

WCA March 9th, 2021 Community Meeting

In attendance

Alyssa Brown, WCA President	Patricia Adams, WCA VP
Samuel Neuberger, Klein Enterprises	
Kirsten Lewis, Councilman Torrence's office	Kirsten.lewis@baltimorecity.gov 443-462-9998

23 attendees in total, including people above.

Call to Order- Alyssa Brown

1- Schenuit Demolition/Redevelopment- Sam Neuberger, Klein Enterprises

History-The Schenuit building had an unplanned partial collapse on December 21st 2020. The developer quickly cleared debris. Some Union Ave tenants were blocked by the debris.

Demolition- The contractors removed collapsed materials. Demolition is 45-50% complete. The next portion of the demo is trickier, as it involved deconstruction of the smokestack. There are 45-60 days left of demolition.

Emergency demo was completed using one contractor. The formal demolition is happening now, using Berg Demolition. There was a gap between the emergency demo and current demo. First phase with unplanned collapse- contractors wearing Hazmat suits to remove materials, placed them in plastic lined trucked, and trucked material to special disposal sites. Second phase- will take a little longer. Remediate this area first, then general demo.

The smokestack will be dismantled by using equipment to get to top of the stack. Then they will chip bricks off and put them in a debris pile to the west.

Design- Neuberger presented the design, including input from the community.

Circulation- Cars will enter the building driveway on the north end of the building. Loading and unloading will occur in an internal roadway. Cars will exit on the southwest side. The roadway is one way through the building.

Safety and Environmental- Developer's Phase 1 assessment didn't turn up anything. The developer wasn't able to access the building in a safe manner. Contractors are to call MDE if they found anything suspicious. Asbestos was found in mudding/pipe wrap coming from the boiler room. MDE was called for this. The developer worked with MDE using best practices. Air monitoring equipment in use and everything is below set levels. Any time there is asbestos and there's an unplanned collapse, one has to treat the whole area as if it has asbestos. Some steel

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getting recycled, other materials sent to special dumps for asbestos. DHCD oversees general demolition and contractors. MDE overseeing environmental aspects.

If any residents see anything, contact Sam, MDE, or DHCD. If residents find anything concerning, contact MDE. Reports are not usually shared outside regulatory channels

List of contractors:

- Abatement-J&M
- Industrial Hygienist- Industrial Academy (including air monitoring)
- Demo- Berg Demo for Chesapeake Contracting

Other Concerns-

- Starting work too early- The developer has talked to contractors about starting work too early.
- Truck Traffic on Druid Park- The developer instructed contractors and subcontractors there is only one way in and out. If you see any trucks coming through Woodberry, let Sam know. A photo is helpful.
- Runoff- Runoff was an issue during collapse, due to a severed water line. The developer had to cut the line. The line only served this building. There is currently no stormwater management onsite. The developer will build an underground stormwater site inside the building under the roadway. Solar will power common areas. Panels won't be visible from the community and will be below ramparts.

Have shared interest in doing the right thing and being accessible.

Questions:

1. *When did you buy building*- Closed in November 2020
2. *Timeline from collapse, discovery of asbestos?*
 - a. The discovery occurred 3-4 weeks after the start of the emergency demo. Work was paused. The developer worked with environmental consultants. A remediation plan worked out with MDE.
 - b. Building 1 & 2 had small collapses from fires in the past.
3. *Building timeline*- End of May 2021 for conclusion of demo. 12 month process til building delivered and occupancy permit, around May/June 2022.
4. *Can you put up "no construction traffic" signs?* - Hard to get subs to follow this, since they are hired by the contractors, not by Klein Enterprises. Developer will encourage others to report this. If residents see anything, please report to the city or Sam at Klein Enterprises.
5. *When did you start wetting the building?*- The contractor was concerned about more collapse. Initial demo contractor was not fastidious about wetting the building. Berg demo is doing better than initial contractor.
6. *Are you part of the Klein Enterprises that built the Woodberry?* Yes

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7. *Find it hard to believe you didn't know about Asbestos-* The building constructed in 5-6 phases and is actually composed of various buildings. Developer was not able to safely enter the building and do inspection. Without inspection, there way no way of knowing.
8. *It took you a month to spray debris. Collapse only happened after Comcast started jackhammering next to the building. Concerned about dust and debris. Children are nearby. Was a tire manufacturing building!* -Collapse caused the demo to go into 7 figures compared to no collapse. The developer will do what they can do to help make things better.
9. *This building towers over the small historic buildings-*
 - a. This building is not under CHAP purview. This isn't going to make everyone happy. It is a self storage building. Working with Baltimore Museum of industry for display.
10. *What I'm not hearing is you addressing residents who live close and what we've been breathing in. We are at risk, you're not talking about it. What health things will impact me? Your company is negligent and responsible.*
 - a. Talk to experts at MDE. Best way to deal with concerns.
11. *Councilman Pinkett - Put in an amendment to change CHAP bill to carve out Schenuit parcel out of the CHAP district.* - No way to tell if the Councilman received funds. One resident says there were 4 separate contributions totalling \$1,200.
12. *It's hard to find and access building. How did you get around access issues?* One way in, one way out. Loading and unloading- site unseen from the community. Hopefully direction apps will help people find the location.
13. *Concerns about light pollution.*
 - a. Developer shrunk signage. Made other positive changes. Developer has made an effort.

WCA will keep on top of this. Community has no control over design since it's not going through CHAP. We can always express opinions to developers. MHT signed off on design. MHT doesn't have much authority via Section 106, which is why they're putting that small museum in there. Section 106 doesn't talk about design.

Community on Clipper has given some input already. Asked him to change brick and panel color. Asked to save the smokestack, not able to save it.

2-Councilman Updates- Kirsten Lewis.

Kristen will take our concerns to Councilman Torrence

Upcoming events:

- 3/18 Listening tour- Presenters TBD. Specific to the 7th district. Welcome everyone to join.

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[https://us02web.zoom.us/meeting/register/tZYqdO-sqzssHdHRswsoxBx_OeClXmun4Nb](https://us02web.zoom.us/join/https://us02web.zoom.us/meeting/register/tZYqdO-sqzssHdHRswsoxBx_OeClXmun4Nb)
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- Community Cleanups- 3/21 with Gwynns Falls community- welcome to come!
<http://www.chesapeakekenetwork.org/cleanup/gwynns-falls-parkway-clean-up/>
- Questions or concerns for councilman- Kirsten Lewis Chief of Staff
 - Kirsten.lewis@baltimorecity.gov
 - 443-462-9998

3- Board Confirmation Vote Results

Had a 30% response rate, all board members confirmed.

4-Elections in April / Looking for Committee members

Jessica Meyer will be reaching out in the next few days for nominations. Voting will happen during the April meeting online.

5-April 13th meeting at 7 pm (Might be 4/20 if 3535 Clipper goes to CHAP- will know by 3/19)- proposed agenda

- Update on new recycling initiative and composting
- Most likely some development update. 2087 Druid park

Adjournment