



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

September 17, 2015

REQUESTS:

- Major Subdivision Final Plans/1000 Rutland Avenue
- Minor Amendment and Final Design Approval/ New East Baltimore Community (EBDI) PUD #129- 1000 Rutland Avenue

RECOMMENDATIONS: Approval

STAFF: Tamara Woods

PETITIONER: Forest City/New East Baltimore Partnership (FC/NEBP)

OWNERS: Same

SITE/GENERAL AREA

Site Conditions: The approved New East Baltimore Community PUD area is bounded by East Chase Street to the north, East Madison Street to the south, and roughly by North Washington Street to the east and North Broadway to the west. The total site area is 33.98 acres. This particular project is bounded by Eager Street, Rutland Avenue, McDonogh Street and the rear alley of Chase Street.

General Area: The general project area lies at the convergence of several distinct neighborhoods that are also Urban Renewal Areas in the central portion of East Baltimore. Those are the Middle East, Johnston Square, Broadway East, Oliver, and Gay Street I Urban Renewal Areas. Though predominantly Residential (either R-7 or R-8), there are also smaller areas of Office-Residential, Commercial, and Industrial zoning. With the exception of Johnston Square, all of the neighborhoods, or portions, thereof, are in the Historic East Baltimore Community Action Coalition (HEBCAC) Village Center of the Eastside Empowerment Zone. Institutional and Public facilities in the area include several elementary schools, Broadway Court Elderly Housing, the Johns Hopkins Drug Treatment Facility, One Stop Career Center, East Baltimore Medical Center, and Collington Square and Oliver Recreation Centers. This project is located within the Middle East Urban Renewal Plan area.

CONFORMITY TO PLANS

The proposed development plan is consistent with the goals and objectives of the Baltimore City Comprehensive Master Plan, specifically: LIVE Goal 1, Objective 2: Strategically Redevelop Vacant Properties Throughout the City.

HISTORY

- On November 30, 1979, Ordinance #1202 was approved, establishing the Middle East Urban Renewal Plan.
- On August 12, 2004, the Planning Commission recommended approval of various street and alley closings within the New East Baltimore Community (Part I).
- On June 2, 2005, the Planning Commission granted Final Design Approval to the first Life Sciences building to be constructed at 855 N. Wolfe Street.
- On October 26, 2005, Ordinance #05-159 was approved by the Mayor and City Council, to rezone multiple properties in the project area from the B-2-3 zoning district to the R-8 zoning district.
- On October 26, 2005, Ordinance #05-160 was approved by the Mayor and City Council in order to establish the New East Baltimore Community Planned Unit Development.
- On December 1, 2005, the Planning Commission recommended approval of various street and alley closings within the New East Baltimore Community (Part II.)
- On March 23, 2006, the Planning Commission approved the Final Subdivision and Development Plan for the R2 and R3 residential buildings.
- On August 9, 2007, the Planning Commission approved a Minor Amendment for the primary residential area north of Eager Street and a Final Design Approval for the R1 development parcels.
- On December 20, 2007, the Planning Commission approved the Final Subdivision and Development Plan for the residential area north of Eager Street.
- On April 3, 2008, the Planning Commission approved the Final Design for multiple blocks comprising Pennrose's Phase I area.
- On April 15, 2010, the Planning Commission approved the Final Design for the R9/R10 Graduate Student High Rise.
- On November 18, 2010, the Planning Commission approved the Final Subdivision and Preliminary Development Plan for 1746 Ashland Avenue.
- On February 10, 2011, Ordinance #11-417 was approved by the Mayor and City Council, to rezone 1746 Ashland Avenue from R-8 to B-2-3.
- On February 10, 2011, Ordinance #11-418 was approved by the Mayor and City Council, for Amendment #1 to the New East Baltimore Community PUD.
- On March 24, 2011, the Planning Commission approved a Minor Amendment and Final Design for the Maryland Public Health Laboratory.
- On June 16, 2011, the Planning Commission approved a Minor Amendment and Final Design Approval for the P1 Parking Garage.
- On August 25, 2014, the Mayor and City Council approved Ordinance #14-279 (Rezoning) and Ordinance #14-280 (Planned Unit Development).
- On August 7, 2014, Planning Commission approved a Minor Amendment and Final Design Approval for Eager Park and 1024-1042 McDonogh Street Rehabilitations.
- On October 2, 2014, Planning Commission approved a Minor Amendment and Final Design Approval for 1812 Ashland Avenue and Final Design Approval for the Eager Park Signage Plan.
- On June 11, 2015, the Planning Commission approved a Subdivision only and minor amendment for the 2000 block of East Eager.

