



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

November 19, 2015

REQUEST:

- Minor Amendment and Final Design Approval/ New East Baltimore Community (EBDI) PUD #129- 1004-1022 McDonogh Street

RECOMMENDATION: Approval

STAFF: Tamara Woods

PETITIONER: Marren Architects

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

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.

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. The projects are 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.

Marren Architects, for the master developer Forest City/New East Baltimore Partnership (FC/NEBP), is seeking a minor amendment to the existing PUD and a Final Design Approval.

As part of its review of the request, staff has considered the following:

- **PUD Minor Amendment:** The site of the 1004-1022 McDonogh Street Rehabilitations is site 18 on the PUD development plan. Though the use is permitted under the PUD, the Minor Amendment is necessary to reflect the existing rowhouse parcels and building footprints on the PUD Development Plan. On August 7, 2014 the Planning Commission approved a Minor Amendment and Final Design Approval for 1024-1042 McDonogh Street. The approval of the current request before the Planning Commission will allow for complete rehabilitation of the block.
- **Architectural Design:** The proposal includes restoration of the brick front facades and the installation of the EBDI streetscape as per the adopted standards. Improvements will include street trees, widening the sidewalk, and creating new planters along the building face. The existing rear additions will be removed and each of the townhomes will have a new addition and deck constructed. The new additions are approximately 17'-0" x 13'-6" and the lower deck extends approximately 9'-0" from the new addition. The rear yard will be improved to provide a parking pad and landscaping. The two level, rear additions will be clad in a cementitious panel and the decks will use horizontal wood for cladding and rails. The Department of Planning Staff has reviewed and approved the designs.
- **Sustainable Features:** The architect is not pursuing LEED certification and is not required to follow the Baltimore Green building standards because it is neither a commercial nor multi-family project. That being said, the architect is incorporating many sustainable features into the project, including closed-cell spray-foam insulation for the entire exterior envelope, high-efficiency appliances and HVAC system, as well as, dual-glazed, argon-filled windows with a low-emissivity coating. In addition to these features, concrete, brick and metals recovered during demolition will all be recycled.

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