Gmail **UFPIA Lady Day Way <ladydayway@upperfellspoint.org>**

Re: Lady Day Way

1 message

FPCT Support <support@fpct.org> Wed, Mar 11, 2026 at 8:12 AM
To: UFPIA Lady Day Way <ladydayway@upperfellspoint.org>
Cc: Lisa Knickmeyer <lisaknick207@gmail.com>, Benjamin Miller <president@upperfellspoint.org>

Hi All,

Thank you for reaching out. The last two months have been an absolute disaster in terms of water on our property and I apologize for the concern.

After the recent snows we ended up with over 3 feet of water in our basement which required emergency remediation (Servepro) and extensive repair/waterproofing of the area, which took weeks. We used a licensed contractor with an excellent rating from the BBB.

On the last day of the repair two weeks ago, a DPW employee stopped by the property and tested the water. He let us know after that testing that the actual source of the water was a city water main break that has been finding its way to our basement. At the time they were trying to locate the break.

All of this is to say that the issues on our property have been corrected by a licensed contractor but water continues to flow through due to external forces that we can't control. We are frustrated and unhappy about it as well.

We have reached back out to our waterproofer to see if there is anywhere else the water can be discharged and to ensure the repairs are proper and to code. Especially with the amount of money we have paid for this repair we want to ensure that it is proper and lasting.

All of that said, we don't have an answer yet as far as when the water will stop, especially if it stems from a Baltimore City infrastructure problem. But we have reached back out to our waterproofer to see what else if anything they could or should be doing. I will keep you in the loop regarding what they say.

If folks have additional information or suggestions we are grateful to hear them. This has been an absolute nightmare and has cost us tens of thousands of dollars, which is a catastrophic expense for an organization of our size. But we are sincerely trying to be good stewards of our building and good neighbors.

Laura

On Wed, Mar 11, 2026, 7:20 AM UFPIA Lady Day Way <ladydayway@upperfellspoint.org> wrote:

> Good Morning Laura,
> I hope all is well at the theater and with your current show..
>
> We wanted to bring something to your attention regarding the 200 block of Durham St aka Lady Lady Way..
> UFPIA received a Community Health and Safety Works grant from the Department of Housing and community development in February 2025 to help to with traffic calming on the 200 block of Lady Day Way. The final implementation of the grant is the installation of street art that extends down the block on the pavement from Pratt St to Gough. There will also be a painted crossing mural at the Durham & Gough St. by the drain. The art installation is scheduled to begin on April 13th and extend through the 17th,
>
> Over the past month or so, there has been a fairly steady stream of water coming out from the back of the FPCT down the street to the drain on Gough St. We are concerned that the steady water would prevent us from moving forward on the art installation. My understanding is that FPCT is aware of the issue and is working on getting it resolved. Do you know if it will be repaired by April 13?
>
> As it stands now, we would have to delay our art installation until the water repair is made and being granted an extension from the State on such a delay is not guaranteed. Any information that you can share would be greatly appreciated. .

Kind regards,
Beth

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Beth Russo

Chair, Lady Day Way Committee

Upper Fells Point Improvement Association

ladydayway@upperfellspoint.org