



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### STAFF REPORT



*Thomas J. Stosur*  
Director

**July 11, 2013**

**REQUEST:** Minor Amendment/Greektown Redevelopment PUD – Phase II

**RECOMMENDATION:** Approval

**STAFF:** Christina Gaymon

**PETITIONER(S):** Greektown, LLC

**OWNERS:** Same

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

**Site Conditions:** The Greektown PUD is a total of 13.5 acres and is bounded by Foster Avenue to the North, Oldham Street to the East, O'Donnell Street to the South and the CSX right-of-way to the West. The area was formerly the site of a truck repair operation, a truck staging area, a series of vacant metal and brick industrial sheds, and surface parking lots. It has since been partially improved with new single-family townhouses in the area of the PUD north of Fait Avenue, which composes Phase I of the Greektown development.

**General Area:** The greater Greektown area is bound approximately by Lombard Street to the north, O'Donnell Street to the south, Haven Street to the west, and Ponca Street to the east. All four major zoning categories exist within this area. Residential housing stock consists of two- and three-story single-family town homes. There is also a thriving commercial corridor on Eastern Avenue that has restaurants, authentic Greek coffee houses, bakeries, and a variety of small businesses. The shops of Highlandtown are within walking distance as well. The community also includes Johns Hopkins Bayview Medical Center, in addition to several industrial parks. It is served by four bus lines, two active railroads, I-95, the Harbor Tunnel, and Fort McHenry Tunnel, as well as major city thoroughfares.

#### **CONFORMITY TO PLANS**

The current request is consistent with the Baltimore City Comprehensive Master Plan, specifically LIVE Goal 1, Objective 5: Increase the City's population by 10,000 households in six years.

#### **HISTORY**

- Ordinance #06-192, approved March 6, 2006, established the Greektown Redevelopment Residential Planned Unit Development.

- On October 4, 2007, the Planning Commission approved a Minor Amendment to the Greektown PUD, Final Subdivision and Development Plans for the Phase I residential area, and associated street closings. The subdivision was never recorded, and the street closings never proceeded through the necessary legislative process. As such, those past actions are no longer valid.
- On July 8, 2010, the Planning Commission approved a Minor Amendment to the Greektown PUD and new Final Subdivision and Development Plans for the Phase I residential area.
- On April 7, 2011 the Planning Commission approved the Final Design Approval of the Greektown Redevelopment Planned Unit Development- Phase I.

## **ANALYSIS**

The planned unit development was established in 2006 and envisioned a mix of high-rise residential, townhouses and large open spaces. It is bounded by Foster Avenue to the north, O'Donnell Street to the south, Oldham Street to the east, and the CSX right-of-way to the west. In 2010, Phase I was modified, omitting the multi-family development to be exclusively 121 townhouses. The developer is now requesting a similar minor modification for Phase II (below Fait Street). Phase II comprises 177 new single-family townhouses, in a mix of 16 feet and 20 feet wide. The each will have rear loading garages.

The 16 foot wide houses will be the same as Phase I, therefore will not require design approval unless changes are proposed. The 20 foot wide houses will return for design approval prior to construction.

In its review of the current request, staff considered the following items:

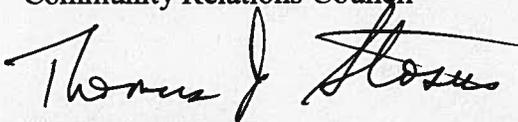
- Minor Amendment: A Minor Amendment is needed in order to record modifications to the Development Plan since the last Minor PUD Amendment was approved on July 8, 2010. The determination was made that these changes to the Development Plan could proceed as a Minor Amendment based on the following: no modification to the PUD boundary is being sought; the proposal conforms to those uses already allowed within the PUD; and the proposal conforms to the maximum density and height requirements already established in the PUD.

Within the Phase II area of the approved development plan, three midrise multi-family buildings, townhouses, a common open space in the center of the neighborhood bordered by Macon and Hudson Streets, and a smaller open space along Hudson Street fronted by townhouses on three sides were proposed. Since 2010, the developer determined that there was not sufficient market demand to develop the site at such high densities and eliminated the multi-family building from the plans, converting that area instead to single-family townhomes. The residential component of the proposed plan now comprises a mix of 16-foot and 20-foot townhouses. The plan retains both Hudson Street and Macon Street, however converts the portion of Hudson Street west of Macon Street to an alley for vehicular access to rear-loading garages.

All of the townhouses in Phase II front either a street or a green space. The central open space was relocated along Macon Street to front the new townhouses that replaced the multi-family buildings. This area was designed to be flexible open space and accommodate a variety of light recreational activities. Hudson Square did not change drastically from its original design. A landscaped mews was incorporated to provide additional green frontage for new townhouses.

- **UDARP**: Given the change in product type from multi-family to single-family, the reorientation of the street grid, and modifications to the central open space, staff required the developer to present the current proposal as a revision to its original master plan. The proposed master plan was approved by the Urban Design and Architectural Review Panel through its master plan review process on March 14, 2013.
- **SPRC**: The Phase II area that is the subject of the current minor amendment request was approved by the Site Plan Review Committee (SPRC) on March 15, 2013.
- **Landscaping**: Landscaping for Phase II is being submitted in conjunction with the Minor Amendment Final Development Plan. Staff is satisfied with the number and spacing of plantings and the types of soil panels.
- **TIS/Mitigation**: A traffic impact analysis was submitted in conjunction with the initial PUD approval for this project and was reviewed by the Department of Transportation. At that time, a left turn lane was suggested for eastbound O'Donnell at Oldham Street in order to achieve an acceptable level of service. Given that the current proposal represents a reduction in density, and therefore vehicular traffic, it is unclear whether the same mitigation measures are required. If they are, the Zoning Code is clear on the fact that a mitigation agreement must be in place prior to the issuance of building permits. The developer has been instructed to work with the Department of Transportation to achieve resolution on this.
- **Sustainability**: The applicant has been informed of the City's Green Building requirements – both LEED Silver Certification (and the City equivalent) and new Stormwater regulations.

In advance of a hearing on this matter, staff notified the following community groups: Brewer's Hill Community Association, Greektown Community Development Corporation, Southeast Community Development Corporation, Greektown Business Alliance, Inc., Southeastern Neighborhoods Development, Greater Greektown Neighborhood Alliance, Eastern Community Action Center, Southeast Presidents Council, Southeastern District Police, Community Relations Council



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