



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

October 29, 2015

REQUEST: Minor Amendment and Final Design Approval/ Canton Crossing PUD #109 – 3401 Boston Street – Merritt Athletic Club Garage

RECOMMENDATION: Approval

STAFF: Eric Tiso

PETITIONER: Merritt Canton BP, LLC

OWNER: Merritt Canton BP, LLC

SITE/GENERAL AREA

Site Conditions: 3401 Boston Street is located on the south side of the street, between the intersections with South Highland Avenue and Baylis Street. The property contains 2.151± acres, and is currently improved with the Merritt Athletic Club building and parking lot, with a surface pool. This lot is identified as parcel A1 on the development plan for this Planned Unit Development (PUD) #109.

General Area: This parcel is located in the western edge of the Canton Industrial Area in southeastern Baltimore. It is also on the eastern edge of this PUD, which abuts the adjoining PUD for the District at Canton Crossing #154, which was previously a part of this PUD #109.

HISTORY

- Ordinance #90-637, approved June 20, 1990, established the Canton Industrial Urban Renewal Plan.
- Ordinance #11-548, dated August 15, 2011, is the most recent amendment to the Canton Industrial Urban Renewal Plan.
- Ordinance #01-192, approved June 21, 2001, established Canton Crossing PUD.
- Ordinance #02-369, approved July 1, 2002, was the first major amendment to the Canton Crossing PUD. This action increased parking and square footage uses on each parcel, increased the size of the hotel, and revised the development plan.
- On July 11, 2002, the Planning Commission approved a sign package for a portion of the Canton Crossing PUD.
- On April 10, 2003, the Planning Commission approved the Final Design for the changes to Parcel B to accommodate the Merritt Athletic Club.

- Ordinance #03-641, approved December 22, 2003, was the second major amendment to the Canton Crossing PUD. This action increased the area of property in the PUD, increased the number of hotel rooms permitted, modified parking requirements, and revised the development plan.
- On December 4, 2003, the Planning Commission approved the Final Subdivision and Development Plan for South Clinton Street and Danville Avenue properties.
- Also on December 4, 2003, the Planning Commission replaced the 1985 Marina Master Plan with the Maritime Master Plan for Baltimore City. In places, the plan makes specific recommendations for Canton Crossing.
- On May 20, 2004, the Planning Commission approved the Final Subdivision and Development Plan for Parcels B, D1, and D2 of the Planned Unit Development.
- Ordinance #04-803, approved August 14, 2004, pertains to the construction of structures on piers.
- On August 26, 2004, the Planning Commission approved the Final Subdivision and Preliminary Development Plan for parcels E1 and E2 of the Planned Unit Development.
- Ordinance #04-1533, approved October 28, 2004, was the third major amendment to the Canton Crossing PUD. This action increased the amount of dwelling units and the square footage for certain uses. It also increased height and bulk approvals for certain parcels.
- On March 24, 2005, the Planning Commission gave Final Design Approval for the Canton Crossing Power Plant Facility.
- Ordinance #07-633, approved December 3, 2007, was the fourth major amendment to the Canton Crossing PUD. This action removed a portion of Danville Avenue from the PUD area.
- On June 2, 2011, the Planning Commission gave Final Design Approval to a new monument sign on Clinton Street.
- On August 4, 2011, the Planning Commission approved a Minor Amendment and Final Design Approval for parcel D1 for a parking garage.
- Ordinance #11-570, approved December 5, 2011, was the fifth major amendment to the Canton Crossing PUD. This action removed the properties east of Baylis Street from this PUD. The properties would later be incorporated into the District at Canton Crossing PUD #154.

ANALYSIS

Project: This proposal is to expand the existing Merritt Athletic Club at the first floor level, enclose the existing pool, and build an addition that will have a rooftop level with an additional pool. A new parking garage will be included on levels 2-6, and a rooftop level will provide a sun deck and rooftop pool area at the seventh story level. The northern and eastern sides of the seventh story will be enclosed space for various function rooms, lobby, kitchen, bath house facilities, and emergency stairwells. The building will have a maximum height of 100'. This parcel of the PUD has been approved for a maximum of 167' of building height, and 480,000 sqft of total uses. The existing parking lot has 86 parking spaces. Following this project, the new total will be 377 parking spaces provided.

The existing building and proposed addition are as follows:

Existing building	50,400 sqft
Athletic Club addition	51,307 sqft
<u>Garage</u>	<u>131,572 sqft</u>
Total	233,279 sqft

Development Plan: This development plan shows the existing building that will remain, and the new seven-story building that will be built to the south. The new building will have an extension of the athletic center, and will incorporate the existing pool as an indoor pool. The entry to the new garage is accessed from South Highland Avenue. The perimeter streetscape of the project area will be improved with additional landscaping and street parking. There will be new street trees on the western, southern and eastern sides, and foundation planting beds on the northern side. The corners will be bumped out to provide a safer pedestrian experience, and to protect the cars parked on the street.

Elevations: The first floor elevation will have a modular brick base, exposed concrete, and will feature storefront windows with bright aluminum canopies. The principal entrance will be at the southeastern corner of the site, and the southern (Cardiff Avenue) side is the most emphasized with 3" corrugated metal siding on upper stories, and screening for the garage openings. Bike lock facilities will be provided on the southern side of the building, under the canopy. The northern elevation over the existing Merritt building will have a similar treatment. For the western and eastern elevations (South Highland Avenue and Baylis Street) sides, the exterior will principally be made of exposed concrete with stainless steel mesh covering the garage openings. The proposed building was reviewed and approved by UDARP on August 27, 2015.

Community Notification: The Brewer's Hill Community Association and the Canton Community Association have been notified of this action.



Thomas J. Stosur
Director