



NAC 11 Meeting  
Tuesday, February 19, 2019 / 7:00 pm  
City Hall Board Room

## MINUTES

**NAC Coordinators Present:** Bruce Albaugh, Ricardo Bairan, Glen Ferguson, Phil LeBlanc, and Eric Nicholson, Darcy Richards (Co-Chair), Julia Schaeffer (Co-Chair)

**Minutes:** Julia Schaeffer

**Introductions:** Eric Nicholson, our new NAC 11 Coordinator, was introduced. We hope that Eric will, in particular, provide voice and representation for the interests of residents in the south end of NAC 11.

In light of the unusually large number of attendees, we dispensed with the usual introductions of residents and guests in attendance.

### **Police Report:**

Sgt. Tracey Wiles, Supervisor Directed Patrol Unit, reported 1474 calls for police service, 520 proactive enforcements actions, and 60 arrests during the January 14 – February 19 period. Please see the attached summary for further data.

Sgt. Wiles highlighted increased police enforcement of panhandling and efforts to work with the States Attorney to offer community service in lieu of fines for panhandling. NAC Coordinator Ricardo Bairan reported that people are sleeping in Memorial Park overnight.

Lt. Paul Beliveau, Commander Special Operations Division, described plans to launch an educational campaign regarding panhandling that will involve the City government, the Downtown Partnership, and the Police Department. He also addressed some questions regarding Fire in Ice and indicated that planning for next year's event is already underway to ensure adequate preparation for the number of guests, traffic control, and services required.

### **Planning Projects:**

Marshall Brown, City of Frederick Planning, summarized the application of Jarmorn Chantalapo to rezone the property at 330 E. 4<sup>th</sup> Street from Institutional (IST) to Light Industrial (M1). No questions or concerns were raised. Please see the attached Project Fact Sheet and the Adjacent Property Owner Letter for more information.

### **Guest Speakers:**

- Attic Fire Separation Program, Downtown Frederick Partnership (Partnership)

Kara Norman, Partnership Executive Director, described a new small grant program available to rowhouse owners to offset the costs of filling gaps in a fire barrier between adjoining rowhomes. The grants are for a maximum of \$1000 each; \$5000 in grant funding is available on a first-come, first-served basis.

Sally Fulmer, a South Market Street resident, shared first-hand experience with a rapidly spreading fire in November 2014 that spread across ten homes, damaging six homes extensively, and forcing Sally out of her home for a year.

A summary of the program is provided in the attached flyer. More information and the grant application form may be found at: <https://downtownfrederick.org/live/community-resources/>

- Visitation Academy Update

Marshall Brown, City of Frederick Planning  
Chris Smariga of Harris, Smariga & Associates  
Developer James O'Hare, President and Owner of O2 Holdings and Lafayette Financial  
Architects Lance Jaccard and Jack Radowich, OTJ Architects

Mr. O'Hare presented an overview of the project and responded to questions from residents for approximately an hour. Architectural drawings and photos were provided in presentation slides attached to this document. The Project Fact sheet and Adjacent Property Owner Letter are also attached. Questions regarding the project should be addressed to City Planner Marshall Brown at [mbrown@cityoffrederick.com](mailto:mbrown@cityoffrederick.com).

Highlights of the presentation and discussion:

OC/Lafayette has developed historic properties in DC, Baltimore, Annapolis, and Lewes, Delaware. When the company purchased the Visitation Academy property in mid-2017, Mr. O'Hare saw promise but had no objective other than historic preservation. Since that time, he has met with neighbors on 2<sup>nd</sup> and Church Streets, the Downtown Frederick Partnership, and NACs to gather input on issues faced by the City and resident concerns. Not surprisingly, parking was the number one concern, followed by traffic, density, and building height.

To make the project economically feasible, the company will take advantage of state and federal historic tax credits administered by the Maryland Historic Trust (MHT). To access the tax credits, the project must adhere to MHT's strict standards, which govern both exterior and interior features, and continue to own the property for five years. In August 2018, the company submitted project plans to MHT, and were awarded 3 million dollars in tax credits, the highest level, in November 2018.

