



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

September 17, 2015

REQUEST: City Council Bill #12-0062/ Planned Unit Development – Designation – Holabird Manor Condominiums:

For the purpose of repealing the existing Planned Unit Development for Holabird Manor Senior Retirement Community and approving a new Development Plan for the Holabird Manor Condominiums Planned Unit Development.

RECOMMENDATION: Amendment and approval, with the following amendments:

- On page 2, in lines 16 through 19, delete “dated February 24, 2012... “Landscape Details”, dated March 16, 2012”; and replace with “dated July 15, 2015, consisting of Sheet ECP, “Existing Conditions Plan”, dated July 15, 2015; Sheet C-1B, “Site Development Plan”, dated July 15, 2015; Sheet LS-1, “Landscape Plan”, dated July 15, 2015; and Sheet LS-2, “Landscape Details”, dated July 15, 2015”.
- On page 2, delete lines 27 through 30; and replace chart with
 - “Housing for the elderly – 130 Units
 - Non-Senior Residential Units – 180 Units”

STAFF: Anthony Cataldo

PETITIONER(S): Holabird Manor, Inc., c/o 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 majority of the site is zoned R-6 with a small portion zoned R-5 and B-3-1. 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.

ANALYSIS

Project: The original PUD was established as a Senior Retirement Community. Since that time, the original building fell in disrepair and interest in an exclusively senior living community in this location lessened. As such, the owner methodically razed the individual senior apartment buildings as tenants left, leaving only two existing structures on the site. The owner would now like to pursue a mixed use development that would offer both senior and market rate residential units. It also proposes a small amount of retail and office that would front along Dundalk Avenue, community center space in the center of the new development adjacent to the main green, and a variety of apartment living conditions including stacked townhouse style and midrise units.

The original PUD provided for an adult daycare, 72 Senior Housing units, 90 beds for assisted living, 60 beds for skilled nursing facility, and 6 staff apartments. The new proposal provides for 130 senior housing units and 180 market rate dwelling units for a total of 310 units. Retail and Office space is limited to no more than 19,264 square feet and Community Spaces contain a maximum of 5,660 square feet.

Amendments: Since the Bill's introduction in 2012, there have been revisions to the development plan exhibits to reflect the evolution of the design. As such, Amendment 1 replaces the PUD drawings sheets which were submitted with the introductory Bill copy and replaces them with the most current design drawings, dated July 15, 2015. Through the design process, the unit mix and count was also adjusted. This adjustment is reflected in Amendment 2 which replaces the original breakdown of unit count in the ordinance and replaces it with the new proposal to include a maximum of 310 units.

Site Design: This project was reviewed by the Urban Design and Architecture Review Panel in November 2010 and the Site Plan Review Committee (SPRC) on July 15, 2015. The development team worked from 2010 through 2015 on their storm water concept plan and received Concept Approval on April 29, 2015.

The proposed site plan creates a simple organization of streets that connect to the larger City fabric. Manor Avenue is realigned to connect Holabird Avenue to Hartwait Street and a new Eastbourne Avenue connects from Dundalk to Manor Avenue. The townhouse style units create the transition from this development to the existing rowhouse communities to the north and west and the scale of the proposed buildings increases as you move south on the site to 6-level mid-rise building which include parking. The plan provides approximately 355 parking spaces, the majority of which are located in garages/parking structures. Manor Avenue is designed as a neighborhood street with parallel parking on either side and a continuous streetscape with sidewalks and street trees. The community open space is the central focus of the development at the northeast corner of Eastbourne Avenue and Manor Avenue with a new community space addition to the existing senior housing building. Stormwater is proposed to be managed with green roofs and a variety of micro bio-retention facilities on the site.

Development Density: The PUD area contains R-5, R-6 and B-3-1 zoning. The R-5 portion of the PUD totals +/-36,500.22 SF, the R-6 portion of the PUD totals +/-224,064.78 SF, and the B-3-1 portion of the PUD totals +/- 28,389.85 SF. The combined underlying zoning and FAR of the PUD would allow up to 272,327 SF of total development. The development plan proposes 408,000 GSF of development, including 310 units (130 Senior Housing Units and 180 standard Dwelling Units) for the entire project. To attain this, the development would require a lot area variance of 25% and a Floor Area Ratio variance increase of approximately 50%. The Department of Planning supports the increased density and unit mix for the site and finds that it meets the Required Findings of the City Council in Section 15-217 of the Baltimore City Zoning Code due to its unique location in east Baltimore.

Building Design: At this time, there are no proposed elevations for the future buildings. All of the proposed buildings will require design review.

PUD Considerations: The development plan was reviewed and considered against §9-112 of the Zoning Code. Staff offers the following considerations:

- The proposed mixed-use development meets several of the city's Comprehensive Master Plan goals, including returning vacant properties to productive use and increasing housing choice.
- The proposed development reflects the mixed-use character of the surrounding neighborhood. This proposed PUD should not be detrimental to the character and nature of existing and contemplated development in the immediate area.
- The location of the PUD accommodate the existing topography of the land.
- The proposal will not create any situation that should negatively impact future development potential, the value of undeveloped neighboring areas, or the use, maintenance or value of neighboring areas already developed.
- The new construction or existing buildings will not impact the availability of light, air, open space, and street access.
- The proposed development will not reduce the protection of residents, visitors, or neighboring residents from fire, health hazards, or other dangers.

Community Notification: The following community organizations have been notified of this action: the Graceland Park Improvement Association, Inc., Southeast Neighborhood Development, and the Holabird Academy School.



**Thomas J. Stosur
Director**