



Stephanie Rawlings-Blake  
Mayor

## PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

### STAFF REPORT



Thomas J. Stosur  
Director

September 23, 2010

**REQUEST:** Final Subdivision and Development Plan/101 West Cromwell Street – Center for Aquatic Life & Conservation, Inc.

**RECOMMENDATION:** Approval, subject to comments from the Department of General Services.

**STAFF:** Melvin Hicks

**PETITIONER:** Center for Aquatic Life & Conservation, Inc.

**OWNERS:** Same

#### **SITE/GENERAL AREA**

Site Conditions: The subject property is known as 101 West Cromwell Street (Lot 006 of Block 1060) and it is 8.521± acres in size and is zoned M-3. The entire property is within the Critical Area of the Chesapeake Bay and a portion of the site is with the Critical Area buffer. The property entails a wild life refuge park portion and a portion that is adjacent to the Hanover Street Bridge. The park portion contains walkways to the waters edge, with observation areas. The eastern portion of the site (adjacent to the Hanover Street Bridge) is an unimproved vegetated area.

General Area: The subject property, 101 West Cromwell Street is within the Spring Garden Industrial Area. To the north of the site is the former City of Baltimore's central garage maintenance facility (101 West Dickman Street). To the west is the BFI Waste Systems facility. The property is primarily surrounded by the Middle Branch of the Patapsco River on the eastern, western and southernmost portion of the site.

This subject property is surrounded by major industrial uses. To the far east of the site is deep waters access and is utilized by the port and cruise line industry. To the far south are the location of the Rowing Club and the future development of the Westport project area.

#### **HISTORY**

- The Planning Commission approved the Final Subdivision and Development Plan for 101 West Dickman Street on March 10, 2005.

- City Council Bill #05-0015 approved by the Planning Commission on February 24, 2005 authorize the sale of this site 101 West Dickman Street property.
- The Planning Commission approved the Final Subdivision and Development Plan for 101 West Cromwell Street on July 12, 2007.

### **CONFORMITY TO PLANS**

This proposed subdivision is in conformance with the Baltimore City Comprehensive Master Plan with respect to that addresses the City's Comprehensive Master Plan's Play Section, Goal 3, Objective 2: Protect and Enhance Baltimore's Natural Habitat and Environmental Resources.

### **ANALYSIS**

The applicant is proposing to subdivide the property known as 101 West Cromwell Street into two lots (Lots #1 and #2). The applicant will retain Lot #1 and Lot #2 will be conveyed to Baltimore City. Lot #1 parcel will be 7.6902± acres and encompasses the wild life refuge park. The Lot #2 parcel will be .8310± acres and will be used by the City as right-of-way area for the Hanover Street Bridge.

Center for Aquatic Life & Conservation, Inc. (in partnership with the National Aquarium in Baltimore) is a non-profit organization and originally purchased 101 West Dickman Street and the 101 West Cromwell Street properties from the City. CALC has been active in cleaning up contamination from the site for its proposed facility that will provide classroom space, room for public demonstrations, and a newer facility for its animal rescue efforts. The building site for this project is north of and adjacent to the wild life refuge park.

The following is staff review of this project:

- Subdivision and Development Plan Requirements: This project complies with the City's rules and regulations relative to land subdivision within Baltimore City. The Lot #1 parcel will have frontage on a public street and a proposed twenty foot easement will allow access to Lot #2.
- Critical Area: This subdivision of Lot #6 has been reviewed and approved by the Critical Area Commission.

The South Baltimore Neighborhood Association and the City Council Representative were notified about the Final Subdivision and Development Plans for 101 West Cromwell Street – Center for Aquatic Life & Conservation, Inc.

**Thomas J. Stosur**  
**Director**