


<b>FROM</b>	NAME & TITLE	David E. Scott, P.E., Director	<b>CITY of</b> <b>BALTIMORE</b> <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	<b>CITY COUNCIL BILL 09-0370</b>		

**TO** DATE: August 12, 2009

The Honorable President and Members  
of the Baltimore City Council  
c/o Karen Randle  
Room 400 - City Hall

I am herein reporting on City Council Bill 09-0370 introduced by Council Member Holton on behalf of 22 S. Athol Street, LLC, 4 N. Athol Avenue, LLC, and 50 S. Athol Avenue, LLC.

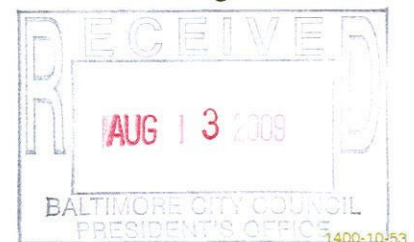
The purpose of the Bill is to repeal the existing Development Plan for the Irvington Knolls Village Planned Unit Development and approve a new Development Plan for the Irvington Knolls Planned Unit Development.

Ordinance 91-717 approved the application of Irvington Knolls Village Limited Partnership to have certain property located at 22 S. Athol Avenue designated a Residential Planned Unit Development (PUD) and approved a Development Plan submitted by the applicant. The property is bounded by Athol Avenue, Mountview Road, park land owned by the City of Baltimore, and 1,100 feet approximately to the south of Mountview Road. The PUD area measures approximately 16 acres. The property was subdivided into three lots, each owned by a different entity: 4 N. Athol Avenue, owned by 4 N. Athol Avenue, LLC; 22 S. Athol Avenue, owned by 22 S. Athol Street, LLC; and 50 S. Athol Avenue, owned by 50 S. Athol Avenue, LLC. Through the introduction of City Council Bill 09-0370, these owners/applicants are requesting to rescind the existing PUD and development plan and replace it with a new ordinance and development plan.

The property known as 22 S. Athol Avenue contains approximately 8.027 acres and is improved with several interconnected buildings ranging from 1.5 to 3 stories in height. The building is operated as a senior assisted living facility and has 200 beds. Under the current PUD, up to 341 beds are allowed for this facility. Access is provided from Athol Avenue. The property known as 4 N. Athol Avenue contains approximately 5.788 acres and the property known as 50 S. Athol Avenue contains approximately 1.747 acres. Neither property is improved with buildings or other infrastructure. Under the proposed new PUD and development plan, the following would occur:

- A new access road from Athol Avenue, opposite Dana Street, would be constructed and would connect to Mountview Road, opposite Hillshire Road. A second new access road from Athol Avenue would be constructed to the south of the existing access road and used for internal circulation.

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- Approximately 101 townhouse-style units with rear alley access would be built along the Athol Avenue, Mountview Road and new through-road portions of the PUD.
- A multi-family building (maximum of 8 stories) would be built at the southern edge of the PUD, with a maximum of 120 dwelling units allowed to be developed. A two or three level parking garage with approximately 72 parking spaces per level would be constructed adjacent to the new multi-family building. Both structures would be accessed by the new internal road, as would the existing multi-story senior assisted living building.
- A preliminary landscaping plan shows trees and other plantings along the Athol Avenue, Mountview Road, the southern boundary of the PUD, and internal streets. Green spaces are shown to the rear of the existing senior assisted living facility and at the northeast corner of the PUD. An existing stormwater management facility located within the 22 S. Athol Avenue parcel would be retained, but may require some modifications to accommodate runoff from some of the proposed new development. This existing facility would become part of the stormwater management plan for the new PUD development plan, but would not be the sole means to comply with stormwater management requirements. This Department will continue to work with the applicants as the development plan evolves to assure stormwater management compliance.

Based on these findings, the Department of Public Works supports passage of City Council Bill 09-0370.

  
David E. Seott, P.E.  
Director

DES/MMC:pat