2016  
2025

GRIA Board of Directors Meeting  
Agenda  
September 10, 2012



Old Business:

1. Financial Report
2. Hauntingdon- Meetings every Thursday night, Millers Court, 7pm
3. Report on Back to School Event and uniform update → BS II 4 cleanup
4. Greater Homewood - May 4, 2013 date, approval needed for baseball game date → APPROVED
5. Neighborhood plan - hope to have on web by 9.17.12 and will discuss at 10.17.12 membership meeting

New Business:

1. Tire Business, 2600 Block Howard, Presentation next BOD meeting by Thibault Mannekin and Evan Morville → Brasserie Pub + Soggy Creek + New-park
2. Royal Farm Stores purchase of part of 2900 block of Remington and 400 block of W 29<sup>th</sup> Street, Presentation by lawyer for Royal Farms at next BOD meeting → check B-More Brew re: Hartford Hotel
3. Insurance
4. Erin Goodloe
- 5.

Agenda item 1 & 5  
GRIA 9/10/12 Board  
Meeting

**Seawall Development Corporation**  
Open House, Sunday, September 23, 2012, ~~fler~~ attached  
Everyone is invited!

**Neighborhood Plan**

Coming to the GRIA website this month, watch list serve for announcement.  
Please be ready to make comments and suggestions.

**Erin Goodloe**

Collecting for camera.

Dinners and babysitting, contact [info.gria@gmail.com](mailto:info.gria@gmail.com) or call 443-472-5763

**Betsy Childs**

Deadline for Homestead Tax Credit

**Royal Farm Store Gas Station**

Tuesday, October 2, 2012, 7pm

Millers Court, 2600 Howard Street, side entrance, opposite end from Charmingtons  
Developers will present their proposal for the project.  
Fliers to be distributed in community next week.

Next month, hopefully a guest will speak about the DPW's improvements to the upper Jones Falls and Maryland Avenue Areas in the Jones Falls Sewershed. (This includes Remington.)

Seawall Development Corporation will attend the October meeting to make a presentation.

9/17/12 GRIA meeting



↳ here  
there  
everywhere ←

Greater Remington Improvement Association Membership Meeting  
March 18, 2013



Introductions  
Acceptance of Minutes

**Guest Speakers**

Stan Janczak, Superintendent  
Code Enforcement, Inspections

0.545.7550

Robert Murrow, Recycling Coordinator  
Bureau of Solid Waste, Department of Public Works

contract not possible  
district  
0.36

**New Meeting Place for GRIA Membership Meetings**  
3rd Monday of each month will continue.



abt put  
recycling

**Remington Neighborhood Plan**  
Presentation for input will be April 2, 2013  
Miller's Court, 2601 Howard Street, 6:30pm  
Opposite entrance from Charmingston's, same side as Meet 27

**Annual Meeting and Board of Directors Election**  
April 15, 2013

Please bring a dish and join us for a pot-luck dinner.

Betsy Childs will coordinate the food, please contact her at [betspots@gmail.com](mailto:betspots@gmail.com)  
GRIA's BOD is looking for new board members, we have two long term members leaving this year and we will miss the! If you are interested in running please send your name and phone number to [info.gria@gmail.com](mailto:info.gria@gmail.com)

**Community Information**

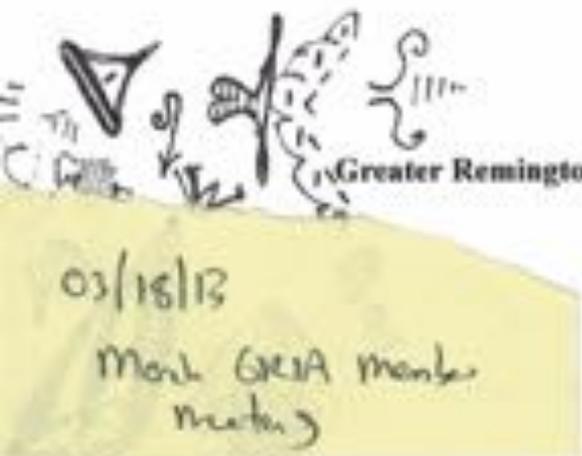
Penn Station Redevelopment

33rd and St. Paul Street Redevelopment

2605 Miles Avenue  
This end row house will be demolished on April 24, 2013  
Please look for further information.

There was a domestic shooting this morning on the 2700 Block of Fox Avenue. One male is in critical condition.

There is a solid lead on the shooting suspect.  
Fliers attached for the Friends of Wyman Park Dell Annual Meeting, Movies in the Dell, and clean-up schedule.



Porch  
Art  
April 9th  
6:30

Handwritten scribble at the bottom left corner.

Greater Remington Improvement Association  
Board Meeting Agenda  
May 13, 2013

Welcome to new board members.  
Conflict of Interest Policy

Old Business:

1. Financial Report - Tracy's On It
2. Report on a Day to Play and the After Party - Ryan and Andre' ✓
3. Meet 27 and Sweet 27 - Outdoor Seating and update on liquor license status, J & D on the hunt
4. PNC Grant update - financial information \$3600 *annually*
5. 2905 Miles Avenue lot issues - lots of issues
6. DOT letter and response from DOT - no love
7. DOT - Bike Baltimore - add Bike lane to Maryland Ave!
8. HCPI Committee Report - are they focusing on us?
9. Clean Community Conte
10. Neighborhood Plan ←

New Business:

1. Meeting with Bruce Mortimer, Thursday, May 16<sup>th</sup> maybe bringing in new developer
2. Tour of Remington for Jubilee Baltimore, June 1<sup>st</sup> - *twice for club/draft*
3. Wednesday, May 15<sup>th</sup> Northern District Meeting *Jan*
4. Live Baltimore Event - June 15<sup>th</sup>
5. Policy Meetings - set 2 dates
6. Committees -

Bill has more art supplies

★ Look at Plan! ★

★ Adopt

Agenda item #10

5/13/2013

GRIA Board meeting

Chris Henderson

Best of the  
Best  
445 w. 24<sup>th</sup>

2609 Hampden  
2838 Hartington

She  
look  
listen

July 20 9am  
Dumpster!

Yoga Sat 2pm  
@ Krommer "11/6" →

### GRIA Membership Meeting Agenda

June 17, 2013

Introductions

Financial Report

#### Guest Speakers

**Major Sabrina Tapp-Harper, Northern District**  
Community Concerns

Doug info  
douglas.gibbs@baltimorepolice.org  
toni!  
baltimorepolice.org

0-396-2455  
Sgt. Cheung

**Thibault Manekin, Seawall Development**  
Redevelopment of the 2700-2900 Blocks of Remington Avenue

#### Community Updates

Paperwork from Baltimore City loans available for roof repairs, income requirements.  
Senior Citizens general repairs.

Reception for business's and artist in the community to further our engagement with them.

7-11 Remington Avenue – Meeting with new owner Farid Kahn 6.6.13

Send emails to: Earl Winterling to express the community's concern that the 7-11 at W  
Street and Remington Avenue has no outdoor cameras. These cameras are impor  
deterrent to crime and if crime happens it is a useful tool for catching the

[Earl.winterling@7-11.com](mailto:Earl.winterling@7-11.com)

let the new

**Remington Master Plan:** Look for the next meeting after the 4<sup>th</sup> of July.

**Committees:** Please see attached.

#### Community Announcements

**Membership:** Please pay your \$10.00 dues or give us your volunteer hours, thank you!

Development Buzzwords: Mainstreet, integrated lighting  
outdoor seating, pedestrian friendly streetscape, boulevard



6/17/13 GRIA  
membership meeting

Pastor Alice asks about jails and the recent scandal. Bernstein responds that the Governor has asked him to create special unit to prosecute cases that occur within the jail, and gave him money to fund a position. That prosecutor does those cases exclusively, as well as 3-4 state troopers.

Betsy asks about success rate of the progressive versus reactive types of prosecution. Bernstein lists some names of people who his predecessor, Pat Jessamy, had passed on. He says there are now more wiretaps and one-witness cases that would have been overlooked before.

### Minutes

The group takes a few moments to look at minutes from the August meeting. Kate Felder makes a motion to adopt the minutes and Anne Lepore seconds.

*The minutes are approved with no changes.*

GRIA August 2013  
Membership Meeting

ts where they need help. She commends Pastor Alice for  
ct Eloise for more specific info. The organizing committee  
till would like some volunteers.

### Upcoming Meetings and Updates

Wednesday, September 17<sup>th</sup> is a Northern Police District Meeting, where they will discuss 911.

Thursday the 17<sup>th</sup>, the Purple Line Circulator extension to University Parkway will be  
the CVCA meeting. Since she will be at the Police meeting, Judy requests volunteers  
to

The Neighborhood Plan is still being worked on, and the focus group will be meeting in three weeks.

Architects from GWWO Architects at the Stieff Silver building have selected GRIA as the community association that they will work with for employee community service days; three other associations were in contention.

The recently-opened 29<sup>th</sup> Street Community Center needs a council member volunteer. Contact Hannah Gardi if interested.

The Creative Alliance benefit will be September 21<sup>st</sup> at Miller's Court.

There will be a 2609 Miles open house on September 17<sup>th</sup>. Ryan reports that a man named Matthew Singer is looking at the lots and wants to renovate the house.



The Greater Remington Improvement Association

PO Box 4747, Baltimore, MD 21211  
info.gria@gmail.com 410-929-3342

December 8, 2013

Transmitted via e-mail

Council Vice President Edward Reisinger, Chair  
Land Use and Transportation Committee  
Baltimore City Hall  
100 N. Holliday Street  
Baltimore, MD 21211

Dear Chairman Reisinger and honorable members of the Land Use and Transportation Committee,

At the November 18, 2013 Greater Remington Improvement Association meeting, GRIA members voted to support the following list of comments and requests with regards to City Council Bill 12-0152, Transform Baltimore – Zoning.

The Greater Remington Improvement Association (GRIA) is an independent, resident-based community association that provides an open forum for the development and discussion of issues in the Remington community. The contents of this letter reflect GRIA's work as a community organization over the course of six years and intense study of the zoning code rewrite bill.

GRIA would like the new zoning code for Baltimore City to preserve the diverse set of uses within our neighborhood while protecting existing residential areas and encouraging lighter intensity and a broader mix of uses on current general industry and commercial properties.

**Requests related to the C-1 Commercial District**

One of the issues the Remington community struggles with our many persistently vacant properties that are vacant because there is little opportunity to use the buildings as they were historically constructed. We have many vacant, small commercial properties and we would like to see property owners and businesses have the opportunity to use these commercial storefronts for low-intensity, community friendly businesses. The properties we have identified that are zoned residentially, but should be zoned commercially, are 2656-2658 Miles Avenue, 200 and 201 W. Lorraine, 3000 Remington Avenue, 2623 Huntingdon Avenue, 2600 Huntingdon Avenue, 2602 Huntingdon Avenue, 2658 Huntingdon Avenue, 501 W 27<sup>th</sup> Street, 2648 Hampden Avenue and 2600 Hampden Avenue.

12 props

GRIA members discussed and decided that while there are some undesirable uses in the C-1 district, C-1 is, in our view, the most appropriate zoning district for our small commercial properties. Additionally, GRIA discussed bail bonds as a particularly undesirable use

proposed to be allowed in C-1 and C-2 districts. We view C-1 as an appropriate commercial district for neighborhood businesses adjacent to residential properties and from that perspective, we ask that ball bonds be removed as a use in both the C-1 and C-2 zoning categories.

#### **Requests related to the C-2 Zoning District**

There are properties in the southern end of the Remington community that are currently zoned M-2 and proposed to become I-1 under bill 12-0152. We ask that those properties, located at 2117, 2103, 2127, and 2141 Huntingdon Avenue be zoned C-2. This block of Huntingdon Avenue is zoned for heavy industrial uses and is directly adjacent to residential properties; however, the actual uses of the sites are not heavy industrial and include businesses such as a roofing company and sign company. We do not think these properties need or should have heavy industrial uses allowed and would like to see the impact of those properties on neighboring properties reduced as much as possible through the new zoning code. In addition to the 2100 block of Huntingdon Avenue, we ask that the 2400 Sisson Street be zoned C-2. 2400 Sisson Street is a currently vacant property that is currently zoned M-2-2 and is proposed to be changed to C-3 in the zoning code ordinance. We ask that be changed to C-2 as it is directly across from residential property and adjacent to the proposed shopping center authorized by the 25<sup>th</sup> Street Station Planned Unit Development.

#### **Requests related to the Open Space District**

There are a number of small to medium sized open spaces in the Remington neighborhood that the GRIA members agreed should be asked to be protected from future development by being given the open space zoning district designation. These properties are 2603 Miles Avenue, 2657 Miles Avenue, and 2701 Sisson Street.

#### **Requests related to the Industrial Mixed Use Zoning District**

Remington is a neighborhood currently undergoing significant change and investment. GRIA looks to the new zoning code to be a tool to help our neighborhood progress, while protecting our existing strengths. GRIA has discussed the Industrial Mixed-Use zoning district and its role in our neighborhood at great length. GRIA members support the opportunities the I-MU district creates for new mixed-uses on historically industrial properties; however GRIA would like this new zoning district to protect our residents that live in those residential properties that have long existed adjacent to industrial uses. GRIA identified a number of properties proposed as I-1 that should, in our opinion, be zoned I-MU. GRIA asks that the 2500 – 2600 blocks of Sisson Street, the 2800-2900 blocks of Hamden Avenue, and the 400-500 blocks of W. 26th Street be zoned I-MU, instead of I-1.

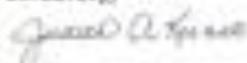
Additionally, there is a strong consensus among GRIA members that there are certain undesirable uses proposed in the I-MU district including "Motor Vehicle Service and Repair" and "Major and Heavy Retail, Rental or Service". GRIA advocates for the removal of those undesirable uses in support of the motion passed by the membership at the GRIA General Meeting in February 2013 and reiterated at the GRIA general meeting in November 2013.

That motion stated that GRIA supports the recommended I-MU zoning designation if Table 11-301: Permitted and Conditional Uses in the Industrial Zoning Districts (Tables, pages 17-19) is amended to not allow the "Motor Vehicle Service and Repair, Major" and "Heavy Retail, Rental or Service" use categories. Additionally, in Table 11-301, GRIA would like Taverns" made a permitted use and "Dwelling: Rowhouses" a conditional use. If Table 11-301 cannot be amended to meet those requests, we would like the properties along 2700-2900 blocks of Remington Avenue, the 2500 - 2600 blocks of Sisson Street, the 2800-2900 blocks of Hamden Avenue, and the 400-500 blocks of W. 26th Street zoned C-2.

Additionally, GRIA would like the performance standards defined under Title 15, Site Development Standards, Subtitle 7, Performance Standards (page 260, line 24 through page 262, line 15) be applied to all uses in all commercial districts. Specifically, we ask that under section §15-702 Applicability Standard beginning on page 260, line 33, that lines 1-3 on page 261 be amended to state "(2) All uses in Commercial Districts".

GRIA looks forward to working with the Land Use and Transportation Committee of the Baltimore City Council on ensuring that the new zoning code for Baltimore City meets the needs of the Remington community and we thank you for your consideration of the requests and comments included in this letter.

Sincerely,



Judith A. Kunst, President

- CC. Hon. Bernard C. "Jack" Young, President, Baltimore City Council  
Hon. James B Kraft, 1<sup>st</sup> Council District, Baltimore City Council  
Hon. Warren Branch, 13<sup>th</sup> Council District, Baltimore City Council  
Hon. Mary Pat Clarke, 14<sup>th</sup> Council District, Baltimore City Council  
Hon. Bill Henry, 4<sup>th</sup> Council District, Baltimore City Council  
Hon. Sharon Green Middleton, 6<sup>th</sup> Council District, Baltimore City Council  
Hon. Rikki Spector, 5<sup>th</sup> Council District, Baltimore City Council  
Hon. Carl Stokes, 12<sup>th</sup> Council District, Baltimore City Council  
Laurie Feinberg, Department of Planning  
Antoine Banks, Office of Council Services

## **GRIA Board of Directors Meeting**

**1.11.14**

In attendance: Judith Kunst, President  
Blaine Carvalho, Vice-President  
Andre Stone, Secretary  
Betsy Childs, At-Large  
Bill Cunningham, At-Large  
Kate Felder, At-Large  
Ryan Flanigan, At-Large  
Mary Anne Kondratenko, At-Large  
Anne Lepore, At-Large

Absent: Tracey Buchanan, Treasurer  
Richard Gilmore, At-Large

Meeting called to order at 7:09 by Judith Kunst.

