

Minutes from 29 June 2015  
Presented 27 July 2015  
Shore Drive Community Coalition General Meeting  
Submitted by David Williams

Meeting location: Ocean Park Volunteer Rescue Squad Station Meeting Hall  
Meeting start: Called to order at 7:35 by President Todd Solomon  
Total of 15

Special guest: Tuck Bowie, P.E., President, The Terry Peterson Companies

Officers' reports:

Secretary David Williams submitted the minutes from the June 29 SDCC meeting. A motion to approve was submitted by Empsy Munden, 2<sup>nd</sup> by Ann Williams. Minutes approved unanimously with no corrections.

Treasurer Kathy Pawlak submitted her report- ending balance Checking \$7,133.75 and Special Projects accounts \$1,527.55 as of June 29, 2015. **Member's dues paid 25**

Vice President Wally Damon discussed some Shore Drive traffic issues and the different parties involved in the discussions of newly proposed city trolley route along Shore Drive. The recently opened Farmers' Market located in the parking lot between Starfish and Urchin Roads seems to have a good turnout of customers on Saturdays 9 am-12 noon and may be open for 9-10 months during the year.

President Todd Solomon discussed the Bayfront Advisory Commission (BAC) meeting. BAC is reviewing options for a Waterman's Walk, art features on the new bridge and siting of bike racks.

Special presentation by Tuck Bowie, P.E., President, The Terry Peterson Companies

The Point Chesapeake On the Bay property (formerly Duck Inn) was purchased in 2005. A Conditional Use Permit zoned B-4 in 2006 permitted 158 units with 8-10 stories. With the real estate recession in 2006, these plans were revised. In 2012, another Conditional Use Permit was filed with 5 story buildings ("stick and brick") with 1,800-2,000 sq. ft. high-end condos and rentals. Bruce Thompson's Summer Place complex showed that the high-end rentals business plan was marketable. Current Conditional Use Permit would allow 6 buildings with 5 floors (stick and brick) with 8 units per floor. Along with the condos, there would be 171 upscale rental apartments managed by Grey Star. Grey Star manages over 400,000 units throughout the U.S. The rental units would be for seniors (65+). Terry Peterson will build the condos and Grey Star will build the rentals.

The Wetlands Board finally approved the sea wall, which will cost about \$2M and protect the development with a wall height of 13.5 feet above mean-low water mark. This sea wall will provide the properties an elevation of at least 10 feet (2 feet above Base Flood Elevation (BFE) of 8 ft.). This will place the properties in the FEMA National Flood Insurance defined X Tidal Flood Zone, above the VE zone which has the higher flood insurance premium costs. The bulkhead will tie in with the city's bulkhead under the new bridge around to the area of the Pilot's Association building.

Construction of the Point Chesapeake properties will start late summer 2015 with first condo units becoming available in about nine months. Condo cost for the 2500 sq. ft. units will be at \$700,000 price range for the top floor.

Grey Star will present their proposed plans for their two 5 story building rental units to the city in August 2015. Both these buildings will have first-floor parking, "stick and brick" construction with upscale features and 10 ft. ceilings. Monthly maintenance fees are to be determined.

#### **New Business.**

**Trolley Loop** President Todd Solomon discussed the proposed trolley loop from the Ocean front to include portions of Shore Drive. Various options for the turn-around point are being discussed. SDCC has started a survey with 343 participants and 150+ comments posted as of 27 June. Survey results will be discussed at the next SDCC meeting (27 July).

**Bike Route** The city has submitted Public Notice for the proposed Shore Drive bike route from Diamond Springs Road to Greenwell Road. The bike route will cost \$3.2M, have a 4-5 foot wide lane on each side of the roadway. The 3.5 mile route will take approximately 4 months to complete. There will be no "rumble strips" between the bike and car lanes. The project should start in the DEC-JAN timeframe.

**Safety Issue in Neighborhood** Treasurer Kathy Pawlak talked about the problem with weekend parking in the narrow roads in some of the subdivisions, specifically Seashell and Urchin roads where cars parked alongside the roads restricting the traffic. She commented that during weekends, fire trucks would not be able to access some of the neighborhood areas if there was a fire. This is a safety issue. She said that she would talk to the Traffic Division head, Mr. Mike Shahsiah.

**Community Rating System (CRS/Flood Insurance Rates)** The CRS program was briefly discussed as it relates to recent neighborhood flood insurance rate increases. A motion was presented and unanimously approved to send a letter to the city showing our request that the city participate in the CRS program and thereby make subscribers eligible for a 5-40% rate reduction in our flood insurance premiums. Todd will draft a letter and submit.

Next SDCC General meeting will be Monday, 27 July 2015 at 7:30 pm in the Ocean Park Volunteer Rescue Squad Hall.

Meeting adjourned- 8:55 pm. Motion to adjourn was made by Jeff (Harbor View) and 2nd by

Submitted: