



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

May 21, 2015

REQUEST: Major Subdivision Final Plans/ 611 South Charles Street – Banner Hill

RECOMMENDATION: Approval

STAFF: Eric Tiso

PETITIONER: ZMA Development, LLC c/o Mr. Andrew Cretal

OWNER: South Charles Holdings, LLC, Christ Lutheran Church, Christ Church Harbor Apartments.

SITE/GENERAL AREA

Site Conditions: This block is bounded by South Charles Street to the west, East Lee Street to the north, Light Street to the east, and East Hughes Street to the south. This block is improved with several existing buildings and an underground garage. On the northern and eastern sides of the block are the buildings of the former University of Maryland Deaton Specialty Hospital. The Christ Lutheran Church is located on the southwestern corner of the block, and the eight-story Christ Church Harbor Apartments building is on the eastern side of the block fronting on Light Street. Between the Deaton buildings and the Harbor Apartments is the Christ Church Plaza at the surface level.

General Area: This block is located in the Otterbein neighborhood, which is situated between the Inner Harbor on the east, and I-395 and Camden Yards on the west, and is bounded by East Conway Street to the north, and West Henrietta Street to the South. The neighborhood is principally residential in nature, including the locally designated historic district in the center, along with some notable non-residential exceptions around the periphery, to include this site and the Harbor Court Hotel on the eastern side, and the Federal Reserve Bank of Richmond on the western side.

HISTORY

There are no previous legislative or Planning Commission actions regarding this site.

ANALYSIS

Project: This proposal is for the construction of a new six-story building with 349 apartment units and 333 off-street parking spaces. The former Deaton Specialty Hospital buildings will be razed to make way for the new development. The existing underground parking garage will be reconfigured and expanded to serve both the new Banner Hill development, as well as the existing Christ Church Harbor Apartments separately. The subdivision, along with the vertical components to the new lots, will allow the garage to be created for each use.

In its consideration of the proposal, staff reviewed the following factors:

Subdivision Regulations: This proposal conforms to the requirements of the Rules and Regulations for Land Subdivision, and includes a vertical component to the request. The existing four lots are as follows:

- Lots 1 and 3 are the former Deaton Specialty Hospital at 611 South Charles Street, to be known as Banner Hill.
- Lot 2 is the existing Christ Church Harbor Apartments at 600 Light Street.
- Lot 1A is the underground garage, known as 11 East Lee Street, which lies beneath the Christ Church Plaza which straddles portions of 611 South Charles Street and 600 Light Street.

The proposal is to subdivide those four lots into seven lots, some of which are underground, and some of which will have different horizontal extents based on elevation, and some of which are temporary in nature, as follows:

- Lot 1 will be the proposed development of 611 South Charles Street and a portion of the Christ Church Plaza. This lot will vary in dimension by elevation.
- Lot 2/3 will contain the existing Christ Church Harbor Apartments at 600 Light Street and a portion of the Christ Church Plaza. This lot will vary in dimension by elevation.
- Lot 1A is an underground parcel that will include parts of the existing garage (G2 level) that is now 11 East Lee Street. While the garage will remain, it'll be reconfigured in shape.
- Lot 5 is an underground parcel that will be subdivided from 600 Light Street and will be added to the underground parking garage (G2 level). Once created, and ownership is identical, this lot will be consolidated with Lot 1 as part of 611 South Charles Street.
- Lot 6 will be part of the lower underground parking garage (G3 level) for Banner Hill.
- Lot 7 will remain unexcavated (at the lower underground parking garage G3 level in elevation).
- Lot 5A will be a 30' wide lot created from the southern edge of 611 South Charles Street, for the purpose of being conveyed to, and consolidated with, The Christ Lutheran Church at 701 South Charles Street.
- Several private easements will be created across these various new lots to allow for vertical circulation through the garage.

Following this subdivision, the Christ Church Harbor Apartments will own Lot 2/3 from the ground level and above, Lots 2/3 and Lot 5 on garage G2 level, and Lot 2/3 and Lot 6 on the garage G3 level. Banner Hill will own Lot 1 and Lot 5A from the ground level and above, Lots 1, 1A and 5 on garage level G2, and Lots 1, 5A and 7 on garage level G3. Lot 5 will eventually be consolidated into Lot 1A, and Lot 5A will eventually be consolidated into Lot 4 to the south, owned by the Christ Lutheran Church.

Zoning Regulations: This site is currently zoned B-5-1 Central Commercial District, and the proposed development will comply with the requirements of that district.

Elevations: This project was reviewed and approved by Urban Design and Architectural Review Panel (UDARP) on October 23, 2014, and the final plans submittal is consistent with that review. This is a six-story building with interior courtyard. A motor court and the underground garage are accessed off of South Charles Street.

Floodplain: The northeastern corner of this development is located within the 0.2% annual chance of flood hazard area (otherwise known as the 500-year floodplain). The entry to the existing garage is being relocated to the west to move it out of the floodplain, and the existing ramp entry will be converted into a loading dock to service the building.

Landscaping: The landscaping plan includes street tree plantings around the perimeter of the building. The internal courtyard within the building will be formally landscaped as an amenity feature for the residents. The existing Church Plaza will have additional trees, shrubs and ground plantings added as part of this proposal. This project will comply with the requirements of the Forest Conservation program.

Community Notification: The Otterbein Community Association, the Downtown Partnership, and the Baltimore Development Corporation have been notified of this action.



Thomas J. Stosur
Director