### **Presentation by Peter Burkill, Miles Avenue Project**

Judy introduces Peter Burkill, who is working to redevelop a building at the corner of 27<sup>th</sup> and Miles. Before he begins his presentation, she asks if any other partners in the project are present. Peter responds that they are, and Andre says that he has a stake in the project. He will take minutes but will not vote on anything. Ryan says that he has helped out but doesn't have a stake. Peter jokes that they caught him scrapping metal in the house.

Peter begins by talking about the Valenzas, who owned property until 1991, when it was raided for some alleged criminal activity. It has been vacant since 2006 or 2007. The house has a lot of character intact with commercial awnings, tin ceilings, lighting, and storefront windows. The property was bought by another person, Alex Wang, then purchased by Peter and his group recently.

The current zoning is R-9, which reverts back to previous zoning and loses grandfather status when it became vacant. Ideal rezone would be neighborhood commercial, commercial space on ground floor with residential uses above. Second level would preferably be artist studios. There is enough room for four studios ranging between 100 and 300 square feet.

Peter describes the bottom area and draws on a piece of paper to illustrate. The bottom two units are connected. There is the store area, which was the candy store, with an awkward but salvageable former carryout in the back. The front area would ideally be a simple café/gallery. The back room could be an upscale carryout. Ryan announces that, "there will be tacos."

Judy asks if the space in question is the end unit or the second house in. Peter clarifies that the commercial spaces would be in the end unit. The carryout would open onto 27<sup>th</sup>, which has a wide sidewalk.

Catty corner to the property is 3 Miles House, an already established business, and the small playlot across the street. Other potential uses include a bakery, although it's tough to nail down anything specific yet. They don't plan to do a sit down restaurant, bar or live entertainment. Not looking to stay open late.

Bill clarifies what the two property addresses are: 2656 and 2658 Miles Avenue. He confirms with Peter that 2658 is longer, reaching all the way to the alley.

Bill confirms that the zoning change would only be what exists now, as opposed to Transform Baltimore. Peter responds that they are seeking B-2-2 because that is what 3 Miles House is zoned.

Judy cautions Peter about not spot zoning, and says the change makes sense.

Peter says that B-2-2 is preferred because it would allow a carryout. An art gallery would be allowed under B-1-2, but the big issue is the food.

Bill asks Peter if he's talked to Carl Stokes. Peter responds that he has, and that Carl wants support from the community association, and does it conform with the neighborhood plan.

Bill opines that it will do better working with Carl Stokes than trying to pursue it through the BMZA. Betsy asks about the RNA. Peter says that an ordinance is more likely to go through City Council with Carl's support than BMZA approval and is less likely to be challenged, but that any action taken by either body is subject to lawsuits.

Judy clarifies that there will be no liquor license required immediately, but GRIA could support the project in the future if such language regarding liquor is included.

Peter talks about wanting to beautify the corner by planting trees and painting a mural. He segways into talking about the HCPI grant and offers to provide matching funds and to contribute to any Remington application for that grant. Judy adds that HCPI grants will also allow labor matches.

Bill briefly discusses all the struggles the 2600 block is facing: low owner-occupancy, absentee landlords, bad tenants, people underwater on mortgages. But there are positives happening, like this project and the garden at 26<sup>th</sup> and Miles. He was surprised that 2602 Miles was auctioned at \$22,000. 2630 Miles was purchased by Robert Harrington for \$23,000, and he now wants to sell.

The person who tried to buy the garden is now moving forward on purchasing 2609 Miles and wants to renovate and rent, according to Ryan, although he previously said he wanted to live there when speaking to GRIA. Ryan is happy that at least something is happening there.

Judy asks Peter what his timeline is. He responds that he's not sure since it's the group's first project. Judy then asks if they've bought it, which the answer is yes.

Anne asks how large the space is: 2000 square feet total. Peter asks Andre what the square footage of the commercial spaces is. Andre estimates there there's about 400 square feet in the

old carryout and about 600 square feet in the old candy store. Ryan encourages members to come out and take a look; it's a really cool building.

Judy clarifies that there would be no living spaces; Peter confirms that they would be studio space only that would be leased to local artists, with reasonable rates. Judy says she wants him to be very careful because she thought she heard him say residential uses. She doesn't want anyone living there.

Bill asks if B-2 zoning would allow for apartments. Peter responds that it would and that B-2-4 zoning would allow for very high density of spaces: only 130 square feet per person and only 100 square feet for seniors. Nonetheless there would not be any residential spaces. However, they must build to the current R-9 standards, which only allow residential uses. Funding will be based on residential building. Peter wants to make it flexible so that it could easily be converted into commercial use later.

Judy asks about how they purchased the property. Peter responds that it's private financing and that there is no requirement to finish within a certain time period.

Kate asks what role Andre has. Andre responds the he oversees design and construction. Peter is the spokesperson for the LLC, which is called Red Elm, LLC.

Judy shortly discusses how she will sit down and work on the details of the agreement with Peter and that she may work with Sharon Guida again to draft an agreement. She asks Board members what they may like to see in such an agreement, to show that GRIA and Red Elm, LLC have worked together.

Judy asks whether there would be competition with Charmington's or the businesses of Remington Row. Peter responds that Miles Avenue is very dense and that any business opening there would cater to the western half of Remington, which may not be as expensive as Charmington's.

Judy skips to Item #7 in Old Business, the Station North expansion. She has been in contact with Rebecca Chan and Ben Stone of SNAED, who indicated they want to try to expand the district. Judy hopes that the new boundaries can include Red Elm's building. She wants Peter to be in conversation with them as well. SNAED wants to discuss the pros and cons of the expansion with GRIA.

Judy asks about how far the project is from Remington Avenue. Peter says about 2 blocks but it's a world away, a "whole different neighborhood." Judy says she wants to make sure that traffic easily navigates between 25<sup>th</sup> Street Station, Remington Row and the Red Elm project. Ryan chimes in that it's the densest part of Remington, where most people just walk to their destinations. He hopes that people will choose to walk to the Red Elm building as opposed to Subway, which is currently the closest food option. Judy suggests talking to Lane Harlan about building a good business.

Judy asks Peter and Andre to leave while they discuss. A short discussion ensues.

Kate moves to “support Red Elm, LLC’s request for zoning changes and the neighborhood agreement that we will do with them.”

Bill seconds. ***Motion approved unanimously.***

Judy announces that the next vote will be at the general membership meeting.

## **New Business**

### **1. HCPI Grant**

There is a brief discussion about the upcoming HCPI grant. Peter talks about some ideas that could include Red Elm’s project. Judy suggests having a special meeting to talk about some of the ideas. Peter reports that neighbors on Miles have been talking up some ideas, such as getting Sterling’s to repaint their façade, the community garden. Ryan chimes in that something could be done on the Joan LeFavre property at 26<sup>th</sup> and Huntingdon. He mentions sidewalk improvements and getting businesses on Miles involved. Andre says that he thinks it would have to be big, bold move like the R, although it may be able to be a series of small improvements instead of one big marquee project.

Judy says she is looking forward to getting the R finished. The ordinance to close the right of way is currently on hold. She is concerned about storing the R so no one steals it. Kate says she doesn’t think someone would steal it for the scrap metal. Mary Anne responds with a funny story about someone who tried to steal some light poles, but didn’t make it far before getting pulled over, drawing a laugh.

Peter leaves. Judy reminds members to send her emails about potential items for the agreement with Red Elm, LLC.

## **Old Business**

### **1. Financial Report**

Judy reports that Tracey is at the dentist. The group takes a quick look at her financial report. Judy says she’s not sure if the checks have been cashed yet for Hauntingdon.

Andre asks if anyone knows who the \$20 in dues paid are for, since he’s now in charge of membership. Kate says that Tracey had sent it out in an email. The group makes a note to find out.

### **2. Remington Row**

Judy reports that the Remington Row project is on a fast track. Judy invites Board members to attend the Land Use Committee meeting. The traffic impact study is being completed. She invites Board members to submit their ideas about the project. There is a questionnaire that GRIA must fill out. Judy informs Bill that the parking garage entrance will have to be on 27<sup>th</sup>

Street due to the slope of the site. The schematics for the project were due a week and half ago but they are not yet completed; apparently Thibault will try to get them to us sometime next week. The schematics will be presented at a later time.

There is a short discussion about the orange flyers that the RNA has been posting around the neighborhood that are spreading some information about the project. Judy says there is some confusion about it. The group thinks that this is comical considering that Seawall have held several open meetings and invited the entire neighborhood to each one.

The schematics are very important: they contain details about square footages, driveway locations, etc. Judy reports that GRIA will complete an MOU with Seawall for Remington Row that includes provisions for maintained trash cans on both ends of the block. Also, Judy wants Seawall's rat abatement program to be extended. There is a short discussion about this; apparently, the efforts between 26<sup>th</sup> and Lorraine have resulted in the rats relocating to the alley between Lorraine and 27<sup>th</sup>. Kate reports that her neighbor trapped six or seven rats a couple months ago but haven't seen any since then.

Judy asks member to think about other ways in which Seawall can be of assistance to the community. She mentions that the existing bus stops will be improved, and there is a possibility that the buses will no longer run down to 27<sup>th</sup> Street; instead, they would be routed on 28<sup>th</sup> and 29<sup>th</sup>.

### **3. Single Carrot Opening**

The official open house and fundraiser will be Saturday, January 24<sup>th</sup> and will cost \$150. The evening includes food, drinks and a performance. There is a community open house that is free of charge. Ryan reports that there will be a soft opening for season ticket holders. The group briefly talks about how happy they are with the project and the appearance of the new building.

### **4. Parts and Labor**

Judy reports that Spike's partner at Parts and Labor, Cory, is coming to next week's Membership Meeting. Kate joking asks if they will be catering it. Cory is a renowned chef that has been a finalist for the James Beard Award. The restaurant and butcher shop are due to open about two months from now.

### **5. 25<sup>th</sup> Street Station**

The group reviews the Petition for Judicial Review from the group that filed an appeal of the 25<sup>th</sup> Street Station project. Judy notes that the attorney, G. Macy Nelson, is the same lawyer that represented Brendan Coyne and Benn Ray. The group discusses some of the people involved in the suit and how they have interacted with them in the past. Judy says she has spoken with several people who believe that this will be "small."

The group discusses the seeming intention of the lawsuit. The group is challenging the Planning Commission's decision to do a Minor Amendment; if the lawsuit were to be successful, the issue would have to go back to City Council.

The group then reviews the second suit that was filed by members of the RNA and Old Goucher Community Association. There is a disconnect between what Joan Floyd is telling her membership and how she is filing lawsuits. Bill notes that a newspaper article labels the seven appellants as Remington residents, which is not true.

There is some discussion about what is happening with the takeover of the Old Goucher Community Association and their recent relationship with the RNA.

Kate mentions how she has been good friends with one of the appellants for many years. She states that she too doesn't support the Walmart, but as an elected representative of her neighborhood, felt compelled to vote on behalf of her neighbors. She thinks that OGCA members are being influenced by a misinformation campaign by people who are very good at fear mongering. There is some discussion about how Old Goucher is positioning itself to be an opponent of Remington, and the actions of some of OGCA's members.

### **Other Discussion**

There is a short discussion about 2701 Sisson. Bill had sent an email that he encountered some men on the lot who told him that the site was to be used for "urban gardening." Andre chimes in that he is working with the BMA to paint their warehouse at 28<sup>th</sup> and Hampden and have the lot serve as a possible replacement for 2701, albeit across 28<sup>th</sup> Street. Bill is especially concerned about the children having a nice place to play.

Judy reports that her contact in Housing told her that soils testing has been completed and that Housing is on board with keeping the lot as open space.

Bill asks Judy for an update on the liability insurance, which was explored a couple months ago. Judy responds that she is still filling out the paperwork.

Bill talks about 401 W. 26<sup>th</sup>, which he describes as "totally out of control." There is now a Uhaul business there and he's not sure about whether they are permitted to do that. He also mentions that 8 commercial vehicles are now parked out on the street. Bill says they may be on City-owned property and have to be hidden behind the fence anyway. He talks about fighting so hard to clean up the adjacent property with the boats and people living in trailers.

Bill then talks about his concerns about Mary Pat Clarke's desire to make many uses conditional-by-ordinance, which would politicize the approval process. Judy responds that Mary Pat is but one of 15 City Councilors and doesn't have the support to push through such a program. The city is trying to get away from this. Bill requests that the Board take a special interest in the Transform Baltimore process. There are upcoming public hearings where community members can make their feelings known.

Bill mentions how he has talked to CSX about some of the things they promised but has not yet completed. He is in discussions with Demetrius. Ryan specifically mentions how there's a hole in the fence where someone could easily drive off a cliff if they didn't know any better.

Betsy brings up her Legal Aid workshop this Thursday at Kromer Hall to discuss tenant/landlord issues. The following week, Betsy is organizing a meeting to talk about the people who knock on doors offering changes to their energy service. A BGE rep will be present. Ryan says his neighbor has been duped by the salespeople on two separate occasions.

Betsy continues to talk about the free food in front of the Parish House that is being distributed by the Remington Empowerment Center. Apparently their new building at Lorraine and Huntingdon is not zoned to for it, so they're doing in at the Parish House. The BEC has said on their Facebook page that they may be seeking support from the neighborhood associations to get their zoning changed. The overall response is that GRIA shouldn't support an organization that has said very negative things about GRIA in the past.

There is some discussion about the BEC, who their members are, and what they believe. They have attended some of the Seawall meetings in the past. They also appear to have some relationship to Mary Pat Clarke. Betsy says their meeting minutes are posted on their Facebook page, where they have also posted negative things about GRIA. The group discusses the legitimacy of the BEC and how they meet in secret, and that they should be required to follow the same rezoning process as everyone else, including Red Elm, LLC.

Betsy asks about GreenMount School and whether she can work with them about the large number of cars parked on Miles. She has observed lots of cars illegally parked in front of fire hydrants and taking up every available space on all the side streets, making it hard for residents to park on their street. This only occurs during special events that last for couple hours. The school doesn't have enough parking of their own.

Kate asks about the possibility of getting permit parking, what that would entail, and how that would be enforced. The group discusses the ability to park directly in front of one's home and living in an urban environment, and whether this is a realistic possibility or not.

Ryan argues that someone at the GreenMount School must have some sort of authority to make decisions and inform event participants about parking. Mary Anne says that the school should, as a courtesy, at least tell residents when events will be so they can plan ahead. Kate talks about people parking near JHU and how discourteous they can be.

Judy suggests putting out "No GreenMount Parking" signs like Loyola does, but Anne counters that Loyola police actually help enforce it.

Adjourned at 8:34.



## The Greater Remington Improvement Association

info.gria@gmail.com www.griaonline.org

---

March 31, 2015

Councilman Carl Stokes, District 12  
Baltimore City Hall  
100 N. Holliday Street  
Room 523  
Baltimore, MD 21202

Dear Councilman Stokes,

This letter serves to reaffirm the Greater Remington Improvement Association (GRIA)'s support for a change in zoning for the properties listed below. Our recommendations are:

1. The listed properties be rezoned B1-3 as part of a comprehensive rezoning in Remington to accommodate the significant change we have experienced in the community.
2. The listed properties be rezoned C1 in the Transform Baltimore code to accommodate the significant change we have experienced in the community.

### Context

In 2012-2013, the Remington Community, in partnership with the Greater Remington Improvement Association (GRIA), developed a Neighborhood Plan making the following recommendations regarding commercial development (see page 30 of the Plan):

1. The neighborhood should offer various sized commercial space
2. Commercial uses must recognize they are in a residential neighborhood.
3. New development will respect the low density of Remington.
4. It will promote social interaction (i.e. outdoor seating).
5. Focus development on these Streets: Remington, Huntingdon, 28th and 29th.

