



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

July 11, 2013

REQUEST: Minor Amendment and Final Design Approval/ Marketplace at Fells Point – 1640 & 1641 Aliceanna Street

RECOMMENDATION: Approval

STAFF: Christina Gaymon

PETITIONER: South Broadway Properties, LLC

OWNER: Same

SITE/GENERAL AREA

Site Conditions: The Marketplace at Fells Point Planned Unit Development (PUD) is a total of 5.91 acres in size and generally lies within the area of the Fells Point neighborhood bounded by Fleet Street to the north, Register Street to the east, Aliceanna Street to the south, and Bethel Street to the west. These two full city blocks are filled with a variety of nineteenth and early twentieth century row buildings. Two and three story traditional brick structures are predominant. Broadway Street, the main commercial street in Fells Point, bisects this area and is highlighted by commercial establishments that front what remains of the historic Broadway Market North Building, located in the center median of Broadway. Broadway continues both north and south of this 600 block. To the north it features a center planted median. To the south, in the 700 block, is an additional wood market shed building and a parking lot. Further south, in the 800 block is a large pedestrian square that faces Thames Street and the waterfront. At the southern tip of Broadway, past Thames Street, are Broadway extended and the Broadway Pier. To the east and west of the Broadway buildings are small alley structures that face Register and Bethel Streets respectively.

The underlying zoning districts for this PUD are B-2-2 and R-8. The PUD limits uses to those permitted in B-2 districts and as outlined in the governing ordinance.

General Area: Fells Point is one of the three original settlements from which Baltimore emerged and exhibits a variety of architectural styles. These buildings are also of significant archeological and aesthetic importance. The urban fabric of the neighborhood consists mainly of brick rowhouses with larger institutional buildings, public market buildings and industrial buildings, all dating from several centuries. Broadway Street is the main north-south commercial spine for the neighborhood and includes wide sidewalks, a median to the north of the Broadway

Markets and a public square to the south of the markets. East-west streets, such as Eastern Avenue, Fleet and Aliceanna Streets are also commercial in character and use. Other north-south streets, such as Bond, Wolfe and Ann Streets are generally residential in character, with limited commercial uses. Additionally, Fells Point has a matrix of smaller alley streets that are comparatively narrower and have smaller dwellings originally built for artisans and laborers. Currently the community has a mixture of zoning.

HISTORY

- Ordinance #75-999, approved October 14, 1975, established the Fells Point Urban Renewal Plan (URP).
- Ordinance #06-197, approved April 11, 2006, was the last amendment to the Fells Point URP.
- Ordinance #07-429, approved May 17, 2007, allowed for the rezoning of certain properties in Historic Southeast Baltimore
- Ordinance #07-435, approved May 17, 2007, established the Marketplace at Fells Point Planned Unit Development
- Ordinance #07-555, approved November 26, 2007, established the Fells Point Historic District and a review process by CHAP for Planned Unit Developments in said district.
- Ordinance #07-0569, approved November 27, 2007, repealed the existing Fells Point Urban Renewal Plan and established the Fells Point Waterfront Urban Renewal Plan.
- Ordinance #08-66, approved September 15, 2008, was Amendment #1 to the Marketplace at Fells Point Planned Unit Development.
- On June 9, 2009, the CHAP approved the final design for Fells Point Marketplace PUD, subject to CHAP Staff review of certain details.
- On June 25, 2009, Planning Commission Final Design Approval for the east and west mixed-use development structures.

CONFORMITY TO PLANS

This PUD includes mixed-use development – housing, office and business. It also focuses on renovation, adaptation and expansion of historic buildings and resources. It therefore meets the Comprehensive Plan's Live Goal 1, Objective 1: *Expand Housing Choice for All Residents* and Objective 4: *Protect and Enhance the Preservation of Baltimore's Historic Buildings and Neighborhoods*; Earn Goal 1, Objective 1: *Retain and Attract Businesses in all Growth Sectors*; and Play Goal 1, Objective 2: *Increase Everyday Historical and Cultural Encounters for Baltimore City Residents*.

ANALYSIS

The Marketplace at Fells Point Planned Unit Development (PUD) was established in 2007 and envisioned the renovation of the Broadway Markets; the renovation and redevelopment of retail, office and residential on the adjacent blocks to the west and east of the North Market; and enhancing the open space in the 800 block of South Broadway Street. In 2009, Planning Commission approved the design of the east and west mixed-use development buildings. Construction of the west building has since begun. The South Market has already been renovated

and renovation of the North Market is currently underway. Renovations to the pedestrian square are expected to begin late 2013.

The developer is now requesting a minor amendment to the development plan to remove the parking lot adjacent to the North Market and replace it with a landscaped plaza and street trees. Additionally, the developer proposes constructing a 5,044 square feet New South Market on the existing parking lot adjacent to the South Market.

With the removal of the existing parking lots, all vehicular parking is on-street parallel parking. New curb bump-outs are being constructed to provide parking spaces on the interior sides of Broadway Street. No additional parking for the existing markets is required since parking was not required prior to the PUD's establishment. The New South Market is required to provide two off-street parking spaces, which will be accommodated in the West Garage.

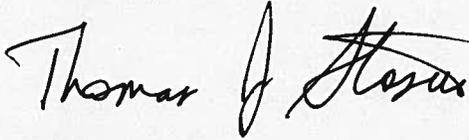
In its review of the current request, staff considered the following items:

- Minor Amendment: A Minor Amendment is needed in order to record modifications to the Development Plan since Amendment #1 was approved on September 15, 2008. 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.
- Final Design Approval: On November 26, 2007 much of Fells Point became a Baltimore City Local Historic District. The creation of the Marketplace at Fells Point PUD preceded the creation of the district and it has been duly noted that all amendments and final design actions to the PUD submitted after that date require review and approval by the Commission for Historic and Architectural Preservation (CHAP).

The building's construction consists of brick, cedar shingled siding, wood screen walls, and steel columns. The design proposes a standing seam metal roof, full-height metal windows with transoms, and a clearstory. Wood storefront and metal louvered doors are proposed. On January 8, 2013, the final plans for the New South Market were presented to the CHAP and approved.

- SPRC: On July 8, 2013, the SPRC approved plans for the New South Market.
- Forest Conservation/Critical Area Requirements: The New South Market did not trigger forest conservation requirements since the area of disturbance does not exceed 20,000 square feet.

Community Input: The following community organizations have been notified of this action: Brewer's Hill Community Association, Fells Point Community Organization, Fells Point Residents Association, The Preservation Society, Waterfront Coalition, Southeast Community Development Corporation, Fells Point Task Force, Greenspace Action Partnership, Douglass Place Community Association, 1400 Lancaster Condominium Association, Fells Point Main Street, Southeast Presidents Council, Southeastern District Police Community Relations Council.

A handwritten signature in black ink, appearing to read "Thomas J. Stosur". The signature is written in a cursive style with a large, sweeping initial "T".

Thomas J. Stosur
Director