ANALYSIS

The New East Baltimore Community is a mixed-use project consisting of residential, retail, and office uses established under a Planned Unit Development (PUD), which was enacted as City Council Ordinance #05-160 and amended by Ordinance #11-418. The second major amendment, Ordinance #14-280, was approved on August 25, 2014 by the Mayor and City Council. The major amendment modified the boundaries of the PUD, the permitted height limits in certain areas of the PUD, and the parking requirements for certain uses. The amendment also simplified the overall Development Plan.

Project: The purpose of this subdivision is to further subdivide the blocks of 1000 Rutland Avenue and 1710 East Eager Street into 49 townhome parcels, along with parcels for a private mews, a private alley, and an HOA lot. The properties are currently unimproved and together are approximately 1.8 acres. The development will have 5 lots that front the 1000 blocks of both Rutland Avenue and McDonogh Street, as well as, 13 lots that front the 1700 block of East Eager between McDonogh Street and Rutland Avenue. In addition, a mews is being created that extends from McDonogh Street to Rutland Avenue. Twenty-six lots will front the mews. Though the development will utilize two existing alleys, one south of Chase Street and another north of Eager Street, an additional private alley system and H.O.A greenspace will be created just south of the mews to facilitate rear access to homes that front the mews, as well as, to the rear of McDonogh Street and Rutland Avenue. There will also be utility easements throughout the project in order to provide access to the City of Baltimore.

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

Site Plan Review Committee (SPRC): This project was approved by SPRC on May 2015.

Elevations: This project has completed design review. The elevations consist of three story brick front townhomes with second story bay window. The end units will be wrapped with brick on the side elevations at the end of rows. The rear elevations will be siding.

Zoning Regulations: The resultant lots of this subdivision are developable based on the Zoning Code and subdivision regulations and do conform to the rules and regulations of the Zoning Code of Baltimore City.

Subdivision Regulations: The proposed subdivision complies with the subdivision regulations.

Minor Amendment

The lots on the north side of Eager Street are currently shown as building sites 21, 22 and 23 on the currently approved PUD and are zoned R-8. The proposed use is a permitted use under the PUD. The Minor Amendment is necessary to reflect the new lots on the PUD Development Plan.

Final Design Approval

This project is for the redevelopment of a vacant site into 49 new townhomes and a new greenspace. Both Site Plan Review and Design Review were completed prior to this action. The development will have townhomes that front Eager Street, Rutland Avenue and McDonogh

Street. In addition, Lantern Mews will be created for 26 new townhomes. The townhomes will be 3 story brick townhomes with rear access garages. Each townhome will feature a second story bay window. The elevations consist of three story brick front townhomes with second story bay window. The end units will be wrapped with brick on the side elevations.

The landscape plan calls for street trees to be provided along all public rights-of-way in the project boundary, the private mews and in the rear of the lots along the private alleys. Also, low planted screening walls of bushes shall be provided along the side elevations of homes at the end of rows. The greenspace will also include several trees along the perimeter of the space.

Notifications:

In advance of a hearing on this matter, staff notified the following community groups: Northeast Market Merchants Association, Reclaiming Our Community, Madison East End Neighborhood Improvement Association, Madison East End Improvement Association, Inc., Monument Street Merchants Association, Monument Street Renaissance, Milton-Montford Improvement Association, Inc., Washington Wolfe Gateway Community Association, McElderry Park Community Association, Inc., C.A.R.E., Save Middle East Action Committee, Historic East Baltimore Community Action Coalition, Inc., The Community Housing and Relocation Workgroup and City Councilman Carl Stokes.



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Director