



*Catherine E. Pugh*  
Mayor

## PLANNING COMMISSION

*Sean D. Davis, Chairman*

### STAFF REPORT



*Chris Ryer*  
Director

**March 7, 2019**

**REQUESTS:** Minor Change and Final Design Approval/ New East Baltimore Community (EBDI) PUD #129- 1900 and 1901 Eager Street

**RECOMMENDATIONS:** Approval

**STAFF:** Tamara Woods

**PETITIONER:** Pennrose

**OWNERS:** East Baltimore Development Inc. (EBDI)

#### **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 Eager Street, Rutland Avenue, Chase Street, and Durham Street/Eager Park.

**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.

#### **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 March 23, 2006, the Planning Commission approved the Final Subdivision and Development Plan for the R2 and R3 residential buildings.
- On August 9, 2007, the Planning Commission approved a Minor Amendment for the primary residential area north of Eager Street and a Final Design Approval for the R1 development parcels.
- On December 20, 2007, the Planning Commission approved the Final Subdivision and Development Plan for the residential area north of Eager Street.
- On April 3, 2008, the Planning Commission approved the Final Design for multiple blocks comprising Pennrose's Phase I area.
- On April 15, 2010, the Planning Commission approved the Final Design for the R9/R10 Graduate Student High Rise.
- On November 18, 2010, the Planning Commission approved the Final Subdivision and Preliminary Development Plan for 1746 Ashland Avenue.
- 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.
- On September 17, 2015, the Planning Commission approved a Major Subdivision and minor amendment for the 1000 block of Rutland Avenue.
- On October 9, 2015, the Planning Commission approved a Minor Subdivision and minor amendment for 1800 East Madison Street for a 194 key hotel.

- On July 6, 2017, the Planning Commission approved a Minor Subdivision for 1800 East Madison Street for a temporary parking lot.
- On September 27, 2018, the Planning Commission approved a Major Subdivision and Minor Change (Final Design approval for the 1001 Rutland Avenue townhome development).

## 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.

**Project:** Together 1900 Eager Street and 1901 Eager Street represent a development known as Eager Square. The project is comprised of three multi-family buildings both on the north and south sides of the 1900 block of East Eager Street in the New East Baltimore Community of the Middle East neighborhood. There are two small multi-family buildings on the north side (1900 E. Eager Street) known as Building A, which together, consists of 31 units. To the south (1901 E. Eager Street) known as Building B is one large multi-family building which consists of 221 units and a small retail space of approximately 3,000 square feet.

In its consideration of the proposal, staff reviewed the following factors:

**Site Plan Review Committee (SPRC):** This project was reviewed by the SPRC in 2017 and received minor comments and revisited in February 2019, receiving final approval on February 26, 2019.

**Design Review:** This project completed Urban Design and Architectural Advisory Panel (UDAAP) approval on July 30, 2018.

**Building Design:** Building A consists of two small multifamily rental buildings on 1900 E. Eager Street. The site is approximately 20,000 square feet and has a combined total of 31 units. The units are designed as stacked townhouses with Wolfe Street and Washington Street facades being 4 floors with a basement. The unit configuration of the stack is 2 stories over 3 stories. The two story units are comprised of the basement and the first floor. The three story units are stacked on top and feature a balcony on front of the building. The Eager Street façade consists of stacked towns where each building module is three units. A two story that is the width of the entire module and includes the first floor and basement. Stacked on either half of the module is another two story unit. The finished height to the fourth floor is roughly 50 feet. The materials are red and beige brick with a grey cementitious paneling.

Building B is the large multi-family building at 1901 E. Eager and consists of 221 units on a lot that is approximately 40,000 square feet with a retail space of approximately 3,000 square feet on the corner of Wolfe Street and Eager Street. It is six stories and is approximately 88 feet tall.

The materiality is consistent with Building A in that the main materials are red and beige brick with a grey cementitious paneling system.

The units feature intermittent bay windows with the Eager Street ground floor units having balconies. The main pedestrian entrance is on Wolfe Street and the garage entrance is on Washington Street. The south elevation has a step down in the center that is only 3 stories. This portion has a green roof to help address storm water management.

**Signage:** The signage for Building A will be on the Eager Street elevation near Washington Street and consist of aluminum reverse channel lettering with back lit illumination. The sign shall not exceed 4' x 7'.

The signage for Building B is comprised of several signs including:

- Wall signage over the parking entrance on Washington Street that is aluminum reverse channel lettering with back lit illumination not to exceed 2' x 6' 11".
- The Wolfe Street elevation includes one building wall sign that is aluminum reverse channel lettering with back lit illumination and will not exceed 2'6" x 18' and a canopy sign for the retail bay that is illuminated and will not exceed 2/6" x 16'.

**Zoning Regulations:** The resultant buildings do conform to the underlying zoning and PUD regulations. The underlying zoning for the north side of Eager is R-10 and the south side is BSC. Both allow for multi-family and the density. Both projects are also within the height limits outlined in the PUD, Building A, which is in Height Zone C in the PUD has a maximum height of 65 feet and Building B, which is in height zone B has a maximum height of 150 feet. All three buildings fall within their height limits. In addition, both meet the parking requirements necessary for the projects providing 22 parking spaces for Building A and 127 parking spaces for Building B.

**Landscape Regulations:** Building A will consist of 13 street trees around the perimeter of the site with 2 additional street trees in planting medians in the rear parking area. The site will also be planted with low evergreens and shrubs. Building B will a total of 26 trees planted around the perimeter of the site with low shrubs as well.

#### **Minor Amendment / Final Design Approval**

The subject lots are currently shown as building sites 31 and 14 on the currently approved PUD. The Minor Amendment is necessary to reflect the new lots on the PUD Development Plan. The building designs as described in the previous page are also subject to Planning Commission Final Design approval. The plans requested for Final Design Approval are outlined in the Eager Square Apartments Planning Commission submission dated March 7, 2019.

#### **Notifications:**

In advance of this hearing the following organizations were notified: EBDI, C.A.R.E. Community Association, the 800 Block N. Washington Beautification group,, Ashland Park Mews Condo II, the Jefferson Court Community Association, the Milton Avenue Improvement Association, Reclaiming Our Community, Milton Avenue Improvement Association, the New Broadway East Community Association and the Historic East Baltimore Community Action

Coalition, Inc. In addition, both Councilmembers Robert Stokes and Shannon Sneed were notified.

The property has been posted in accordance with Planning Commission guidelines.



**Chris Ryer**  
**Director**