



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

June 25, 2015

REQUEST: Major Subdivision Final Plans/ 1700 Greenmount Avenue – City Arts II

RECOMMENDATION: Approval

STAFF: Eric Tiso

PETITIONER: Department of Housing and Community Development (DHCD)

OWNER: Mayor and City Council of Baltimore

SITE/GENERAL AREA

Site Conditions: This proposed subdivision is located in the super block bounded by Greenmount Avenue on the east, Lafayette Avenue on the north, Barclay Street on the west, and Lanvale Street on the south. Brentwood Avenue, an alley street runs north-south through the approximate middle of this larger block. The development area is assembled from several former rowhome lots, as well as the beds of the adjacent alleys that are being closed.

General Area: This site is located on the eastern edge of the Greenmount West neighborhood, adjacent to the Greenwood Cemetery. The neighborhood is predominantly residential in character, with commercial uses along the periphery. The City Arts Apartments are located two blocks to the south along Greenmount Avenue. This site is also located within the Greenmount West Urban Renewal Plan (URP) area.

HISTORY

- The Greenmount West Urban Renewal Plan was enacted by Ordinance #699, on April 17, 1978.
- The latest amendment to the Greenmount West Urban Renewal Plan was Amendment #8, approved by the Mayor and City Council of Baltimore by Ordinance #09-206, dated August 17, 2009.
- On November 20, 2014, the Planning Commission recommended approval for the closing of alleys within this block, in support of this redevelopment, on behalf of DHCD.
- On May 7, 2015, the Planning Commission recommended approval of CCB #15-0519, which will condemn and close the relevant portions of the alleys that will become part of this redevelopment site. As of this writing, this bill is currently before the Mayor for her review.

ANALYSIS

Project: This subdivision will consolidate 42 lots and portions of former alleys, and will create seven lots, along with a dedication of about 600 sqft to the Brentwood Street right-of-way. Five of the lots will be for townhouses, one lot will be for a 60-unit multi-family building, and one lot will be a park. The redevelopment project is for the Department of Housing and Community Development (DHCD), with TRF Development Partners building the townhouses, and City Arts II Limited Partnership operating the multi-family building.

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

Site Plan Review Committee (SPRC): This plan was reviewed and approved by the SPRC on 24 Nov 2014.

Elevations: This project was given final approval by Urban Design and Architecture Review Panel (UDARP), subject to continued development and refinement on October 23, 2014. This building will relate to the City Arts I development two blocks to the south, and to the character of the existing neighborhood. The exterior façade is designed using durable materials such as Brick and Fiber Cement Siding. Signage and murals will be incorporated into the facade to provide a street presence and connection.

Forest Conservation: A Forest Stand Delineation (FSD) was reviewed and approved by staff. This project will comply with the requirements of the Forest Conservation Program, as 18 trees are required for this 1.17± acre development area, and 23 trees plus foundation plantings are proposed.

Zoning Regulations: The necessary variances for Lot Area and Coverage, required setbacks, and Floor Area Ratio were approved by the Board of Municipal and Zoning Appeals (BMZA) via case BMZ2015-00018, in their hearing on February 24, 2015.

Community Notification: The following community organizations have been notified of this action: The New Greenmount West Community Association, the Station North Arts & Entertainment District, the Central Baltimore Partnership, and the Greater Homewood Community Corporation.


Thomas J. Stosur
Director