



Catherine E. Pugh  
Mayor

## PLANNING COMMISSION

*Sean D. Davis, Chairman*

### STAFF REPORT



Thomas J. Stosur  
Director

May 10, 2018

**REQUEST:** Minor Change – Final Design Approval/Holabird Manor PUD #94 – Townhouse Apartment Buildings and Community Center Addition

**RECOMMENDATION:** Approval.

**STAFF:** Anthony Cataldo

**PETITIONER(S):** Holabird Manor Condos / Mr. Frank Scarfield

**OWNER:** Same.

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

**Site Conditions:** The subject properties are located in southeast Baltimore and are generally bound by Hartwait Street to the north, Dundalk Avenue to the east, Holabird Avenue to the south and alley east of Malvern Street to the west. The underlying zoning of site is now a mix of R-3 and R-7 as of the implementation of the new zoning code in June of 2017. Manor Avenue and a portion of Eastbourne Avenue that were within the PUD boundary have been closed and consolidated in the larger parcel. The combined site area of the PUD is approximately 6.6 acres with the majority of the current site cleared of the former senior housing buildings and streets.

**General Area:** This property is located along the east edge of the Baltimore City line, adjacent to the Graceland Park Improvement Association.

#### **HISTORY**

- Ordinance #98-320 designated the Residential Planned Unit Development known as Holabird Manor Senior Retirement Community.
- Ordinance #16-442 repealed the previous PUD ordinance and designated the Holabird Manor Condominiums Planned Unit Development.

#### **CONFORMITY TO PLANS**

The proposed townhome apartment buildings and the community center addition conform to the approved PUD development plans.

#### **ANALYSIS**

**Background:** The Holabird Manor Condominium PUD has been in transition and redevelopment for many years. This action represents the first review step for new construction on the site since the demolition of the dilapidated former apartment buildings. The entire site is concurrently working through the Major Subdivision review process which would provide major development

parcels for the individual structures and will be presented to the Planning Commission at a future date.

***Townhouse Apartment Buildings:***

These new apartments are designed to reflect townhomes and each 'townhome' will contain two units. The PUD permits the overall unit count of 310 units (130 of which must be senior housing and 180 standard units). These townhome units represent 46 of the 180 standard units. The façade designs provide a mix of masonry and cementitious siding which is consistent with the existing senior housing apartment building on the site. The use of masonry for the base building and siding for the projecting bays is consistent with the character of townhome design typology. The colors are also consistent with the overall palette being incorporated into the redevelopment. Each townhome provides two garage parking spaces and foundation plantings that support the overall landscape design of the PUD. One minor shift in footprint occurs at 1716 Manor Avenue where the existing roadbed on Eastbourne Avenue will continue through to meet the new Manor Avenue. Originally, this section was intended to be closed to traffic but continued investigation of site utilities and the desire to further connect to the existing urban street grid, provided an opportunity for this portion of roadway to be rebuilt and allow those connections to occur. The result was a slight shift in this eight-unit building to the north from its original planned location.

***Community Center Addition:***

The proposed Community Center is an addition to the existing Senior Housing Apartment building on site. The addition will be two levels and will tie into the west wing of the existing structure. The addition will use masonry and cementitious siding to compliment the renovated senior building and sits in the location designated in the PUD development plans. This proposal will provide much needed community space for the current and future residents of the redevelopment area and will front the future park space and the intersection of Eastbourne Avenue and Manor Avenue.

Notification: The Graceland Park Improvement Association, Inc. has been notified of this action.



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