In 2013, the Greater Remington Improvement Association voted to re-zone a list of 12 properties to C1 in the new zoning code. We also voted to eliminate bail bonds as a use from the C1 zoning in Remington. The letter is attached and the section is highlighted.

In 2015, the Greater Remington Improvement Association voted to re-zone a list of 12 properties as indicated in the introduction of this letter. This recommendation was based on the historical desire of the community for small-scale commercial, a significant change in the community that makes this zoning necessary, and an understanding that the form /historical use of these buildings is clearly commercial in nature.

The properties are listed below:

*(According to Greater Remington Improvement Association vote 3/11/2015)*

**200 West Lorraine**

**201 West Lorraine**

**2656-2658 Miles**

**2600 Huntingdon**

**2602 Huntingdon**

**2623 Huntingdon**

**2658 Huntingdon**

**2740 Huntingdon**

**2745 Huntingdon**

**2802 Huntingdon**

**2801 Huntingdon**

**501 West 27<sup>th</sup>**

As always, thank you for your consideration in this matter of great importance to your constituency in District 12 and on behalf of the concerned community members of Remington, I thank you for your continued service, vigilance, and genuine concern for those you serve.

Sincerely,



Blaine Carvalho  
President, GRIA



Jed Weeks <jedweeks@gmail.com>

---

## Land Use Meeting Minutes 7/7/15

2 messages

---

**Amanda Rothschild** <mandiferous@gmail.com>

Wed, Jul 8, 2015 at 9:43 AM

To: "standupremington@googlegroups.com" <standupremington@googlegroups.com>

Attendance

Voting:

Ryan Flanigan

Amanda Rothschild

Katie Chen

Andrew Black

Peter Burkill

\*quorum met\*

General body:

Bill Cunningham

Michael Colligan

Rose Reis

Peter Morrill

Patrick Deiter

Begins 7:10pm

1. Ordinance

in front of planning, expecting us to pass master plan

Need to keep signs up or it can set us back

Master Plan was written in 2013 but not submitted. Need to document the open process with neighborhood

Is this too rushed to try and approve the entire plan next week?

Planning said we only need to submit the zoning chapter. AI suggested submitting entire thing or it may look out of context to planning

Important to document process between 2013 and now. Why now and not then?

-Change of leadership, this is a priority for the new leadership. We started planning the zoning and realized we didn't have our master plan finished and needed to start there and work from the plan

-Some things in the plan have already been implemented and some have not. We can point out that this plan is still in process but has been followed along the way

Suggestion: Include number of meetings we had in the past for the plan? This has been documented, but we need details of how people have been notified. Will talk to Andre tonight. Need to make this very publicly visible. PowerPoint available with plan table of contents and plan goals

Discussion of getting informed consent - we've gone to great lengths to inform the community over last couple of years. Changes we made were only to update language for relevancy (new bike laws, Remington row)

Peter shows plan goals (see PowerPoint), recommends taking an hour to go through the entire thing at the GRIA member meeting.

Meeting strategy: present plan, if there are concerns, explain it's been in process for five years, major changes were voted on at last member meeting, that the entire plan needs to be approved in order to be valid for the rezoning hearing

Suggestions: provide plan so it is available, give condensed presentation. Number each portion.

Motion to pass master plan as recommended by Land Use Committee: Katie Chen

Motion Seconded: Andrew Black

All voting: In favor, consensus

## 2. Historic Register

Official name is National Register of Historic Places. We have signed contract with Betty Bird to complete study, should be completed in about a year. Waiting for final quote for cost. GRIA is paying, Seawall is donating to GRIA for this project.

## 3. Tree Trust

Had meeting and neighborhood walk-through. They want a pretty firm demonstration of organizational capacity. Want us to host a Treekeepers class. Four classes with 25 people. Will have an MOU with them, and green space survey of current trees. Long-term project, maybe to complete in a year.

## 4. Small Business Alliance

Amanda has met with GHCC, in communications with BCP and BDC. Basic plan is to form a partnership with neighborhood businesses, with two main functions. One function, use business partnership fees to fund neighborhood grants, similar to Spruce Up. The other function is a local craftsmen recommendation list for businesses and homeowners for property needs. Overarching goal is to keep businesses and residents more connected and involved in reciprocal needs.

## 5. Problem properties

Richard d'Souza called Bill about 2608 Hampden. Patricia White has been notified about this problem property. Shah has refused to fix property damage that is affecting Richards property. Back steps are also falling apart. Need to educate tenants so they don't have to bear the brunt of these problems. Bill wants us to approach this as a body, not as individuals. Nasir is also a problem/

Possible ways to put pressure on slumlords:

Shah owns Pizza Bolis. Organizing boycott? Engage Community Law Center

Each of us take compartments to develop in your own expertise

File in small claims without a lawyer. Get 50 against one person, has been successful in the past

Rent from slumlords, put money in escrow, get tenants first rights on sale?

Very important over next six months that we make these blocks attractive to better tenants

Question - why isn't section 8 inspecting his properties?

Affordable Housing Trust. Further down the line

### **Action items:**

Master Plan

Get history of plan draft from Andre

Create flyer

Ask Seawall to print flyers

Distribute this week

Create basic outline of plan and changes from original draft. Make available on next door and Charmington's prior to member meeting

Create condensed presentation

Print plan handouts

Slumlord watch:

Facebook group for posting photos of code violations

Read case studies  
Meet with CLC (Community Law Center), Carol Ott  
Make spreadsheet with citation numbers?

Meeting Adjourned 8:46pm

--

You received this message because you are subscribed to the Google Groups "Stand Up Remington" group.

To unsubscribe from this group and stop receiving emails from it, send an email to [standupremington+unsubscribe@googlegroups.com](mailto:standupremington+unsubscribe@googlegroups.com).

For more options, visit <https://groups.google.com/d/optout>.

---

**ryan flanigan** <ranigan@gmail.com>  
To: Jed Weeks <jedweeks@gmail.com>

Mon, Jul 20, 2015 at 8:54 PM

minutes of LUC where we approved plan

[Quoted text hidden]



Jed Weeks <jedweeks@gmail.com>

**New life for vacant corners**

GRIA <info.gria@gmail.com>  
To: Ryan Flanigan <ranigan@gmail.com>  
Bcc: jedweeks@gmail.com

Tue, Jun 16, 2015 at 8:25 PM

**Greater Remington Improvement Association**

- 1. Monthly meeting tomorrow**
- 2. Ordinance to rezone corner commercial properties**
- 3. Community picnic a resounding success!**

\*\*\*\*\*

**1. Monthly meeting tomorrow**

Our monthly meeting will be held tomorrow night at 7 pm in Kromer Hall, 335 w. 27th st and we have a full and exciting agenda. Please be sure to tell your neighbors who don't email. Our meetings are always held the third Wednesday of the month at Kromer Hall and all are welcome.

**2. Ordinance to rezone corner commercial properties**

After years of conversations and debates amongst neighbors we have the opportunity to change the zoning on many of our vacant and underutilized corner properties. On Monday a rezoning ordinance went before the city council to change 15 of these properties from residential to commercial zoning. This will allow for a greater variety of uses for those properties and will help decrease the vacancy we see in these historically important structures. To learn more about what this ordinance will mean for Remington and how you can help it pass the city council please come to our meeting tomorrow.

**3. Community picnic a resounding success!**

Last month's community picnic was a ton of fun and helped clean and green Remington. We gave away 166 recycling bins, 82 trash cans, 265 hamburgers, 224 hotdogs and much more, did I mention the Baltimore Westsiders Marching Band. Thanks to everyone who volunteered that day, we couldn't have done it without you. If you enjoyed this event please consider helping us with the next one by either volunteering or proposing and helping organize the next great community gathering.

--

**Greater Remington Improvement Association**

\*\*\*\*\*

\*\*\*\*\*

Join GRIA and have a voice in your community!

We welcome everyone.

For more information, e-mail [info.gria@gmail.com](mailto:info.gria@gmail.com) or visit <http://www.griaonline.org/>

To unsubscribe from this list please send a new email to this address with "Unsubscribe" in the subject line.

Flyer for GRIA's meeting  
distributed door to door in  
Remington



# CORNER STORES CAN BE CORNERSTONES

- Are you tired of seeing vacant and underused buildings?
- Do you want to see new businesses **reclaim historical corner stores** as coffee shops, grocers, art galleries, or other shops?
- Do you want to bring in small businesses to **create jobs** and allow our neighborhood to continue to flourish?

Join the Greater Remington Improvement Association (GRIA) and **help us Reimagine Remington!**

- Come to Krommer Hall, 335 W 27th street on June 17 at 7 pm
- Talk with your neighbors over free coffee and dessert!
- Contact [info.gria@gmail.com](mailto:info.gria@gmail.com) with questions



# Sign I

June 24th GRIA Meeting  
G/MLIS (1 of 2)

Name	Email / Phone Number
Myranda Eagle-Pratt	301-604-9010
Kelly Crichton Jim Rubarth-Lay	631-495-0764, email already on list jrubarth@gmail.com 512-538-8936
<b>ANDRÉ STONK</b>	<b>3-602-2871</b>
Pete Smith	303-293-0151
Necessa Archer	330-984-5846
Anay Black	
Amanda Rothschild	443-414-3700
Matt Greenwood	fgreenwood@hotmail.com / 410-487-5877
Matt Stevens	mfsievers87@gmail.com
Julio Purcell	JPURCELL@MACKENZIEManagement.com 410-960-3613
Erin Colligan	erinkellymurphy@gmail.com
Jon Constable	jconstable@seawalldevelopment.com
Sharicea Bolden	sbolden@greaterhomedevelopment.org
NIKE CARSTARPHEN	nikecarstarphen@gmail.com

Mary Beth Oake

AL BARKY

Craig + Elan / Ketterhagen

Calvin Wilgis

511 W 27th St 21211

410-235-9646

Raymond DeBarge

2727 Atkinson Street

Heather Keller

Gabrielle Cantor

June 2015 CREA meeting  
6/17/15 (2 of 2)

Joan Stanley

812 W. Lawrence Ave con.  
Joan Herdwood 53 & yahoo.com

410-577-6900

443-977-8147

LOT

\* wanted to know about  
use of this space for  
event - ask Alice? \*

cantor.gabrielle

@gmail.com



# Our Remington Neighborhood Master Plan Is here!

**Celebrate five years of work** to write our future  
*including our NEW Historic Corner Store re-zoning addition  
discussed at last month's meeting*

Join GRIA on Wednesday, July 15, 7pm  
at Kromer Hall

To discuss & vote!

- **Visit [NextDoor.com](http://NextDoor.com)** for the Remington Master Plan ahead of the meeting
- Go to Charmington's for a paper copy



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Cell (410) 278-1111

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ASE C

Customzef@comcast.net  
www.sissonstauto.com



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July 2015 GRIA Newsletter  
distributed door-to-door in  
Remington

## GRIA Pushes To Bring Small Business Back to Remington

By Peter Burkill, GRIA board member

Over the past 40 years, Remington residents have witnessed the same disturbing trends seen in Baltimore City as a whole—crime, drug use, urban flight, and vacancy to name a few. But Remington is proving to be resilient, and it is bouncing back with vigor. Our vacancy rate has gone from 200 to 20 in 10 years, our population is growing, we have new business and investors, and our residents remain dedicated to responsible progress.

Yet as our neighborhood heals, we are haunted by vacant storefronts that bring negative attention to our corners. These storefronts were pillars of the community, providing Remington residents with meeting places, groceries, and other goods. Now, they are caught in legal limbo by Baltimore's antiquated zoning code, last updated in the 1970's. In short, the corner stores cannot become stores because they are zoned as residences. But their commercial design makes it financially onerous to convert them into homes. And so the owners let them sit vacant.

GRIA sees two options for activating these corners. 1. Wait until property values or rents increase enough to justify complete renovation and removal of the commercial features, or 2. Change the zoning to commercial and encourage historic preservation, immediate investment, and community improvement through small business. We have advocated for the latter.

In partnership with property owners, local business, and our city council representatives, GRIA has submitted an ordinance to return 14 of these historic storefronts to commercial use. We have proposed to change their zoning from residential, R7-R9, to neighborhood appropriate commercial, B-1-2 in the current code and C1 in the new code currently in progress. The property addresses are as follows:

200 W. Loeraine, 201 W. Loeraine, 2656 Miles, 2743 Miles,  
2648 Hampden, 2600 Huntingdon, 2602 Huntingdon,  
2623 Huntingdon, 2658 Huntingdon, 2701 Huntingdon,  
2740 Huntingdon, 2745 Huntingdon, 2800 Huntingdon, 501 W. 27th

To protect our community from unforeseen consequences of change, GRIA has contacted all the property owners and will continue to foster a working relationship with them. They look to us for businesses that might fill these storefronts. If relationships fail, we will also leverage a proposed city nuisance law that punishes disorderly behavior with \$500 to \$1000 fines per incident.

Overall, we are excited for this unique opportunity to improve the community and look forward to eliminating vacant corners in Remington and bringing small business back to where it has always been. ■



bar & restaurant  
summer specials

every day: happy hour 4:30-7:00

tuesday: 3 tacos & draft beer ~\$11

wednesday: buy 2 drinks, get 2 free

early bird special: (4:30-6:30; m-w)  
3 course meal \$15

123 W. 27th Street

(410) 464-7211 // www.sweet27.com

This newsletter is produced and distributed to the residents and businesses of Remington in partnership with GRIA, the Church of the Guardian Angel, and the Greater Homewood Community Corporation. All are welcome to contribute about activities and events in Remington. Contact the editor at (443) 650-8733 or CraigBettenhausen@gmail.com.

CHECK HERE  
IF YOU WOULD  
BE A TREE-KEEPER

SIGN-IN SHEET

Dr. Zolt's Green Party  
7/15/15 (1st)

Name	CONTACT INFO
Bill Cunningham	
Ryan Flanighan	
Nate Love	pixvilhd@yahoo.com
Zion Leach	
Alize M. Bessett-Jellema	You got me! 410-961-6235
Wendy Wolock	WTWHouse&More.com
Aaron Brewer	me@aaronbrewer.net
Andrew Waldman	andrewwaldman@gmail.com
Julie Doel	xdoel77@gmail.com
Neille Tower	ntower@theorbaltimore.org
Jon Perlette - APO/MD	Jon.Perlette@baltimorepost.com
Jon & Anka Ruberth-Lay	512-558-3936 jruberth@gmail.com
Leo (Ell) Ruberth	903-241-6118 Leo.Ruberth@gmail.com
MARK BACLOD	443-481-8098 MARK31786@gmail.com
Andy Black	443-630-4405
Michael Calligan	202-357-4132
Ben Frederick	410-752-6400
RENILAWAL	410-396-3957 renilawal@baltimorecity.gov
Phung Le + <del>Sara</del>	sara.phung@gmail.com
Amanda Rothschild	410-414-5700 mandiferous@gmail.com

# ADDITIONAL SIGN

July 2015 GRIA meeting  
7/15/15 (2 of 2)

TREE-KEEPER?

