



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

October 29, 2015

REQUESTS:

- Minor Amendment and Final Design Approval/ New East Baltimore Community (EBDI) PUD #129- 1800 East Madison Street
- Minor Subdivision Final Development Plan/1800 East Madison Street

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 Madison Street, Ashland Avenue, Wolfe Street and Durham 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 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 Street.
- On September 17th, 2015, the Planning Commission approved a Major Subdivision, Minor Amendment and Final Design Approval for 1000 Rutland Avenue.

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. The current request is in support of a new Marriott Residence Inn to be located at 1800 East Madison Street.

Minor Amendment

The parcel for the proposed hotel is currently shown as building site 4 on the currently approved PUD and is zoned B-2-3. 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

The proposed project is a new 194 key hotel with approximately 21,000 square feet of commercial and retail to be included on both the ground floor and mezzanine levels. The height of the hotel is slated to be approximately 247' with architectural precast concrete facades with laminated glass for both the commercial and lobby portions. The design also includes a one way porte cochere on the southeast corner of the building with an entrance on Wolfe Street and exit on Madison Street. Valet parking is accommodated on site with 100 parking spaces for guest parking to be provided at the 900 N. Washington Street garage, which has 1400 parking spaces.

The retail portion of this project fronts Ashland Avenue and faces the new Eager Park across the street to the north. The retail is located on two levels, with outdoor seating on the ground level, as well as, on the retail terrace level. The landscape plan calls for street trees to be provided along all public rights-of-way in the project boundary and the retail terrace level. The building also includes a green roof on top of the second story of retail. The porte cochere also has a planting bed at the corner of Wolfe Street and Madison Street.

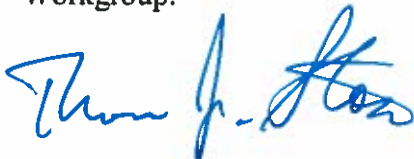
Minor Subdivision Final Development Plan

On August 27th, the Planning Commission approved a lot split of 1800 East Madison Street into two parcels. The eastern lot (proposed Lot 2) will be the site of a hotel with ground-level retail. Proposed Lot 1/40 (the remainder to the west) will be developed at another time. A private easement will be located on Lot 1, covering most of the former North Durham Street, and will provide access between the two lots. This approval did not include the development plan itself. The current approval would approve the companion development plan for the hotel.

Both SPRC and design review were completed for this project.

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., and the Community Housing and the Relocation Workgroup.



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Director