



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

April 21, 2016

REQUEST: Major Subdivision Final Plans/6301 Boston Street – Key's Pointe Phase 1B

RECOMMENDATION: Approval of the Major Subdivision Final Plans (including Multiple Structures on a Residential Lot)

STAFF: Christina Hartsfield

PETITIONER: Housing Authority of Baltimore City (HABC)

OWNER: Housing Authority of Baltimore City (HABC)

SITE/GENERAL AREA

Site Conditions: Phase 1B of the Key's Pointe project (formerly the O'Donnell Heights Redevelopment Project) comprises 3.93 acres bounded by Boston Street to the north, Cardiff Avenue to the south, Gusryan Street to the west, and Hornel Street to the east. The property is currently vacant but was previously developed with a portion of the O'Donnell Heights public housing community. The site is zoned R-5.

General Area: The subject site is located in the O'Donnell Heights neighborhood in southeast Baltimore, near the City/County boundary line. It is surrounded by the Medford, Graceland Park, and Broening Manor communities. Graceland Park-Odonnell Heights Elementary School and Holabird Academy are within walking distance of the site.

HISTORY

- On July 12, 2012 Planning Commission approved Final Subdivision Plan for Phase 1 of the O'Donnell Heights mixed-income project.

BACKGROUND

The O'Donnell Heights public housing community was owned by the Housing Authority of Baltimore (HABC) and was constructed during World War II as factory worker housing. The 62-acre site originally contained 900 housing units. Due to the aging condition of the property, the obsolescence of the product type, and the high cost of maintenance, HABC embarked on a process to demolish the existing development and replace it with a new mixed-income residential community. Through a competitive Request for Qualifications (RFQ) process, the team of Michaels Development Company and the Greater Baltimore AHC was selected as HABC's development partner in early 2010 to finalize the plan and initiate redevelopment for what is now Key's Pointe.

The Key's Pointe mixed-income community is expected to include a total of 925 +/- units, with a combination of homeownership and rental, and mix of townhouses and stacked apartments. One low-rise senior building is also proposed as a part of the development. To date, 596 of the original units have been demolished and 76 units reconstructed in Phase 1A, which was completed in early-2014 and reached 100% occupancy by mid-2014.

The master plan integrates the site, currently four super blocks, into the adjoining neighborhoods by adding new street connections and roadways, thereby creating smaller, safer, pedestrian-friendly blocks. A variety of open spaces/parks are planned in a range of scales and programmatic uses to serve different age groups and activities. A new central park created near Boston Street includes land set aside for a possible new community center in a future phase. The build-out of the entire site 62-acres is expected to take upwards of 10 years based on market conditions and the availability of financing.

CONFORMITY TO PLANS

The current request conforms to Baltimore City's Comprehensive Master Plan, specifically: LIVE Goal 1: Build Human and Social Capital by Strengthening Neighborhoods and LIVE Goal 2: Elevate the Design and Quality of the City's Built Environment.

ANALYSIS

The property known as 6301 Boston Street (Lot 012A of Block 6771D) is the second phase of redevelopment (Phase 1B) and is the subject of the current subdivision request. The request is to subdivide the existing 3.93 acre lot into nine parcels to facilitate the development of 74 dwelling units, one meeting room, and 83 parking spaces. The subdivision will also create two rights-of-way, Gallop Street and Jarmon Street, through the site to connect Gusryan Street and Hornel Street. Four easements will be created across the new lots to establish what will effectively be a rear alley for parking accessibility.

The applicant submitted the following for consideration by the Planning Commission: Final Subdivision Plan, Final Development Plan, Landscape Plan, and Architectural Building Elevations. In its consideration of the current request, staff has reviewed the following:

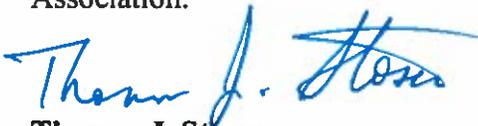
- **Site Plan:** The orientation of the site is consistent with typical rowhouse blocks throughout the City, where by the front of buildings face a street and the rears are accessed via alleyways. Residential parking is primarily in the rear of buildings and a few on-street spaces are provided. A 5' sidewalk provides pedestrian connectivity throughout the site.

This project was approved by the Site Plan Review Committee on December 22, 2014, which included a review of stormwater management requirements, forest conservation, traffic conditions, parking conditions, and ADA accessibility.

- **Landscaping:** The landscape plan specifies a variety of shade and ornamental trees, as well as shrubs and perennial groundcover and flowering plants to be provided throughout the site.

- **Multiple Structures on a Lot:** In this subdivision request, five structures are proposed on Lot 12A and 12I each. Per §3-301 of the Baltimore City Zoning Code, “(1) no more than one principal detached structure may be located on (i) any residential lot, or (ii) any office-residential, business, or industrial lot that is adjacent to a residential lot...,” unless it would otherwise conform to this article and its design approved by the Planning Commission (BCZC §3-301.b). Design approval includes the site plan and building elevations. By virtue of reviewing and approving the Final Subdivision Plan, which is also an analysis of the site plan and elevations, the Planning Commission will be authorizing multiple structures on the proposed residential lots.
- **Elevations:** The architecture is a continuance of the design of the homes constructed in Phase 1A, which were reviewed and approved by UDARP. The units will be two stories in height, constructed primarily of brick and hardy board, with pitched and gabled roof forms. The homes will also have front porches with standing seam metal roofs. There will be a mix of colors to add variety throughout the project area.
- **Zoning Regulations:** The project triggered the need for multiple variances, including setbacks, minimum lot area per dwelling unit, and use approval for multi-family detached structures. The initial approval was given by the Board of Municipal and Zoning Appeals on April 20, 2012 and the most recent extension was granted March 8, 2016.
- **Subdivision Regulations:** The project is fully compliant with Baltimore City’s Subdivision Regulations. Preliminary Plans have been commented upon by all relevant agencies, and Final Plans submitted that address those comments.

The following groups have been notified of this action: Southeastern Neighborhoods Development (SEND), O’Donnell Heights Tenants Council, and Graceland Park Improvement Association.


Thomas J. Stosur
Director