Name of you

Jan

Linda Johnson

410-917-4449

Can be

Gabrielle Cantor

Cantor.gabrielle@gmail.com

Wynne Engle-Pratt

WynneEnglePratt@gmail.com

Lee Vandenberg

Patrick Diamond

Melissa Katschik

patrickdiamond@gmail.com

melissakatschik@gmail.com

Olaman Anderson

Ingrid Strand

olamanderson8885@gmail.com

istrand822@gmail.com

Discreet Richard

Richard@Glutenfree  
desserts.com

(33)

Kelly Lannoy

Tony Wiebking

2815 Huntwyck

(Bill)

Shirley Milstred

+ Russ

+ Elsa

2647 miles

Craig Bettenhausen

Dave McCINTOSH

3802 REMINGTON

MARC BOLPIN

~~715~~ MITBOLPIN@live.com

John Mueller

4143-825-1888

GRIA Community Meeting  
7/15/2015

BOD Attendees: Ryan Flanigan  
Jed Weeks  
Bill Cunningham  
Julie Dael  
Nellie Power  
Andrew Black  
Blaine Carvalho  
Craig Bettenhausen

Call to Order: Ryan - 7:12pm

New Business:

Neighborhood Master Plan

Planning for the past 5 years

Overview of the recommendations

Master Plan docs will be held and displayed at Charmington's for closer view, and on Next Door

Review of the ppt showing the master plan for the Remington Community  
Residential - income growth, re-use of historic buildings, affordable housing, relationships with developers and property owners, homestead tax credits, resources for renters

Commercial - Ordinance coming up, interest for a variety of buildings, mixed use character, encourage job growth, support educational facilities, not having an over saturation of the same business, promote neighborhood scale businesses, zoning regs, forming a small business alliance, laws prohibiting advertising signs (billboards)

Ordinance - Continue support of Remington Open Space areas, green initiatives  
Ensure all of Remington is accessible by foot, bicycle, and automobile, traffic calming devices, parking initiatives, encouraging the Circulator to come further north

Safety - Encourage safe and sanitary goals, decreasing vacancy, create natural safety programs (informal neighborhood watch), engage with northern district

Motion:

Ryan - GRIA adopt the master plan and submit to planning for approval

Jed - Seconds

All - agree

Commercial Ordinance - GRIA initiative - neighborhood interest in small scale commercial development. First time in 40 years GRIA has challenged the current zoning codes for the neighborhood, adaptive re-use of existing buildings

Comprehensive approach to zoning - taking into account common history of buildings to determine the appropriate zone

Ordinance Plan will be taken to the planning department commission on 8/26

Motion:

Ryan - Approve the Land Use and Zoning Study for the commercial ordinance

Mike - Second  
All - Agree

Second Motion for Master Plan:

Ryan - all recommendations seen in entirety - motion again to approve master plan and sending to planning  
Andy - Second  
All - agree

Big thanks to Peter Burkhill and Jed Weeks for final edits

Northern District Rep:

3 armed robberies on evening of 7/14  
Person of interest on file

Space above Baltimore Body Shop - Youth and Fitness space - 501 C3 for donation - adults can attend gym during hours that kids are not in the gym - Mission Fit

Wyman Park Path - Nellie - Kick off party on 7/25 at Nellie's house

Dumpster Day - 7/25 - 9-11am - bulk items will be picked up by 10:30 - 26th/Huntington

Baltimore Tree Trust to Remington - looking for volunteers for the Tree Keepers Program

Volunteers for the Sisson Street lot - maintenance

Paster Alice - 8/17-8/22 - Reading Camp grades 1-4 at Kromer Hall - looking for volunteers - Sharika from Margaret Brent has sign up sheet

8/22 - Back Pack Day

2600 Remington Ave redevelopment of building into apartments - needs to be off the the commercial zone category

Adjourn:

9:02pm

Late BOD Motion:

Bill - GRIA donating back packs for Back Pack Day  
Blaine - Second  
All - Agree

Search Nextdoor

# Nextdoor Post

## Post in General



(/profile/597859/) profile/597859/), Remington LEAD 2



### Remington Neighborhood Plan

(/news\_feed/?post=13390993)

Several years ago work began on a comprehensive Remington Neighborhood **Master Plan**. Plans like these are referenced by city agencies so they can make better decisions for neighborhoods like Remington. But more importantly, developing this document helped us discuss the future of our community.

An open, rigorous process was used to develop these plans, that invited input from everyone in the community. All who chose to participate had a voice in this final product. And today, after five years of hard work, the plan is ready for approval from our membership and the City Department of Planning. Major community projects, like neighborhood commercial revitalization, are included in this Master Plan, and will be bolstered by its adoption by the City.

At the next GRIA meeting (July 15 at 7pm in Kromer Hall), we will present the final draft of this plan and vote for its approval. These recommendations are an excellent statement of principals and goals, that will help us to best direct the changes affecting our community. We're proud of our work as a community, so please take some time to review the plan and show your support at our next meeting!

RemingtonPlan June 2015.docx  
(https://nextdoor.com/post/13390993/attachment/7ae9ad30ee438e8ff55f8a44436fee0/RemingtonPlan\_June\_2015.c  
☆ All interests (/channels/?is=nav\_menu)

11 Jul 15 · Remington in General (/general/)



Neighbors (/directory/)  
Thank Reply

3 Thanks



Pets (/pet\_directory/)



Public Agencies (/agency/feed/)



GRIA/RNA Merger (/groups/301751/)



Browse all 10 groups (/groups/)



Molly McCullagh <molly.mccullagh@gmail.com>

**Remington Neighborhood Master Plan**

**GRIA** <info.gria@gmail.com>  
To: Ryan Flanigan <ranigan@gmail.com>  
Bcc: molly.mccullagh@gmail.com

Wed, Jul 8, 2015 at 6:08 PM

Several years ago we began work on a comprehensive **Remington Neighborhood Master Plan**. Plans like these are referenced by city agencies so they can make better decisions for neighborhoods like Remington. But more importantly, developing this document helped us discuss the future of our community.

An open, rigorous process was used to develop these plans, that invited input from everyone in the community. All who chose to participate had a voice in this final product. And today, after five years of hard work, the plan is ready for approval and adoption from our membership and the City Department of Planning. Major community projects, like neighborhood commercial revitalization, are included in this Master Plan, and will be bolstered by its approval by the City.

At our next meeting (July 15 at 7pm in Kromer Hall), we will present the final draft of this plan and vote for its approval. These recommendations are an excellent statement of principals and goals, that will help us to best direct the changes affecting our community. We're proud of our work as a community, so please take some time to review the plan and show your support at our next meeting!

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**Greater Remington Improvement Association**  
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Join GRIA and have a voice in your community!  
We welcome everyone.  
For more information, e-mail [info.gria@gmail.com](mailto:info.gria@gmail.com) or visit <http://www.griaonline.org/>  
To unsubscribe from this list please send a new email to this address with "Unsubscribe" in the subject line.

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(/profile/557439/), Remington

(/bookmarks/)



## Remington Master Plan

(/news\_feed/?post=13485911)

At tomorrow night's meeting of GRIA the officers of that organization will be asking Remington residents to approve a "Remington Neighborhood Plan." Homeowners in Remington should look carefully at the pages on the proposed changes to the City's zoning code.

According to the document, "the community will work to comprehensively rezone historic small-scale neighborhood commercial buildings to their intended commercial purpose" (41). Specifically, "the community will work to comprehensively rezone as B-1-2 historic small-scale neighborhood commercial buildings to their original intended purpose . . . The community will expect these properties to be rezoned C-1 in Transform Baltimore" (42). In fact, GRIA has already asked for a Zoning Board hearing on rezoning 14 buildings, most on Huntingdon Avenue, that are currently designated R-7, R-8, or R-9, to B-1-2. Approving the GRIA's Neighborhood Plan will put the organization on record as favoring that rezoning.

The problem with rezoning these properties is that it is far from clear what they will be used for. The GRIA's plan claims that Remington residents "overwhelmingly" want these buildings to be used for "restaurants, coffee houses, cafes and high-quality taverns [as opposed to "low-quality bars"], small boutique shops for household good, and garden shops or nurseries" (65). Most of these uses are unexceptionable, if unrealistic. However, homeowners should think twice before they open the way for "high-quality taverns."

The Master Plan does not explain the difference between a "high-quality tavern" and a "low-quality bar." In general, low-quality bars are high-quality taverns that are not profitable. Remington certainly doesn't need any more unprofitable taverns. Furthermore, very few bars nowadays can make a profit from their immediate neighborhoods; most bars depend on patrons from outside their districts. That traffic raises the questions of parking and patron behavior. Rather ominously, GRIA has stated that the organization will "leverage a proposed city nuisance law that punishes disorderly behavior." However, the law has not been adopted, and GRIA has no mechanism for enforcing it.

Finally, the Master Plan assumes that all properties zoned B-7, 8, and 9 will be rezoned C-1 when the new zoning plan is adopted. The City has not stated what uses C-1 zoning will permit. The City's websites describe C-1 zoning as "Neighborhood Zoning Business District (Main Street); pictures of 36th Street in Hampden appear as examples of a C-1 area. Do Remington homeowners want Huntingdon Avenue to become another 36th St.?

At the very least, GRIA should delete the references to the desirability of any taverns and to the assumption that B-1-2 properties will be rezoned C-1 until the uses under C-1 are clarified.

14 Jul 15 · Remington in General (/general/)

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(Profile/597859/), Remington · 14 Jul 15



Thanks for reading the plan Ted! Many voices and many hours went into its creation and I'm glad to see people engaging on these important issues. I just want to clarify a few points that might ease your fears.

A "high quality tavern" is just a suggestion based on residents' stated desires during the many outreach sessions over the years. Most importantly though, taverns or bars are not permitted in B-1 (their zoning in the current code if the ordinance passes.) However, the city has stated what is in the C-1 zoning category (in the soon to be adopted code) and taverns are a conditional use. This means that the community would have a chance to voice their concerns or support at the BMZA hearing before it could open. GRIA's Land Use Committee would also have a chance to review any such plans and there would likely also be a liquor board hearing. These processes provide ample opportunity for community input and with a strong and active community such as ours I have little doubt our voices would be heard.

We can't predict what businesses will populate these vacant or underutilized spaces. That's why we must continue work together so we determine our neighborhood's future. That way we will encourage the right businesses to come and can deal with the problem ones as they arise.

I hope you and everyone else will come to tomorrow's GRIA meeting, 7pm in Kromer Hall 335 w 27th St to learn more about this and other important zoning issues.

N.B. the complete list of uses for the soon to be adopted zoning code can be found here: <https://baltimore.legistar.com/LegislationDetail.aspx?ID=2177661&GUID=11A3FD46-A1EE-418B-A06C-C9F99BAA8AD6&Options=ID|Text|&Search=12-0152>

(<https://baltimore.legistar.com/LegislationDetail.aspx?ID=2177661&GUID=11A3FD46-A1EE-418B-A06C-C9F99BAA8AD6&Options=ID|Text|&Search=12-0152>)

Download #3 under the attachments section titles "final tables." P means the use is permitted, C means the use is conditional, and a blank space means the use is not allowed in that category.

😊 Thank 8 Thanks



(Profile/4727771/), Remington · 15 Jul 15



As a community member that is flanked by properties that are proposed to be re-zoned. I am completely stoked for this development. I know parking will likely get tight, but that... [See more](#)

😊 Thank 2 Thanks

Add a reply...

More recent posts from your neighbors



(Profile/11610079/), Guilford



### Free · Free Bed Frames

Two steel bed frames, free to the first takers: one is full/queen/king, the other is twin/full. Will be out for pickup Wednesday, Feb 14, near the corner of Greenway and Kemble.



Molly McCullagh <molly.mccullagh@gmail.com>

## Opportunities for Involvement

GRIA <info.gria@gmail.com>  
To: Ryan Flanigan <ranigan@gmail.com>  
Bcc: molly.mccullagh@gmail.com

Tue, Aug 4, 2015 at 4:56 PM

### Greater Remington Improvement Association

- 1. **Master Plan and Land Use Study Approved!**
- 2. **Outreach for Upcoming Corner Store Ordinance**
- 3. **Help Sloooooooooow Down 28th and 29th Streets**
- 4. **Meeting about Combating Slumlords and Creating affordable housing.**

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#### 1. Master Plan and Land Use Study Approved!

Thanks to everyone who came to our last meeting. It was a long one. BUT we approved both the **Neighborhood Master Plan** and the **Land Use Study** needed to advance the corner store ordinance. This will help us eliminate vacancy and bring more small businesses to Remington. Future meetings won't be that long or dense. Thanks for hanging in there to learn, discuss, and vote! You really are helping to make a demonstrable change in this community.

#### 2. Outreach for Upcoming Corner Store Ordinance

Many of you have received a knock on your door asking you to support the corner store ordinance. I hope you will show the same enthusiasm you did at our meeting and sign this petition. We are trying to collect signatures from as many of our neighbors as possible. We'll bring these to Thursday's Planning Commission hearing, hopefully demonstrating that this cornerstore effort is overwhelmingly supported by the real people who live here. If we haven't made it to your house but you want to show your support, please send an email to Amanda Rothschild at [mandiferous@gmail.com](mailto:mandiferous@gmail.com) and we'll come to you!

#### 3. Help Sloooooooooow Down 28th and 29th Streets

It's no secret that 28th and 29th streets are dangerous for pedestrians, and the noise and fumes degrade the quality of life for the whole neighborhood. If you wish to see these streets made compatible with neighborhood life then we need your help! We're developing a comprehensive list of recommendations to present to the Department of Transportation. If you can spare a couple hours in the next few weeks to help with this, please email [info.gria@gmail.com](mailto:info.gria@gmail.com).

#### 4. Meeting about Combating Slumlords and Creating affordable housing.

Unfortunately, many of our neighbors live in substandard housing, but still pay the same as neighbors living in newly renovated homes. The forces that create these conditions are complex, as are the solutions to deal with them. But many of us feel this exploitation must end. We are hosting a meeting that will bring together interested residents and professionals to learn about how to combat slumlords without displacing our most vulnerable neighbors. Meet at **Price Modern, 2604 Sisson St, 7 PM on Tuesday August 11th.**

--  
**Greater Remington Improvement Association**

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Join GRIA and have a voice in your community!



GRIA Info <info@griaonline.org>

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## Help us set our 2016 Priorities

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GRIA Info <info@griaonline.org>  
To: ryan flanigan <ranigan@gmail.com>

Mon, Jan 18, 2016 at 7:33 PM

Email Addresses  
Removed

# Email Addresses Removed

## Greater Remington Improvement Association

As we enter this new year I hope you'll join us at our meeting this Wednesday January 20 at 7pm in Kromer Hall, 335 W. 27th St., to help us set our priorities for the year ahead. There was a tremendous amount accomplished last year and with the knowledge and connections we've amassed there's so much more we can do for Remington! Being a grassroots organization means we need to hear from YOU to determine our next steps. I'm including a list of the great things we worked together on in 2015 for inspiration.

- Spearheaded the rezoning of 12 historic commercial properties to commercial zoning via city council ordinance using intensive outreach to community members, business owners, and elected officials
- Secured an Adopt-A-Lot agreement, worked with the Neighborhood Design Center to create a common vision, and secured a \$13,000 grant for the Sisson St Lot
- Hosted a community picnic and gave away 160 recycling bins and 80 trash cans to Remington residents
- Hosted four community dumpster days to clear bulk trash from alleys and backyards

- Installed a community garden at the Sisson Street lot, secured soil and compost for garden beds, and oversaw regular watering
- Oversaw the completion of the Huntingdon Ave path between 31st and Wyman Park Drive
- Oversaw the installation of the R sculpture at 27th and Remington
- Updated the Remington Neighborhood Master Plan and submitted to the City for agency approval
- Facilitated The Gathering (food truck rally) coming to Remington
- Initiated the process to include Remington on the National Register of Historic Places
- Hosted another successful Hauntingdon
- Hosted a neighborhood tour for Mayor Stephanie Rawlings-Blake
- Resumed publication of the Remington Newsletter
- Contributed funds to purchase a printer for Remington Newsletter
- Formed the GRIA Land Use Committee, meetings are the first Tuesday of the month at 7:30pm in Price Modern, 2604 Sisson St.

Please come on Wednesday to help us generate great ideas that benefit all our neighbors.

**Greater Remington Improvement Association**

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 We welcome everyone.  
 For more information, e-mail [info@griaonline.org](mailto:info@griaonline.org) or visit <http://www.griaonline.org/>  
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### Post in General



(/profile/597859/) profile/597859/), Remington LEAD 2



### GRIA meeting Tomorrow

(/news\_feed/?post=20489790)

As we enter this new year I hope you'll join GRIA at our meeting tomorrow January 20 at 7pm in Kromer Hall, 335 W. 27th St, to help us set our priorities for the year ahead. There was a tremendous amount accomplished last year and with the knowledge and connections we've gained there's so much more we can do for Remington! Being a grassroots organization means we need to hear from YOU to determine our next steps. I'm including a list of the great things we worked together on in 2015 for inspiration.

