



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

September 28, 2017

REQUEST: Minor Change/ Brewer's Hill Planned Unit Development #104 – The Alta at
Brewers Hill – 1211 South Eaton Street

RECOMMENDATION: Approval

STAFF: Christina Hartsfield

PETITIONER: WP East Acquisitions, LLC

SITE/ GENERAL AREA

Site Conditions: The subject development site is approximately 3.76 acres in size and is located on the parcel labeled "Future A" in the existing Brewer's Hill Planned Unit Development (PUD) Development Plan. This parcel is triangular in shape and is bounded by O'Donnell Street to the north, Eaton Street to the west and a strip parcel addressed as 3901 O'Donnell Street to the southeast. A portion of that strip parcel, labeled "Future B" on the Development Plan, is also being improved as part of the proposed development. The Future A site is currently improved as a surface parking lot and the Future B site is unimproved.

General Area: The Brewer's Hill PUD is approximately 34.91 acres in size and roughly bounded by Dillon Street to the north, Haven Street to the east, Boston Street to the south, and Conkling Street to the west. The PUD contains numerous former industrial buildings, including the former Gunther and National Bohemian Breweries. These and most of the older industrial brick buildings have since been adaptively reused for retail, office and residential use. In June 2017, by the enactment of the new Zoning Code, the subject parcel was zoned C-2.

HISTORY

- Ordinance # 90-0637, approved June 20, 1990, established the Canton Industrial Urban Renewal Plan.
- Ordinance #00-0129, approved December 4, 2000, amended the Canton Industrial Urban Renewal Plan.
- Ordinance #00-0128, approved December 4, 2000, established the Brewer's Hill Planned Unit Development.
- July 17, 2003 Planning Commission Final Design Approval/ Brewer's Hill Planned Unit Development – The Natty Boh-Grain Building, Malt Mill & Barrel-Lager Building and Signage.

- March 24, 2005 Planning Commission Final Design Approval/ Brewer's Hill Planned Unit Development – Gunther Bottle Building.
- March 9, 2006 Planning Commission Revised Final Design Approval/ Brewer's Hill Planned Unit Development – Gunther Bottle Building - Bank Drive Through.
- May 4, 2006 the Planning Commission approved City Council Bill # 06-0371: Urban Renewal- Amendment to the Canton Industrial Area Renewal Plan.
- May 4, 2006 the Planning Commission approved City Council Bill #06-0372: Rezoning – Certain Properties in the Brewers Hill Area.
- Ordinance #06-0250, approved June 14, 2006, repealed and replaced the Brewer's Hill Planned Unit Development.
- Ordinance # 06-371, approved December 8, 2006, amended the allowable density for Area 6 of the Brewer's Hill Planned Unit Development.
- May 17, 2007 Planning Commission Final Design Approval/ Brewer's Hill Planned Unit Development – 1200 Conkling Street
- April 17, 2008 Planning Commission Minor Amendment/ Brewer's Hill Planned Unit Development – Revised Development Plan and Final Subdivision Plan/Former Norfolk Southern Railroad R-O-W Property- Within Brewer's Hill Planned Unit Development
- May 15, 2008 Planning Commission Final Subdivision and Development Plan/Brewers Hill PUD-3601 and 3710 O'Donnell Street and 1211 South Conkling Street
- October 23, 2008 Planning Commission Final Subdivision Plan/Brewers Hill PUD – Toone Street and Eaton Street Right of Way
- November 18, 2010 Planning Commission approved Final Design Approval/Brewers Hill PUD – The Apartments at Brewers Hill II
- November 15, 2012 the Planning Commission approved Revised Final Design Approval for the Master Sign Package
- Ordinance #16-443, approved February 1, 2016, repealed and replaced the Brewer's Hill Planned Unit Development

CONFORMITY TO PLAN

This proposed legislation is consistent with the Baltimore City Comprehensive Master Plan: LIVE Section, Goal 1, Objective 1: Expand Housing Choice for all Residents and Goal 1, Objective 5: Increase the City's Population by 10,000 Households in 6 years.

ANALYSIS

The requested action for a Minor Change to the Brewer's Hill Final Development Plan is to incorporate plans and elevations for a multi-story residential building at 1211 Eaton Street, which is labeled as "Future A" in the exiting Development Plan. The building is approximately 420,000 square feet and proposes 371 dwelling units and 449 parking spaces within the parking garage. An additional 50 surface parking spaces will be located on the adjacent lot, 3901 O'Donnell Street, for a total of 499 parking spaces provided for the development.

Minor Change

Per §13-402 of the Zoning Code, “The Planning Commission may approve a change to the approved final development plan that is not a major change governed by §13-403 {“Major Changes”} of this subtitle.” Additionally, per §13-305, a final development plan consists of the plan components required by §13-304(b); final location, type, and size of landscape features; and final architecture drawings. Since the proposed new development will add a new building footprint, building elevations (architecture), and landscape features to the existing PUD, the addition of those elements constitutes a minor change to the existing development plan, which must be reviewed and approved by the Planning Commission.

The proposed development does not, however, alter the scope, vision, or permissiveness of the overall Brewer’s Hill PUD as enacted by Ordinance #16-443. The PUD permits 1,515 dwelling units. With the Alta project, the PUD will have a total of 1,145 units. No part of the PUD boundary is being altered and the underlying zoning for the PUD is not proposed to change. Furthermore, no dedicated public open space is being removed in place of the new development.

Architecture

The Alta at Brewer’s Hill is a contemporary, seven-story building with a unique form that mimics the triangular shape of the lot. The base levels of the building cover the entire lot and conceal the parking garage. Walk-out units are incorporated on the ground level. The upper five floors envelop the interior courtyard that has an opening at the southern tip to optimize southern exposure. On the second-floor at this tip is a pool deck that is wrapped with a glass railing that offers visibility to the activity of the deck.

The building uses masonry, cementitious siding, and Hardie panels as its primary exterior materials. The masonry is used in a variation of three colors primarily on the facades facing the streets. Cementitious panels are used primarily on the facades facing the interior court as well as at the penthouse level and corners.

The overall design, height, and massing of the building is consistent with the intent of the PUD. The development was reviewed by the Urban Design and Architecture Review Panel (UDARP) and recommended for approval. Design review was completed by staff on August 16th.

Landscape

The proposed landscape complements the existing landscape design in the PUD. Along Eaton Street, the tree cadence follows the same order as was installed on the opposite side of the street. Additional planted areas are proposed to accentuate entry points into the building as well as special moments in the landscape. A linear park is proposed along O’Donnell Street that incorporates a new dog run, respite areas, and a walking path. Ornamental and shade trees are proposed to enhance the aesthetic, as well as to buffer vehicular traffic from the park. A circular entry court is proposed to control the circulation of vehicular and pedestrian traffic at the main entrance.

Notifications

The following community groups and individuals were notified of this action: Brewer's Hill Community Association, Brewers Hill Neighbors, and the Canton Community Association

A handwritten signature in blue ink that reads "Thomas J. Stosur". The signature is fluid and cursive, with a prominent initial "T" and a long horizontal stroke at the end.

Thomas J. Stosur
Director