The company's plan for the Visitation Project features:

- A campus-like setting
- A 58-60 room boutique hotel in the original school building and hotel parking spaces
- An associated restaurant in the deconsecrated chapel, capacity of 100, valet offsite parking (location not yet determined)
  - No live music/entertainment
  - Kitchen will vent through the hotel roof
  - Deliveries will be made at ground level at the top of the driveway

- A bridal suite with parking spaces
- Flex space (meeting rooms, auditorium) to accommodate 20-40 people for small business meetings
  - No decks or outdoor entertainment spaces
- All employee parking offsite (location not yet determined)
- 8 rental townhouse-style apartments facing East Church Street and internal parking spaces
- Two new buildings containing 35 residential condo units ('flats'); one floor living/master-on-main units; 1250-2000 square feet; 2 parking spots per unit beneath the building; pricing at \$500-800K
- A widened entrance on East Church Street (24 feet) to allow for two-way traffic, resulting in the loss of 5 parking spaces on the street.

Mr. Jaccard spoke of sightlines deep into the property, building height limitations, and maintaining neighborhood views. Exterior finishes will be consistent with materials used in the historic property. Green spaces will be preserved and maintained. Trees with a diameter of 12" or more are not planned for demolition. The cemetery with the remains of 110 nuns will be preserved and damaged headstones improved/replaced.

The project team has been working through the process with City's Planning Department and will participate in a Historic Preservation Commission (HPC) workshop on April 15. Pending approvals, the company anticipates construction to begin in 6 months, starting with the apartments. The hotel construction will begin in 14-16 months, and the new residential units will be constructed in stages. Construction staging will be internal to the site, except for repair work on outward facing brick and historic windows.

Mr. O'Hare expressed willingness to meet separately with neighbors to discuss concerns about losing privacy (guests/residents "looming over us in our back yards"), street parking issues, and the impact of lighting from buildings and cars into homes. The company will seek to mitigate these issues but stated openly that the project will have an impact on the neighborhood.

A name for the hotel has not been finally decided upon, but Mr. O'Hare is considering Visitation Frederick. The hotel will be managed by a third party but will not be flagged as a part of chain.

A resident made two suggestions: green roofs on the new condo buildings and a means (a website perhaps?) to follow the progress on the developments.

#### **INTEREST GROUP UPDATES:**

- Litter Committee – Julia Schaeffer – In a letter dated February 4, 2019, the Sustainability Committee requested that the Mayor and Board consider a new ordinance calling for property owners to be responsible for cleaning the sidewalks associated with their property. (Letter attached.) On March 20, the Litter Committee will brief NACs 6/9 on litter abatement efforts. The Committee has met with the Downtown Frederick Partnership and representatives of the Mayor's Office and the Department of Public Works on ensuring that downtown Frederick has sufficient trash cans to meet current demands and to request that the City assume responsibility for purchasing trash cans. The

result was a plan to set standards for sidewalk amenities for downtown streets – trash cans, recycling, etc. – and to use those standards for making future budget requests.

- Alley Group – The Committee plans to recommend that the Department of Public Works prioritize the six sections of alley that would benefit from the approach used to improve the two blocks of Maxwell Alley between Church and Second Streets – that is, using paint to designate a pedestrian walkway and connect the crosswalk. The remaining sidewalks in need of safety improvements have hardscape sidewalks for pedestrians in varying states of repair and will require further assessment and different approaches. This recommended approach will facilitate further progress on the project this year while a more complex assessment is made of the other alleys.
- Blight Group – The group has started meeting under the leadership of Co-Chairs Marjorie Rosensweig and Steve Jakubczyk. The goals of the group are to advocate for specific action to resolve problems associated with vacant and blighted buildings in NAC 11. Please contact NAC 11 liaison Darcy Richards for more information at [darcyrichards01@gmail.com](mailto:darcyrichards01@gmail.com).

#### **New Business:**

- Georgette Calomeris forwarded a flyer describing a fundraiser to benefit BUILDING VETERANS. The event is a Retro Party at the Delaplaine Arts Center on March 9<sup>th</sup>. Flyer attached.

#### **Old Business:**

- NAC 11 presented a letter of appreciation to Stephen Parnes for his years of service on the Historic Preservation Commission.

#### **Upcoming:**

- March 19 NAC 11 Meeting: Marc DeOcampo, Executive Assistant of Administration, Mayor's Office – Status of the City of Frederick Strategic Planning Process, and Gayon Sampson, Executive Assistant to the Mayor – NAC 2.0.