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Please come on Wednesday to help us generate great ideas that benefit all our neighbors.

19 Jan 16 · 20 neighborhoods in General (/general/)



Thank



Reply

3 Thanks · 1 Reply (/news\_feed/?post=20489790)



(/profile/7036800/) profile/7036800/), Old Goucher · 20 Jan 16



I will be attending to listen and hear what is said and after the meeting to answer any questions that I can.

--

12th District Democratic Candidate  
for Baltimore City Council



Ryan Flanigan ▶ Friends of Remington (Baltimore, Md.)



January 19, 2016 · Baltimore · 🌐

### Lot

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Write a comment...





GRIA Info <info@griaonline.org>

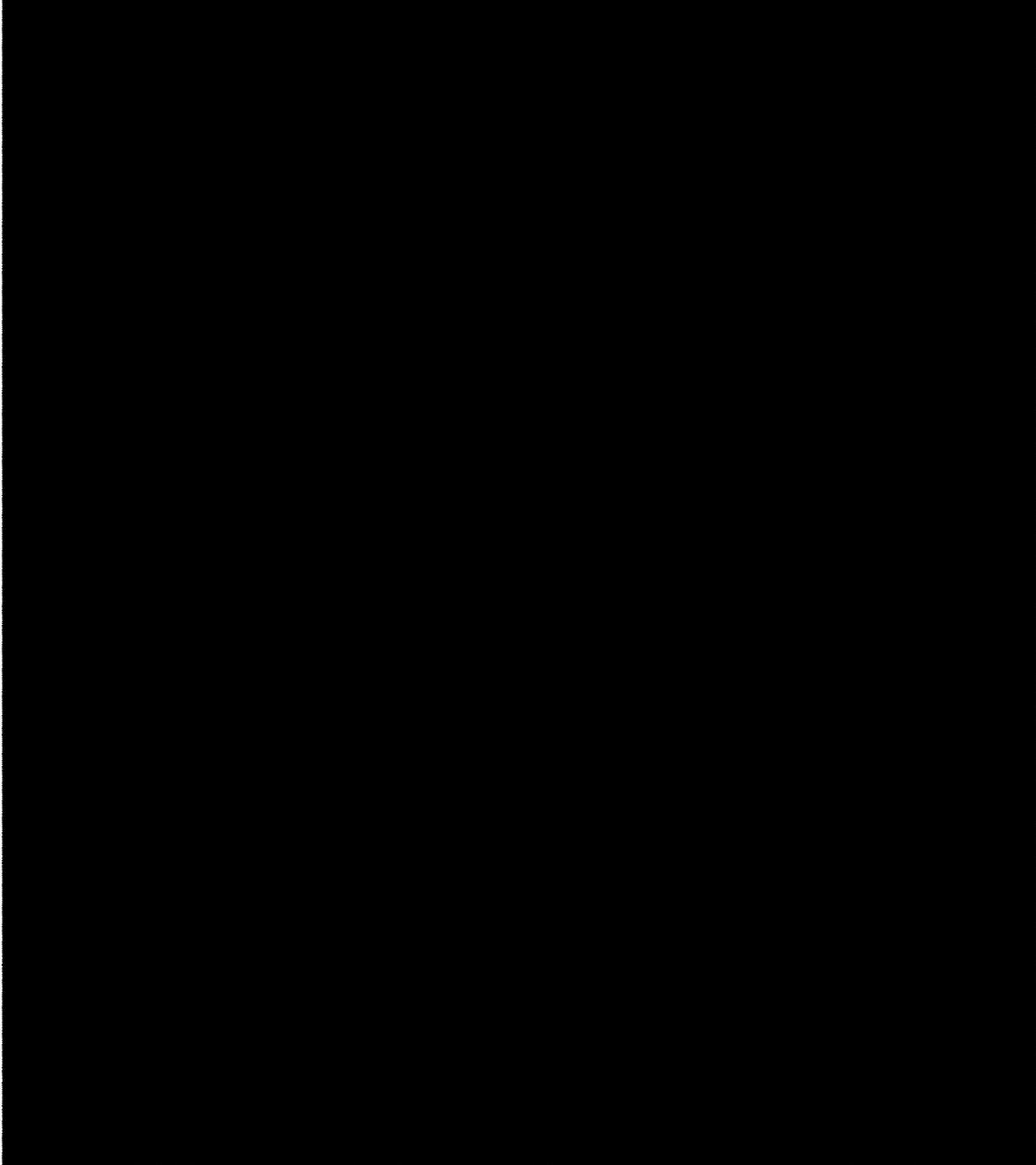
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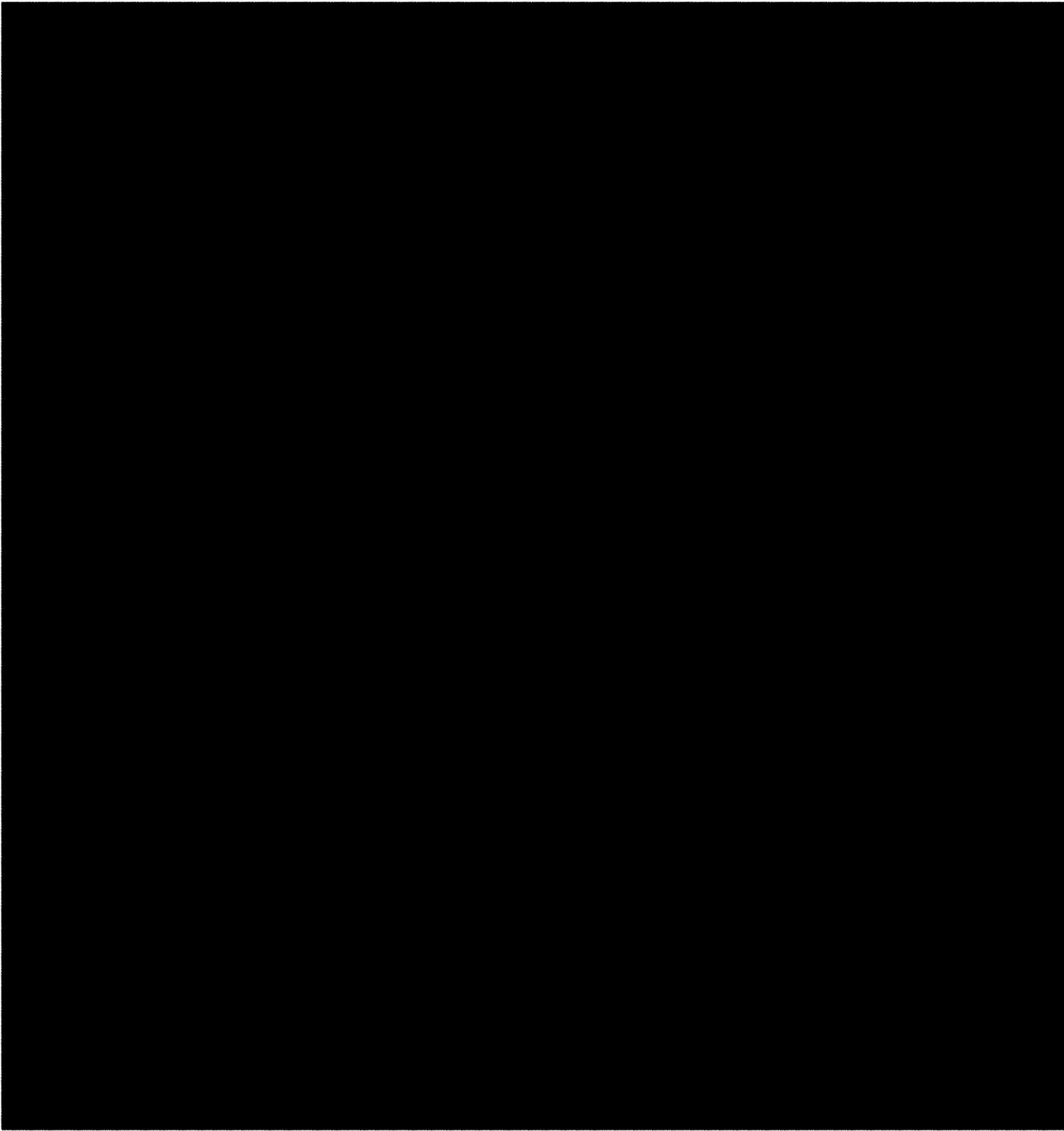
## Job Fair Tomorrow and GRIA meeting Wednesday

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GRIA Info <info@griaonline.org>

Sun, Aug 14, 2016 at 6:48 PM





**Greater Remington Improvement Association**

- 1. Monthly Meeting Wednesday, 7pm in Kromer Hall**
- 2. Job Fair Tomorrow!**
- 3. Help Bring More Trees to Remington**
- 4. Master Plan Moves Forward**
- 5. Hauntingdon Planning Begins**

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- 1. Monthly Meeting Wednesday, 7pm in Kromer Hall**

As we're fond of doing every month we will meet Wednesday at 7pm in Kromer Hall, 335 w 27th st. Delicious snacks and neighborliness will be provided.

**2. Job Fair Tomorrow!**

GRIA is excited to partner with Seawall Development to bring new job opportunities to Remington residents. If you are looking for work please come tomorrow from 4:30 to 6 to the old Anderson building at 301 w.29th to fill out an application and meet potential employers. These jobs will be with the new businesses opening in Remington Row and R House including Rite Aid, Johns Hopkins Community Physicians, and many food vendors. Attached is a flier for the event, hope to see you there!

**3. Help Bring More Trees to Remington**

Last week we started a tree survey of the neighborhood to asses the health and number of our street trees. With the help of 10 volunteers we inventoried dozens of trees and potential tree pit sites. By counting the trees we will learn where we can plant new ones and remove any problems. If you want to help conduct this survey and bring more trees to Remington please contact Ryan McAlpine at [mcalpr@gmail.com](mailto:mcalpr@gmail.com). Ryan will train you how to survey and with only a couple hours of work you will make Remington a more green place!

**4. Master Plan Moves Forward**

At Wednesday's meeting we will discuss the final steps we need to take to ensure the city's Planning Department adopts our community master plan. The master plan has been written over the last 8 years with the input of hundreds of neighbors and reflects a consensus on the future direction of development in Remington. Upon adoption by the city it will ensure that actions taken by city agencies such as Department of Transportation are in line with our stated goals. A copy of the plan can be found here [Master Plan](#).

**5. Hauntingdon Planning Begins**

It's time to begin planning Remington's long running Halloween celebration Hauntingdon! Every year we shut down the 2900 block of Huntingdon Ave and create a family friendly Halloween celebration with activities and candy for big and little kids alike. Hauntingdon only happens with your help, so please send us an email if you can spare some time to make this year the best year!

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**Greater Remington Improvement Association**

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Join GRIA and have a voice in your community!

We welcome everyone.

For more information, e-mail [info@griaonline.org](mailto:info@griaonline.org) or visit <http://www.griaonline.org/>

To unsubscribe from this list please send a new email to this address with "Unsubscribe" in the subject line.

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 **JOB FAIR.pdf**  
188K

# GRIA Community Meeting - August 17 , 2016

## GRIA Board Attendees:

Ryan Flanigan, Bill Cunningham, Molly McCullagh, Jed Weeks, Nellie Power, Maryanne Kondratenko, Josh Greenfeld, Raymond DeBarge, Blaine Carvalho

**Total attendees:** 31

## Community announcements

- Next dumpster day is Saturday, September 24, 9-11:30 am (location TBA)
- August 29th is the first day of school. Help encourage students to get there! Come to Margaret Brent (100 E 26th St, Baltimore, MD 21218) at 7:45 am for a Back To School Rally to pump up the excitement as kids arrive at school! Contact Sharicca Boldon ([sboldon@strongcitybaltimore.org](mailto:sboldon@strongcitybaltimore.org)) if you know of any youth who have barriers to getting to school (uniform, supplies, transportation).
- Fringe Salon is open! Grand opening party Sept 9 - details here: <https://www.facebook.com/events/1257349957610600/>
- Art-o-Matic - 6 week event in Montgomery Park. Looking for artists. Late October until December - there is small cost (\$100). More details at <http://washingtondc.craigslist.org/doc/tlg/5719214985.html>
- Back to School Event at the Church of the Guardian Angel - Saturday, August 27th at 10am. Pastor Alice is giving away backpacks with supplies, books. GRIA will also be giving out about 25 bikes for local kids! Thanks to Michael Tompkins for fixing up the bikes!
- New newsletter feature: Heroes of Remington - will honor community members who have done something great (big or small) to help the neighborhood. Raymond DeBarge is accepting nominations at every community meetings, or contact him separately (via GRIA)
- Village Learning Place will have their annual spaghetti disco at Church of St Philip and St James - February 25th 2017. Check for details on their website - <http://www.villagelearningplace.org/>
- United Workers continues their neighborhood outreach to the neighborhood to collect info/stories from residents about housing
- Vote on the color to paint the shipping container at the Sisson Street Community Lot! Contact GRIA if you'd like to be involved with painting it!
- Ryan Johnson on Hampden Ave advertised his lawn mowing services. Contact GRIA if you'd like to hire him; we'll put you in touch

- Historic district update (Pete Morrill)
  - The Commission on Historical & Architectural Preservation approved completed nomination, passes on to state review
  - The report is on the GRIA website at <http://www.griaonline.org/about-remington/historic-district/>
  - Most of our adjacent communities are already designated as Historic Districts. This designation does not restrict what you can do to your house, but gives you incentives for historic renovations.
  - Historic renovations will be eligible for tax credits once approved. Can begin to apply now - view forms at [https://mht.maryland.gov/taxcredits\\_homeowner.shtml](https://mht.maryland.gov/taxcredits_homeowner.shtml)
  - GRIA will hold a workshop on how to complete the application once the district is approved (expected in October)

### **Recap of Board votes**

- Approved \$750 for back to school event at Church of the Guardian Angel
- Approved Pete Morrill as voting member of Land Use Committee
- Approved change to Land Use Committee bylaws regarding quorum for “stakeholder members”
- Approved the liquor license transfer to BWillow (for gift baskets, not on-site consumption)
- Approved supporting City Council to introduce a new corner store ordinance (identical to old ordinance, see details below)

### **St. Ambrose Housing Aid Center**

- Mary Ricchezza and Shalik Fulton presented
- 321 E 25th Street
- Work to ensure affordable housing to working class families in Baltimore
- Departments
  - home sharing (match people with large homes with folks who need housing)
  - affordable rental units (high demand and booked up)
  - housing counseling (foreclosure prevention, pre-purchase, legal)

### **Tree survey**

- Neighbor Ryan McAlpine leading the effort
- First survey day, completed 5 out of 28 blocks in Remington

- Next survey event is tentatively September 10th at 10am, meeting at playground at Miles and 30th
- Ryan will train people on how to survey and give them materials to do the survey if they'd like to do it on their own time
- Surveys need to be completed before leaves fall from trees
- Survey will allow us to apply for grant funds and partner with the Baltimore Tree Trust to add trees and tree wells; tree varieties will be carefully selected not to shed or break easily

### **Neighborhood Master plan update**

- Process started in 2009 the process, completed in 2013 and updated 2015
- Partnered with Neighborhood Design Center to host 20 community meetings in the process of determining neighborhood priorities and land use changes
- Once adopted by the City, we'll be able to access funding for capital improvements and align City activities/work with neighborhood priorities
- GRIA recently added "implementation tables" outlining which city agencies would be involved in implementing certain activities (i.e. "traffic calming = Department of Transportation," "playground at 30th and Miles = Recreation and Parks")
- Sent updated draft with tables to Planning Department. Once the tables are approved we will do a community meeting for final review
- Discussion about talk of traffic calming strategies outlined in the plan on 28th and 29th, increased trash cans are in the plan

### **Hauntingdon Planning**

- Annual Halloween block party! Close down 2900 block of Huntingdon Ave
- Usually within a week of Halloween beginning around 5pm
- Celeste Perilla is organizing! E-mail her at [celesteperilla@gmail.com](mailto:celesteperilla@gmail.com) if you'd like to volunteer!

