



Catherine E. Pugh  
Mayor

## PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

### STAFF REPORT



Thomas J. Stosur  
Director

May 4, 2017

#### REQUESTS:

- Minor Amendment/Stadium Place PUD #102 – Village Center (1100 East 33<sup>rd</sup> Street)
- Final Design Approval/Stadium Place PUD #102 – Village Center (1100 East 33<sup>rd</sup> Street)

#### RECOMMENDATIONS:

- Minor Amendment: Approval
- Final Design Approval: Approval

**STAFF:** Matthew DeSantis, AICP

**PETITIONER:** Govans Ecumenical Development Corporation (GEDCO)

**OWNER:** Mayor and City Council of Baltimore

#### SITE/GENERAL AREA

Site Conditions: The Stadium Place PUD is 32.385± acres of land bounded by 33<sup>rd</sup> and 36<sup>th</sup> Streets and Ellerslie and Ednor Roads. A green oval space has been located at the center of the site, and it establishes the community and visual focal point for the entire development. On the western side of the oval, The Harry and Jeanette Weinberg YMCA and daycare were completed in September, 2004, with associated playfields and playground within the following year. On the east side of the oval are five extant senior housing buildings – Venables I and II, Ednors I and II, and Heritage Run Phase 1. The center of the PUD area has been developed as a multi-use sports field by the Cal Ripken, Sr. Foundation. The land at the northwest corner of 33<sup>rd</sup> Street and Ednor Road is the subject of this action, and is proposed to be a "Village Center", establishing a commercial anchor for the community. It will consist of approximately 29,250 SF of retail/office space as well as 70 age-restricted residential units.

General Area: To the south of the Stadium Place PUD site is the former Eastern High School, which has been developed by the John Hopkins University for offices, research facilities and an incubator. This site is also a PUD. To the south of the Eastern High School and Stadium Place sites are the neighborhoods of Better Waverly and Coldstream Homestead Montebello (CHM). These neighborhoods are characterized by two-story row houses and single-family detached frame homes (R-7 and R-8). To the west is the Waverly neighborhood, which includes a small historic district. This neighborhood consists primarily of two-story brick row houses (R-6). To the north and east is the Ednor Gardens Lakeside neighborhood, which is characterized by single-family row houses, semi-detached and detached houses (R-3 and R-6).

## HISTORY

- In 1987, the City established the Stadium Task Force to explore reuse proposals for the stadium site.
- In January 1999, the City put out a Request for Proposal for the redevelopment of the site. The GEDCO's proposal for a retirement community and YMCA's proposal for recreational facilities were selected.
- Ordinance #00-113, approved December 2, 2000, established Stadium Place as Residential Planned Unit Development.
- Ordinance #01-267, approved December 7, 2001 authorized the Mayor and City Council to sell the former Memorial Stadium property.
- On May 16, 2002, the Planning Commission approved the Final Subdivision Plan for the Stadium Place PUD property and the Final Development Plan for the Venable Senior Apartment Building.
- On May 22, 2003, the Planning Commission approved the Final Design of the Ednor Senior Apartment Building.
- On November 20, 2003, the Planning Commission approved the Final Design of the YMCA daycare addition.
- On October 28, 2004, the Planning Commission approved the Final Design of the Venable II Apartment Building.
- On March 24, 2005, the Planning Commission approved the Final Design of the Community-Built Playground.
- On March 22, 2007, the Planning Commission approved a Minor Amendment and the Final Design for Stadium Place Lot 2 Condominiums.
- On May 17, 2007, the Planning Commission approved a Minor Amendment and the Final Design of the Ednor II Senior Housing building.
- On June 25, 2009, the Planning Commission approved a Minor Amendment, Final Design Approval and the Final Subdivision and Development Plan for the Green House Residences.
- On December 17, 2009, the Planning Commission approved a Final Design Approval for the Cal Ripken Sr. Foundation Youth Development Field.
- On April 4, 2013, the Planning Commission approved a Final Design Approval and Minor Subdivision for 901 E. 36<sup>th</sup> Street.
- On February 11, 2016, the Planning Commission approved the Revised Final Design Approval for the Heritage Run signage.

## ANALYSIS

**Background:** This portion of the Stadium Place PUD has been intended as a future development site and was designated as "Parcel C" on the original PUD drawings. In a revision to the master plan in 2008, the surface parking that was originally shown fronting the building along 33<sup>rd</sup> Street and Ednor Road was relocated to the rear of the building line.

Minor Amendment Approval: The proposed minor amendment to the PUD master plan is in order to provide a portion of surface parking to the west side of the building line along 33<sup>rd</sup> Street and to incorporate a curb cut for a one-way entrance driveway from 33<sup>rd</sup> Street. Due to the fact that the 33<sup>rd</sup> Street right-of-way has been designated a Local Historic Landmark as an Olmstead designed linear park, this curb cut has been reviewed and approved by CHAP. The location of building footprint is largely the same as the previously approved plan. The design will provide for approximately 29,250 SF of retail and office space along with 70 age-restricted dwelling units.

Final Design Approval: The submitted development plan and architectural elevations were reviewed by the Urban Design and Architectural Review Panel on April 14, 2016 and May 5, 2016 and recommended for approval of the submitted schematics subject to Committee comments being addressed. The final designs were submitted in February 2017 and approved by staff. Staff also finds that the requirements of §9-107 of the zoning code have been met for the submittal package, and that the proposed building is compatible with the design concept of the PUD.

As part of the review of this project, staff considered the following:

- PUD Compliance: This proposal complies with the general intent of the last approved development plan.
- Site Plan: The revised proposal is similar to the previously approved master plan. This minor amendment includes off-street parking that is visible from E. 33<sup>rd</sup> Street as well as a curb cut thereon which differs from the previous plan, but it maintains the overall design of providing a building line wrapped along the corner of 33<sup>rd</sup> Street and Ednor Road. For these reasons, staff approves the site plan for functionality and consistency with the previously approved development plan.
- Landscaping: For this portion of the PUD, 52.5 tree planting units will be installed, 9 of which will be planted in the ROW as street trees. This fractional number may appear odd, but the proposed landscape plan shows 39 major trees and 26 minor trees to be planted – minor trees are counted as half of a major tree for program purposes.
- Elevations: The proposed building will be 4 floors and 53'2" tall. It will be sheathed in a combination of fiber cement siding and brick, with cast stone and additional brick at the base of the building. Fiber cement board and batten board will be used as trim, and canopies will be aluminum frame with translucent roof.

Notifications: Staff sent notification of this meeting to the Ednor-Gardens Lakeside Civic Association.



**Thomas J. Stosur**  
**Director**