### **Cornerstores Ordinance**

- As you may be aware, the ordinance was legally challenged by two neighbors. The judge's July 8 order sent the ordinance back to City Council for further review to add some additional "findings of fact" that proved that the effort was for community-wide benefit. We expected that the Planning Department would correct the small missing components and resubmit and move forward.
- In the meantime, Joan Floyd appealed the judge's order to the Court of Special Appeals. Regardless of the merit of this appeal, until it is heard by the court, City

Council is “divested of power” to fix the old ordinance. The court hearing might not be scheduled for up to a year, given the court’s backlog of cases.

- In response, City Council members introduced a new bill on Monday, August 15th for the same 12 stores in the original ordinance, using the same language of the original ordinance. Planning Commission will hear the bill on Sept 15th and the City Council’s Land Use Committee will hear bill in early October.
- We’ll keep everyone posted as to how you can demonstrate support for the passage of the second ordinance.

## **Job Fair**

- GRIA hosted a job fair on Monday 8/15 at R House
- Attended by Rite Aid, food vendors, bar vendors and Johns Hopkins Community Physicians
- about 50 attendees plus many others that applied before or after the event
- Thanks to Seawell Development for partnering to put on the event
- Please spread the word to your neighbors about the job opportunities!

## 2016.08.02 LUC Meeting Minutes

Voting Members Present: Peter Burkill, Wynn Engle-Pratt, Katie Chen (Stakeholder), Andrew Cazier, Josh Greenfeld (Chair), Dan Scott (Stakeholder representative for Charmingtons)

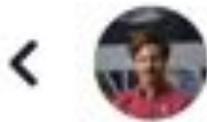
Members Absent: Mike Nelson, Jed Weeks

Community Present: Peter Morrill, Ryan Flanigan, Bill Cunningham, Liz Vayda (b Willow), Thibault Manekin (Seawall), Charlotte Clarke, Joe

- 7:40 pm Meeting is called to order by Josh Greenfeld
  - Introduction of those present
- Election of voting members to the Land Use Committee
  - Peter Morrill is interested in being a voting member. No one else present is interested at this time.
  - Bill Cunningham makes a motion to instate Peter as a voting member of the Land Use Committee, Ryan Flanigan seconds, motion passes
- Suggestion to amend bylaws to require for quorum 5 voting members present with 1 stakeholder
  - Peter M makes a motion to amend bylaws, Josh seconds, motion passes
- Sterling's License: Thibault presenting
  - Charmington's cannot take the license
    - Moratorium on Charles Village that does not allow transfer of a license into the neighborhood
  - Potential to transfer to B Willow
    - License needs to be held at a location and actively used to keep the license active
    - Liz reiterated the idea for b Willow as presented at the 6/7/16 meeting
    - Already planning to have a local goods section in b Willow
    - Currently proposing offering a small variety of seasonal wines, beer, cider and liquor with herbal based mixers, bitters, and cocktail cards
    - Would not be advertising as a liquor store, would be integrated into the original concept of the store
    - Application has been submitted to the liquor board, signs will be posted soon
    - Name on license will be Thibault Manekin and there will be a management agreement with Liz Vayda
    - RNA has been notified of this potential transfer
    - Andrew C. asked if the property is zoned B3? Thibault confirms that it is
    - Vote needed on supporting this transfer
      - Peter M. makes a motion to support this transfer of license, Josh seconds, motion passes
- Update on Remington Row PUD
  - Appeal has been lost at the BMZA regarding the decrease in parking

- National Historic Designation
  - We are the only neighborhood in central Baltimore that does not have this designation
  - This makes tax credits available for buildings with historical significance but does not put any restrictions on our neighborhood. Small businesses are eligible as well as resident properties.
  - Because the nomination is pending you can apply now and will receive the tax credits after the application has been approved
  - Coming up before CHAP for review next Tuesday at 1pm 8/9/16
    - Reviewing for completion and adequacy
    - Joan Floyd has asked for a postponement
    - It would be useful to have community representation at this meeting or via letters in support of this process
    - We have submitted supporting documents to the commission
  - Per Josh after this it will go through a review process at the state level through the Governor's Council on 10/8/16
  - As we have previously voted to initiate and support this process GRIA will formally submit a letter of support
- Corner store amendment renewal
  - Amendment will be on an upcoming agenda of the Planning Commission
    - Finding of fact that there is a significant change in the neighborhood since 1970 will need to be added to the report by the Planning Commission
    - Once we are made aware of the planning commission hearing date signs will be posted 10 days before the hearing
    - BMZA will need to amend their report to reflect the finding of fact by the Planning Commission
    - Then bill will go back to the City Council Land Use Committee
    - Then it will go through 2nd and 3rd reader of the City Council
    - Josh predicts that this process will be completed by the end of October and the amendment will go into effect immediately
    - Ryan read allowed the communications with the lawyer handling the appeal hearing detailing what the requirements are for the amendment renewal. Katie requests that these communications be shared with this committee.
- Transform Baltimore update from Josh
  - Hearings were postponed
  - Voting meeting on the map amendments will take place next month
  - Josh and Jed have met with Carl Stokes to make our recommendations for the commercial zoning of corner stores in Remington. Carl has submitted our amendments with his support
  - Josh and Jed have spoken to Mary Pat Clarke who states she will not be supporting the amendments submitted by Joan Floyd to down zone commercial corner store properties to residential





Ryan Flanigan shared a link to the group: Friends of Remington (Baltimore, Md.).

August 14, 2016 · Baltimore ·

The Greater Remington Improvement Association will hold it's monthly meeting this Wednesday at 7pm in Kromer Hall, 335 w 27th st. As always there will be delicious snacks and lots to discuss including:

--Bringing more trees to Remington

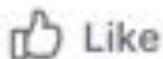
--How to move our community master plan forward, you can view the plan here:

<http://www.griaonline.org/wp-content/uploads/Remington-Plan-Draft-June-2015.pdf>

--Planning begins for Hauntingdon, if you want to help organize this fabulous event please email [info@griaonline.org](mailto:info@griaonline.org)

Also don't forget about tomorrow's Job Fair from 4:30 to 6 in the old Anderson building, 301 w 29th St. New local businesses are looking for Remington Residents, please spread the word.

GRIAONLINE.ORG  
[www.griaonline.org](http://www.griaonline.org)



Like



Comment



Share



Write a comment...





GRIA Info <info@griaonline.org>

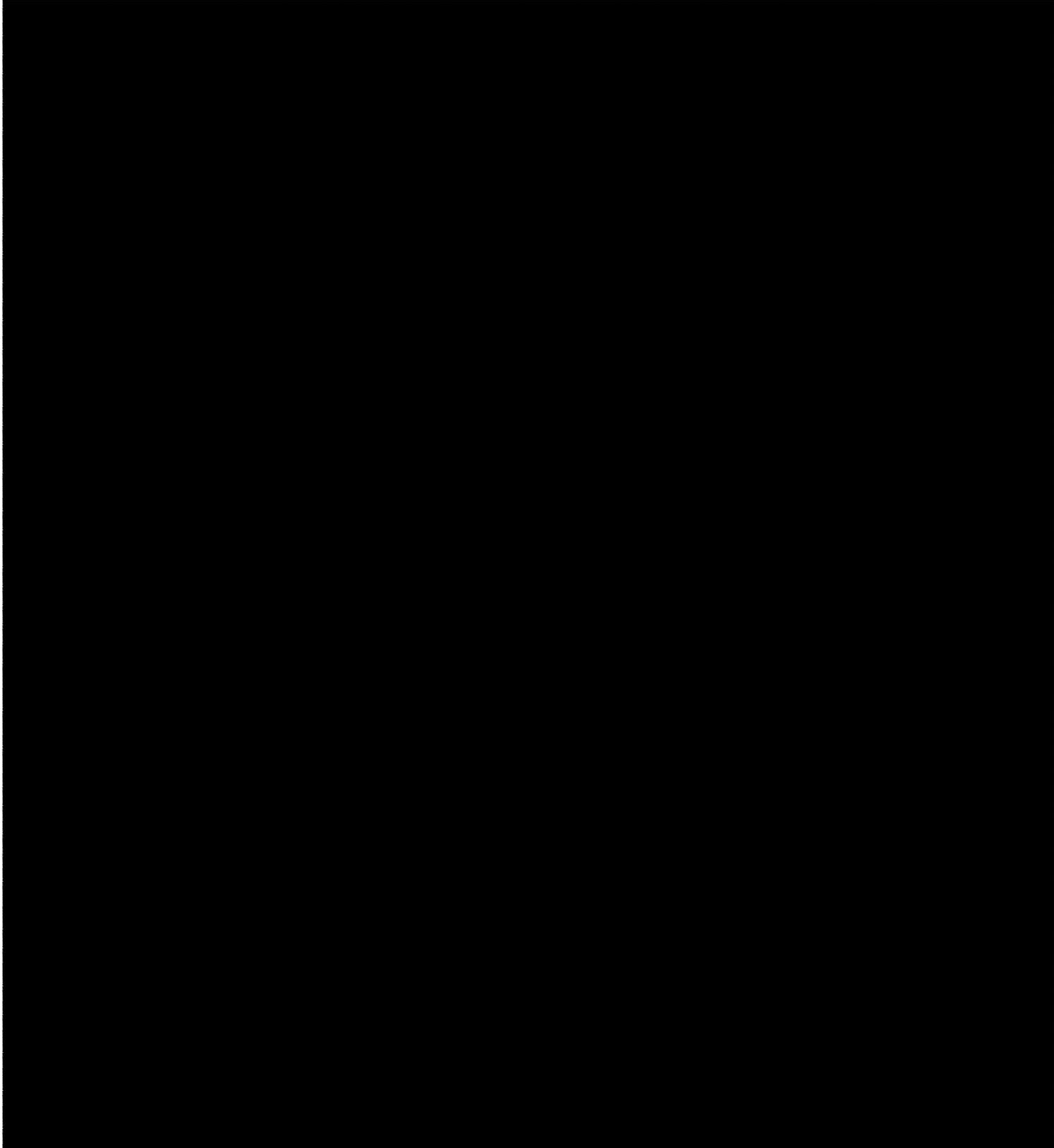
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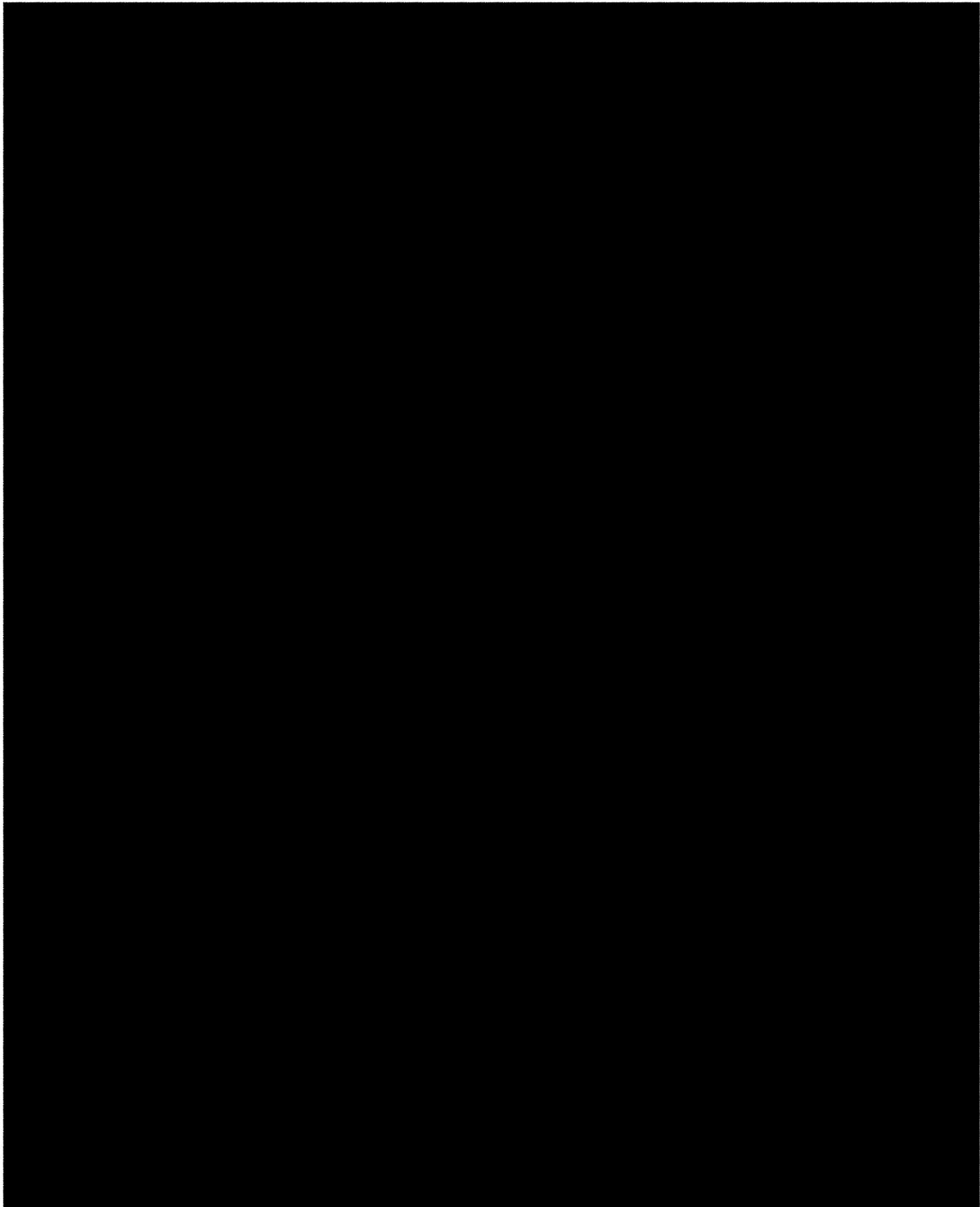
## Wednesday's GRIA meeting moved to 6:30pm at the Greenmount School

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GRIA Info <info@griaonline.org>  
To: ryan flanigan <ranigan@gmail.com>

Mon, Sep 19, 2016 at 8:06 AM





**Greater Remington Improvement Association**

**1. IMPORTANT – The Wednesday September 21st GRIA Meeting is being held at the Greenmount School at 6:30pm.**

**2. Hauntingdon is happening - Join the planning team!**

**3. Community Clean Up Day Saturday September 24th**

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**1. IMPORTANT – The Wednesday September 21st GRIA Meeting is being held at the Greenmount School at 6:30pm.**

This is an announcement that GRIA's regularly scheduled monthly public meeting on Sept. 21st at 6:30pm has been moved from Kromer Hall to the Greenmount School (501 W. 30th Street) so that all GRIA and Remington Community members can attend a meeting hosted by the Department of Transportation at the same time regarding a parking study of the neighborhood.

GRIA is asking all members to attend this parking study meeting in lieu of our regular monthly meeting so that we may fill the room and let the Department know that the community values PEOPLE OVER PARKING and that we are seeking a multi-modal transportation plan for the neighborhood focused on walkability, transit, and biking in addition to making sure there is adequate neighborhood parking.

Let us know you can attend [here](#).

More information below.

**2. Hauntingdon is happening - Join the planning team!**

Hauntingdon is upon us again and we need to your help to make it the Baltimore's best halloween celebration! Please respond if you can help with planning, decorating, or running activities. Hauntingdon will be on Saturday October 29th, from 5-9pm on the 2900 block of Huntingdon Ave. [Facebook event page here](#).

**3. Community Clean Up Day Saturday September 24th**

It's our last dumpster day for the year on Saturday September 24th so bring all your trash large and small to Huntingdon Ave and 26th St from 9-11am. If you have bulk items that need to be picked up call Bill Cunningham at [443-799-7446](tel:443-799-7446) between 8-8:30 taht morning. After the dumpster leaves the cleaning fun continues with volunteers from the Johns Hopkins Presidents Day of Service. Come by from noon - 4 pm to the Sisson St Lot to help beautify Remington! Let us know if you can come [here](#).

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**Greater Remington Improvement Association**

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Join GRIA and have a voice in your community!

We welcome everyone.

For more information, e-mail [info@griaonline.org](mailto:info@griaonline.org) or visit <http://www.griaonline.org/>

To unsubscribe from this list please send a new email to this address with "Unsubscribe" in the subject line.

On September 21st at 6:30pm at the Greenmount School (501 W. 30th Street), the Department of Transportation will be hosting a public meeting to discuss a parking study of Remington.

This public meeting will allow residents to voice their parking concerns, but more importantly, it serves as an opportunity for residents to voice a desire to focus on making our neighborhood a great place to live, work, and play as opposed to a convenient place to park. If we have more walkable places to work, buy goods, access services, and enjoy entertainment, and if we have more transit and bike options to get more residents to these things outside of our neighborhood, we will dramatically reduce car ownership, making it easier for those who want to or must continue to own a vehicle.

History of the Study

Prior to construction of Remington Row, there was a Traffic Study undertaken by DOT. This study incorporated anticipated traffic from the 25th Street Station project which was slated to be a large auto-oriented development anchored by a Walmart. That project has since been canceled. The study, even considering a large auto-oriented development, concluded that there would be insignificant traffic impacts to Remington.

As a result of this study, a \$25,000 traffic mitigation payment was requested of the developer. Typically, these traffic mitigation payments are used for transportation alternatives in the neighborhood, supporting things like bike lanes, sidewalk improvements, or other infrastructure improvements that will reduce automobile dependency in the neighborhood.

Instead and regrettably, due to an agreement with the RNA, these dollars will be used to fund this parking study in Remington. These parking studies are often limited in scope and flawed, focusing on available on-street supply only, failing to factor in potential investments in alternatives like transit, biking, and walking that could reduce car ownership and reliance in communities. Additionally, they often result in a singular recommendation of neighborhood Residential Permit Parking. Permit parking hasn't solved the parking crisis in any neighborhood where it has been implemented. Instead, it penalizes the most disadvantaged in our community, by implementing a financial barrier, requiring vehicle titling and registration at the permit address, forbidding permits for take home work vehicles, and increasing barriers to small business operation.

### Current Parking Realities

It is important to remember that our neighborhood has housing stock between 11 and 14 feet wide. Most cars are longer than this. Even with permit parking, it is not physically possible to supply enough parking in our community for every neighbor to have multiple vehicles or even one vehicle. Some neighbors will have to live car free. Fortunately, many of our neighbors already do and many more desire to ditch their cars in the near future as long as we support them in creating a neighborhood that supports walking, biking and transit. If we are able to support them, this creates a better environment for those who want to or need to continue owning one or more vehicles.

GRIA's vision for Remington—one it shares with hundreds of neighbors that have voiced concern over our vacant cornerstores and dimly lit streets—includes multimodal transportation and walkable amenities that will create a better, safer, more vibrant community.

GRIA thanks you for your efforts to move Remington forward by supporting the cornerstores ordinance, **the master planning process**, progressive zoning map amendments and for working to make our neighborhood the best in the City. GRIA looks forward to seeing you next Wednesday at the Greenmount School to join together, as one community, to demand we put people over parking.

Josh Greenfeld  
GRIA Board Member  
Chair, GRIA Land Use Committee

## 2016.12.13 LUC Meeting Minutes

Voting Members: Josh Greenfeld (Chair), Wynnona Engle-Pratt, Jed Weeks, Peter Morrill, Katie Chen (Stakeholder), Pastor Alice (Stakeholder)

Absent: Andrew Cazier, Ted Hendricks, Dan Scott (Stakeholder), Peter Burkill,

Community Members Present: Marianne, Bill Cunningham

- Meeting called to order, 7:35pm
  - Introductions
- Parking
  - Progress continues to be made in lower remington to get more available parking
    - Jed is working on this with DOT
  - Pastor Alice raised the question of reverse angle parking on Huntingdon Ave
    - Per Jed the DOT does not think there is sufficient utilization to make this safe
    - Pastor Alice is concerned about safety on this street with fast moving traffic
  - Per Jed the new changes at DOT with new administration will change the
  - Seawall secured extra parking spaces at the police lot. They are stationing people at the R House lot to direct people to the Remington Row garage and police lot. Employees don't park in the R House parking lot, they use the Remington Row garage.
  - Bill: RPP in lower Remington is being discussed
    - They do not need to go through RNA because they are not adjacent to existing RPP, A resident of Fawcett street is initiating the RPP process and talking to the RNA
    - Marianne says she will make a post on Nextdoor letting people know how the process works
  - Pastor Alice is having difficulty with loading at Church of Guardian Angel on 27th
    - DOT doesn't do dedicated disability spaces
    - Thaibult offered to help get a loading zone
- 28th/29th Street Traffic Calming initiative
  - Jed: We are still working on getting our neighborhood master plan passed to do a full analysis of 28th/29th corridor, but in the meantime want to do demonstration of what traffic calming could look like
    - Hopefully master plan will be in front of the planning commission in the spring
      - Thaibult asked for the master plan to be sent to him
      - Per Jed master plan needs to be re-formatted prior to approval
      - Peter M suggested going to the landscape architect at Steif Silver to help with re-format of plan
    - Has been working with Graham Young Chief of Traffic at DOT
    - Proposed "bump outs" at 28th/Remington AVE and 29th/Remington

- Would reduce crossing distance by 15ft
    - Pastor Alice asked about effect on bikes. Would force bikes into traffic lane, stop cars from cutting them off
    - DOT allows us to apply for Art in the Right of way permit
    - We can do whatever we would like to do for street art
    - Will not remove legal parking spaces, takes away the space right at the intersection
    - Was supposed to happen mid October, waiting on Miss Utility to do the utility markings as soon as they do that DOT will put the flexposts
    - The idea is that this is temporary as a demonstration and will eventually be made permanent
    - Pastor Alice would like to see this happen at 29th and Sisson
      - Once done need to document and check back in with the residents to continue advocating for this to continue
  - Discussion of recommendation to board regarding community art initiative
    - GRIA board will coordinate outreach to the neighbors on this block
    - Wynn volunteers to help out with this
    - Jed wants to develop a process for getting community involvement in the art
  - Facade Improvement Grant
    - Central Baltimore Partnership is our middle man dispensing the funds
    - Final agreement will be signed in February and funds will then be available
      - We have 2 years to spend but the quicker and more efficient we do it the more likely we can get more funds
      - \$50,000 in funding
    - Peter Morrill will present and draft of guidelines
      - Property owners will send in projects
        - Have to be exterior and street facing.
        - Targeting commercial corner store spaces
        - The tenant can apply just need to have property owners signature
        - Painting, windows, signage, lighting, siding, streetscaping (planters etc)
      - We will do a match process. Property owner will need to put in a 25% match. If the project budget is greater than \$10,000 they need to match 50%
      - Grant capped at \$20,000
    - Discussion of candidate criteria
      - Deadline will be set for proposals in February or March
      - Pete presented 9 questions that could be the criteria
- Comments:
- TM: BDC has a facade grant project, could we put this together with our process? TM will follow up with this and see if we could roll this application together

- JW: Want to utilize this for engagement process to assess what's going on with the commercial property owners in the neighborhood to find out what's holding projects back and where we can help out
- Pete: Working on a brochure to show to corner store owners that gives ideas for how to plan this kind of project. Will have forms to go on the website etc.
- Wynn motions to approve the criteria as written and to recommend the board approves all the documents as written, Josh seconds, motion passes unanimously
- Bill would like us to prioritize reclaiming Huntingdon Ave and work on improving it (lighting, streetscaping) could really be a beautiful boulevard
  - Marianne: If we could get the tree survey done that would help
  - JW: Hopkins is interested in helping with streetscaping once we get the master plan approved
- Bill: Transform Baltimore will go into effect June 5th
  - What position will LUC take on some of the changes that will happen with the new implementation (ex now you can build out the back of a lot to 40ft instead of 30ft)
- Theibult gave an update on the MTA station at 25th
  - Currently have 3 years left on the lease
  - Kirk Ave is going very slowly and MTA is potentially interested in extending this lease, still very early on
-

# GRIA Community Meeting - February 14, 2017

## GRIA Board Attendees:

Bill Cunningham, Molly McCullagh, Julie Dael, Josh Greenfeld, Craig Bettenhausen, Blaine Carvalho, Mary Anne Konradenko, Nellie Power

Total attendees: 30

Call to Order: Molly, 7:05pm

## Community announcements

- **Community Dumpster Day** – 3/18/2017 at 26<sup>th</sup>/Huntington
- **Dues Reminder:** Nellie – online or in person \$10.00 or 4 hours volunteering with GRIA activity/event
- **Starting 2/21/2017 every Tuesday going forward is Children’s Circle Time at Church of Guardian Angel, in the morning (10 am?)**
- **Free Tax Prep** – sponsored by the City of Baltimore, United Way, Baltimore Cash Campaign; call 410-234-8008 or go to [bmorefreetaxes.org](http://bmorefreetaxes.org)

## Land Use Committee vote review

- Nick Schauman (Local Oyster, in Mt. Vernon Marketplace), Patrick Hudson (oyster farmer, True Chesapeake Oyster Co.), Rob Macy (front of house staff at Brewer’s Art, the Prime Rib, etc, DJ for Save Your Soul) proposing “Second Line,” a New Orleans-style restaurant at 2745 Huntingdon
- Zoning is B1 - allows for a restaurant by right (without the need for a rezoning ordinance)
- Asking for support for the BMZA (Zoning Board) application for live music and four outdoor tables (16 chairs)
  - BMZA hearing is February 28
- Discussed menu and design concepts – local oysters and seafood from partners in the Gulf
- Expect a: 60%-40% food to bev ratio (similar to what they have at The Local Oyster in Mt. Vernon Marketplace)
  - Note: to be a “restaurant,” at least 50% of sales must be from food
- Music from records, hoping for small jazz band.
  - Don’t plan to play music past 2am (most likely cut off at closing)
  - Won’t be too loud (meant to be backdrop for conversation)
  - Plan to soundproofing building so that nearest neighbor is not affected
- Kitchen setup: steamers, oyster bar - don’t need much equipment, able to produce a full menu at Local Oyster with a limited kitchen set up

- Blueprint provided in the application to BMZA was a rough idea, will be refined as they determine their menu and kitchen set up
- Parking: expect that many of the patrons will be within walking or biking distance, willing to explore options with parking spots at the Remington Row garage if needed
- Proposed hours –
  - 4-11pm weeknights
  - 4-12/1am on weekends
  - Potentially lunch if there is demand
  - Sunday brunch
- Intend to apply for façade grant as well as state and federal historic preservation grants
- Contact your city council member (this is in Robert Stoke's district - [robert.stokes@baltimorecity.gov](mailto:robert.stokes@baltimorecity.gov)) or the BMZA (if you'd like to share your opinion about this

### **San Martin Drive name change**

- Hopkins would like to change San Martin Drive to Hackerman Way drive due to a donation.
- Mary Part Clarke will approve if community agrees
- Express your opinion to Mary Pat Clarke or through GRIA

### **Board/Committee Elections**

- GRIA board and Land Use Committee elections will take place at the April 15 community meeting
- Board members are required to attend a monthly board meeting, monthly community meeting, and take on board role, committee leadership or assist with GRIA activities
- Land Use Committee members are required to attend the monthly land use meeting (second Tuesdays of the month)
- Please notify a board member about your interest in joining either of these groups by 4/5/17 - [info@griaonline.org](mailto:info@griaonline.org)

### **Single Carrot Theater**

- 10<sup>th</sup> Anniversary as a theater
- Celebrating by conducting a short play session 4/20 - 4/30 where plays are performed in various Remington locations.
  - Looking for 2 or 3 more businesses to host a short scene

- Contact [info@singlecarrot.com](mailto:info@singlecarrot.com)
- Promenade – Audience takes a bus ride through Baltimore (13miles) listening to resident interviews. Partnering with a Hungarian Theater Co. Performers outside the bus as entertainment – Month of June, 2017 (6/2-6/27)
- Weekend Workshop – 2/18 - for children 5-11 yrs – Mask Making and Mask Play - suggested \$5 (but still come even if you can't pay)
- City College high school students – “Murder Ink” Talk and reading about who was murdered in the past year – 3/1/2017

### **Sweet 27 Update**

- Richard Dsouza, owner, is moving
- Transferring ownership to colleague and former Remington resident, Suraj Bhatt (has been working with Richard/the restaurant for the last seven years)
- Liquor license transfer hearing in about a month
- There will be a sign up in the restaurant's window announcing the date when it is determined
- Bakery and restaurant menus and operations will not change, Richard will continue to consult on the menu

### **Remington Housing Workgroup**

- Update form Adriana
- 2/2/2017 – first housing meeting to discuss survey results, 18 people attended!
- Next meeting Thursday 3/2/2017 – 6:30 pm, 2629 Huntingdon

### **Spruce Up Grant Update**

GRIA submitting two letters of interest to the Central Baltimore Partnership's Spruce Up fund

1. Create another point of entry into the neighborhood along Wyman Park Drive from Huntingdon path, with a sign, sidewalk repair, steps, reinforcing the retaining wall
2. Sisson Street Lot - continue the improvements with a stage, bench, lush lawn, trees, berms for taller plantings, painting the shipping container

### **Remington Housing, Health, and Safety Committee**

- Informal group that is organizing to assist community members with emergency housing needs (plumbing, roofing, etc)
- If you're interested in being involved, contact: Josh Greenfeld, Bill Cunningham, Mike Culligan or [info@griaonline.org](mailto:info@griaonline.org)

- Plan ahead for weatherization for next season! Church of the Guardian Angel is organizing weatherization assistance for the neighborhood on 11/4/17

## **7-11 Security Update**

- 7-11 appealed the late night operations license decision (the Finance Dept. reviews late night operations licenses, is required to deny a license if they receive 10 letters of complaint from neighbors in the impact area, Charles Village organized to submit letters, 7-11 was forced to close in the overnight hours starting in February 2017)
- 7-11 franchise, Farid Khan, would like to stay open overnight and would like Remington community support for his appeal
- GRIA board is in support of the 7-11 operating there, 24/7, but wants to address the ongoing security issues with armed robberies, especially common in the overnight periods
- GRIA board members met with Mr. Khan and discussed a solution of having an armed guard present from 11pm-5am.
- Vote: Motion: Craig – GRIA Membership to support 7-11 being open 24 hours a day as long as armed security from 11:00pm-5:00am
  - 24 Yes
  - 0 No

## **Board Vote Review**

Review of votes taken at the last board meeting

- Voted to submitting an OSI Fellowship application, to be housed at GRIA, for support to have someone working on affordable housing in the neighborhood
- Voted to submit a letter of intent to Spruce Up Grant along with neighbors on Wyman Park Drive
- Voted to submit a letter of intent to Spruce Up Grant for improvements to Sisson Street Lot
- Voted to spend \$1000 on the design of a 100 page **Remington Master Plan** Process to get city approval, so we can move forward with capital improvements in the neighborhood (traffic calming, etc.)
- Voted on an updated mission statement and new vision statement, based on conversations at the GRIA board retreat - will share that with the membership soon, once we determine a good way to present and discuss it

**Meeting Adjourn: 8:34pm**

## 2017.04.04 LUC Meeting Minutes

Voting Members Present: Josh Greenfeld (Chair), Wynnona Engle-Pratt, Jed Weeks, Peter Morrill, Pastor Alice (Stakeholder), Thibault Manekin (Stakeholder), Drew Cazier, Dan Scott (Stakeholder), Ted Hendricks

Voting Members Absent: Peter Burkhill, Katie Chen (Stakeholder),

Community Members Present: Brooks, Kyle (People for Bikes), Martha (People for Bikes), Ryan Falnigan (GRIA President), Bill Cunningham (GRIA board member), Phong Lee, Scott Hansen

- Presentation by People for Bikes related to the Big Jump Project
  - JG: As a reminder we voted to support the submission of Baltimore's application to this program
  - National nonprofit focused on promoting places for people to bike
  - Work nationally on best practices to help with advocacy, infrastructure development, technical support etc.
  - Big Jump project was launched last summer and includes 10 communities nationally
    - Through education, technical support and resources, funding, linking leadership between communities, highlight work being done on national scale etc. provided to communities to make the process of getting bike projects moving
    - Each city has a defined focus area
    - A map was presented showing the focus area for Baltimore
  - JW: Speaking to why this focus area was chosen by DOT
    - Focus on area of high opportunity with recent development and how to connect that to an area with a lot of challenges
    - Selection of the 28th/29th street bridges and the link between Reservoir Hill and Remington
      - Additionally there are already street closures related to the Druid Hill Lake construction project that can be utilized for progressive infrastructure change
      - Interest in working on connectivity between Hampden and Remington
      - Selected several streets that could expand access with protected facilities connected to other low stress streets that do not need protected facilities
      - Goal is to connect to existing infrastructure and Baltimore Link high frequency bus corridor. Create an area where you can bike less than a mile and get to transit solutions.
      - PA: Will this connect safely to Mandauwmin transit hub?
      - JW: Not as part of this project but Bikemore is working on a project Baltimore Greenways that will include this connection

- PL: What education is being done around the closing of the Druid Park Lake loop?
  - JW: Pinkett will be having a meeting about this change, but currently the city doesn't have an articulated plan
  - PL: This could be an opportunity to get people to cross over 83 and utilize facilities over here
  - JW: Review of the Mobility Goals and Action Items of the Master Plan
    - Overlap with several of the goals and priorities of Big Jump
    - JG: Of note this master plan is under review by the city and will hopefully be adopted soon as this has been an almost 10 year process
    - JW: The city looks to neighborhood master plans to get projects into their capital projects and we need this approved to be a part of that
- Review of Facade Improvement Grant
  - PM: Review of how this program was started and is funded
  - 60k total for the grant, awards are capped at 20k
  - 7 applications have been submitted, documents are in the Supporting Documents
  - 2 applicants are currently making revisions to their applications
  - Total requests are for 85k
  - PM: I would like to try and fund as many projects as possible. Additionally prioritize stores that promote new business, places that can't open without building improvements, walkability. Plan is to fund everyone but do partial funding for some projects.
  - BC: Second Line's current facade seems acceptable, what do they want to change
  - PM: The woodwork is rotted, they want to put in greening on the sidewalk, put in a fence, and repaint the building.
  - PL: Can we do a before and after analysis of what impact this has on the neighborhood?
  - PM: 100% this is about before and after photos and demonstrating the change
  - RF: Does this open the door to other grant opportunities with DHCD?
  - PM: Most of this is for capital improvements but there could be other opportunities
  - BC: How soon can we reapply? PM: June, but we have 2 years to spend this money
  - TM: Fine line between supporting good existing businesses and making sure we are focusing on high impact projects that help catalyze new businesses
  - TH: It doesn't seem appropriate to be giving money to vacant businesses when we don't know what's going into them, that seems like tacit approval of what might go into them
  - DC: This is just for improving the buildings and making them safer and more usable

- RF: I am hopeful that this will spur these vacant buildings to be able to have tenants
- PL: This is a good signal to investors and developers that we want this to move forward and that we want a stake and say in it
- PM: Since this is state funding they have to follow certain standards and this gives us standing to be able to have input in how the projects are done
- PM made a motion to fund the seven projects contingent on the changes to grant amounts to provide partial funding for all projects, PA seconds, motion passes with TH abstaining
- JG: Pizza Boli's presents historic problems in the neighborhood we have tried to address this through multiple avenues
  - JG and BC have met with the regional manager of operations at the restaurant to go over complaints and they seemed receptive
  - They have indicated they have plans for expansion in the near future. No changes to date since this meeting 1.5 wks ago
  - JG has recommended holding off on further action for another month while he follows up
  - TM: Construction on grey ghost will start on April 17th and should be completed in 3 months, we will be making improvements to the adjacent property and the fence next to Pizza Boli's. Will be Twenty20 on the lower floor plus 2 undetermined retail spaces, and an office space upstairs that currently has a tenant
- TM has not made progress on contacting Parts and Labor related to the firepit
- Parking:
  - We have a letter from Stokes in support of the changes in lower Remington as voted on by the LUC at our last meeting
  - Traffic calming: We have had a number of requests for expansion of this down Remington and Huntingdon. DOT prioritizes based on crash data and will be doing 29th and Howard next with a large bump. Will reduce crossing distance from 79ft to 18ft for pedestrians. 26th and Howard is the second priority. Community has requested 27th and Remington, 28th/29th and Huntingdon, 28th/29th and Sisson. However these are larger projects, will require additional funding, and don't have the crash data. DOT will not move forward on the funding for these projects while the traffic mitigation money has not been decided on. Currently this funding is in a holding pattern and we can't move forward on these safety issues until the traffic mitigation money has a decision made about it.
  - JG: Would it be useful to write a letter thanking DOT for the current traffic calming? JW: Yes
- TM: The hearing is upcoming for the appeal for the corner store ordinance on May 12
  - This consolidates the appeals of both the first and second ordinances
  - JW: Worst case scenario is that this will shut down the existing corner store businesses
  - JG: Suggestion to ask for postponement until after Transform is enacted

## **GRIA Community Meeting 8/16/2017**

*Outside at the Sisson Street Community Park!*

### **Board members present:**

Molly McCullagh

Ryan Flanigan

Josh Greenfield

Bill Cunningham

Leah Irwin

Phong Le

Mary Ann Kontradenko

Nellie Power

Total attendees: ~20

Call to Order: 7:20pm: Molly

### **Community Announcements:**

- **Remington Housing Work Group Update: Ryan**
  - Next meeting 8/21 – 2:00pm Guardian Angel Church
  - Will have a presence at the September 9 community picnic
  
- **Councilmember Mary Pat Clarke** brought League of Women Voters guide to your elected representatives for everyone
  
- **Remington Newsletter: Emma**
  - Emma Simpson is the new editor of the Remington newsletter!
  - got news to share? send it to [newsinremington@gmail.com](mailto:newsinremington@gmail.com)!
  - looking for people to take over distribution routes, too
  
- **Baltimore Corps: Liz**
  - Baltimore Corps is looking for community reviewers for their Elevation Awards.
  - Elevation Awards provide planning grants of \$10,000 and personalized support to people of color with lived experience in Baltimore City who are piloting novel approaches to strengthen communities within Baltimore City.

### **Mural Project Update: Molly**

- \$10,000 grant for neighborhood art and mural project awarded by Baltimore Office for the Promotion of the Arts
  - Artist chosen for the mural - Gaia, internationally known street artist
  - Mural locations:
    - House at 26<sup>th</sup>/Hampden
    - House at Remington/Wyman Park Drive

- Rear wall of WC Harlan at the alley facing the playground, 23rd/Hampden
- Workshops with neighbors on those blocks (and anyone else who is interested) - week of September 4
- Mural will be debuted 10/14/2017

### **Update on the Sisson Street Community Park**

- Some of the landscaping at the park is done, will be planting more in September
- Installing a stage soon
- Thanks to JHU intern Daniela Perez-Roldan and Molly McCullagh for working on the park over the summer

### **Community Picnic: September 9**

- Annual picnic at the Sisson Street Community Park
- Giving away recycling bins
- RSVP at <https://www.facebook.com/events/259816884535340/>

### **GRIA Hiring Process: Leah**

- Received over 100 applications!
- Interviews for GRIA staff position happening over the next three weeks
- Position planning to start 10/2/2017

### **Traffic on 28th and 29th Streets**

- Many agree that traffic on 28th and 29th Streets is dangerously fast
- Neighbors on those block have had their cars crashed into over and over by people missing the narrowing of the road or driving recklessly; multiple crashes each month at Sisson and 28th Street; nearly impossible to cross safely as a pedestrian
- There are many traffic calming solutions, including adding bumpouts, adding stop signs or traffic signals, and making the streets two way
- DOT will not spend "capital improvement" funds on these streets until Remington has our Master Plan approved; the Master Plan is currently being reviewed by the Planning Department and will be on its way to the Planning Commission soon
- Charles Village Civic Association is hosting a meeting on 8/22 regarding these corridors; GRIA reps will attend
- The GRIA Land Use Committee will continue to work on this issue
- Mary Pat Clarke asks if people like the flex posts - show of hands, everyone raises their hands. Also discuss permanent, concrete bump outs that could replace the flex posts.

### **Howard and 29th Street intersection**

- DOT said they were releasing the design for traffic calming at the intersection of Howard and 29th Street back in July, but they have not gone out yet, so we can't comment

master plan in Friends of Remington...

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Josh Greenfeld Friends of Remington (Balti... Dec 28, 2017

...At this time, the only voting item on the agenda is a final approval of GRIA's neighborhood masterplan. Also on the agenda is traffic calming and parking.

- Once the design is released, DOT will accept public comments and answer questions

Meeting Adjourn: 8:00pm



Josh Greenfeld Friends of Remington (Baltimore, Md.)



December 28 · 🌐

The next GRIA Land Use Committee Meeting is next Tuesday January 2nd @ 730pm at Price Modern (2604 Sisson Street). ALL Remington neighbors are welcome to attend and participate in discussion.

At this time, the only voting item on the agenda is a final approval of GRIA's neighborhood masterplan. Also on the agenda is traffic calming and parking.

Looking forward to seeing you all! Happy new year!

Best,  
Josh Greenfeld  
Chair, GRIA Land Use Committee



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JAN

17

## Remington Neighborhood Plan Review Meeting

Public · Hosted by [Greater Remington Improvement Association - GRIA](#)

Going

---

Wednesday, January 17 at 7 PM - 9 PM  
about 3 weeks ago

335 W. 27th Street, Baltimore, Md, 21211 [Show Map](#)

About

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gria

Write something...

**24 Went** · **53 Interested**
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### Events

Martine, Emma and 11 other friends went

#### Details

We are in the last stages of moving our Neighborhood Master Plan through approval by Baltimore City's Planning Commission! We are proud of the neighborhood changes for the benefit of current and future Remington community members.

Once approved, it will be easier for GRIA to advocate for neighborhood priorities to be included in the city's Capital Improvement Program, meaning we will be more likely to receive funding for major initiatives like traffic calming along the 28th and 29th Street Corridor.

The Master Plan process began in 2008 and was reviewed and approved by the GRIA membership in July 2015. Since then, GRIA has added "implementation tables" outlining the Baltimore City agencies and other partners who are key in accomplishing each goal outlined in the plan. These changes were reviewed and approved by the Land Use Committee, GRIA Board of Directors, and the General Body in 2016.

You can review the plan at [www.griaonline.org/neighborhood-plan/](http://www.griaonline.org/neighborhood-plan/) or find a printed copy at Charmington's!

Other meeting agenda items:

1. Community announcements
2. Presentation about the proposed polystyrene (styrofoam) ban in Baltimore City: Dennis Gong of Baltimore Beyond Plastic
3. Candidate for state delegate: Nilesh Kalyanaraman
4. Spruce Up funding for neighborhood improvement projects: Aaron Kaufman of Central Baltimore Partnership

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**Remington Neighborhood Plan Review Meeting**

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Please join us next week!

**GRIA Neighborhood Master Plan Review Meeting**

Wednesday, January 17, 7-9 pm, 335 W. 27th Street

RSVP at [www.facebook.com/events/172022246739782/](http://www.facebook.com/events/172022246739782/)

We are in the last stages of moving our Neighborhood Master Plan through approval by Baltimore City's Planning Commission! We are proud of the work our community has put into developing a strong framework to guide neighborhood changes for the benefit of current and future Remington community members.

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**>>>>>>>> Other Upcoming Events <<<<<<<<<<**

**Traffic Calming Community Meeting**

Monday, January 22, 7 pm, 29th Street Community Center, 300 E. 29th Street, 21218

RSVP at <https://www.facebook.com/events/279244959271192/>

This is the second community-focused meeting to gather neighborhood input from those involved in communities along the 28th and 29th Street corridor. This meeting is designed to share information on the need for calming traffic in this corridor and collect input from neighbors on efforts to calm traffic and improve safety for everyone.

**>>>>> Greater Remington Improvement Association <<<<<<<**

Join GRIA and have a voice in your community! We welcome everyone.

For more information, e-mail [info@griaonline.org](mailto:info@griaonline.org), call 443-620-4742, or visit [www.griaonline.org/](http://www.griaonline.org/).

Follow us on Facebook at [www.facebook.com/greaterremington/](http://www.facebook.com/greaterremington/).

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## Post in General



(/profile/802324/) (/profile/802324/), Remington  37 

### Join GRIA to review Remington's Neighborhood Master Plan! Wednesday, January 17

(/news\_feed/?post=74163248)

Please join us next week!

GRIA Neighborhood Master Plan Review Meeting  
Wednesday, January 17, 7-9 pm, 335 W. 27th Street  
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#### Remington Neighborhood Plan Review Meeting

We are in the last stages of moving our Neighborhood Master Plan through approval by Baltimore City's Planning

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(Molly A. Blain) (/profile/802324/), Remington · 16 Jan



Reminder: the community meeting is tomorrow!



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## **GRIA Land Use Committee (LUC)**

**Date:** 1-2-2018

**Time:** 7:30 PM

**Location:** Price Modern  
2604 Sisson Street

### **Attendees:**

Josh Greenfeld (Chair)

Shannon Conway

Sean McCarthy

Phong Le

Dan Scott

Wynnona Engle-Pratt

Thibault Manekin

Peter Morrill

Jed Weeks

Andrew Cazier

Ted Hendricks

Craig Bettenhausen

Ryan Flanigan

Opened with introductions, meeting was led by Josh Greenfeld, chair of the committee.

### **Finalization of the Remington Master Plan**

The approval process for the Remington Master Plan has taken close to a decade. It seems that we are in the final stretch of City approval, and the master plan is on next month's Baltimore City Planning Department docket.

For this last step, it is important to discuss any possible concerns over the plan and to reiterate support from both the Land Use Committee and the GRIA general body. The possibility of amendments were discussed. Jed explained that the official master plan cannot be amended but the neighborhood is welcomed to make informal amendments for their own record. The master plan is a vision for the neighborhood and a guide for the city to refer back to when making decisions. It is not a document that holds any legal obligation. Craig Bettenhausen proposed the idea of GRIA releasing a letter in support of the master plan, describing recent projects that correlate with the plan.

Motion to reinforce support of the Master Plan was approved:

In favor: Unanimous

Oppose: 0

Abstain: 0

### **Update on Remington Row PUD Repeal**

Repeal of the Remington Row PUD is set to go before the City Council's Land Use and Transportation Committee. A hearing date will be announced at the next City Council meeting--Monday, January 8, 2018.

### **Traffic Calming**

28th & 29th Street Traffic Calming Forum:

The second 28th & 29th Street Traffic Calming forum will be held on January 22, 2018 at 7:00 PM. This issue affects several neighboring communities, all of which will be present. The forum will be held at the 29th Street Community Center (300 E. 29th Street).

28th & 29th Street Light Timing:

GRIA is interested in making adjustments to the timing of traffic lights. Adjusted timing may cause incentive for motorists to abide by the speed limit. There is a commitment from Baltimore City DOT to pursue this issue. Graham Young held a field assessment and agrees that timing needs to be examined, especially on 29th Street.

### **Business Update**

Long Johns/ 29th Street Tavern (398 W 29th Street) is set to open on Monday, January 8, 2017.

### **Upcoming Meetings**

In place of GRIA's typical general meeting, there will be a Master Plan Approval meeting on January 17, 2018 at Kromer Hall (335 W. 27th St).



Josh Greenfeld 1

Remington

### GRIA Land Use Committee Meeting Next Tuesday Jan 2nd @ 730pm

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Looking forward to seeing you all! Happy new year!

Best,  
Josh Greenfeld  
Chair, GRIA Land Use Committee

Posted on 28 Dec to Remington



Thank



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