


FROM	NAME & TITLE	Theodore Atwood, Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of General Services 800 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 11-0788		

DATE: November 2, 2011

TO

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

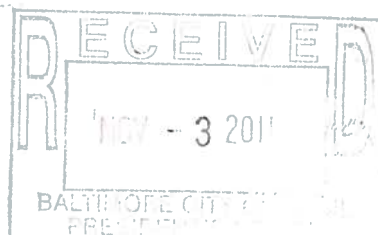
I am herein reporting on City Council Bill 11-0788 introduced by Council Member Kraft on behalf of Holabird Manor, Inc.

The purpose of the Bill is to repeal the existing Planned Unit Development for Holabird Manor Senior Retirement Community and approve a new Development Plan for the Holabird Manor Condominiums Planned Unit Development.

Ordinance 98-320 established the Holabird Manor Senior Retirement Community Residential Planned Unit Development (PUD) and approved a Development Plan. The properties designated for inclusion in the PUD are 1717-1726 Nome Street, 1708, 1710, and 1712 Dundalk Avenue, and 6613 Hartwait Street. At the time, the Plan was to develop a continuing care retirement center with 72 senior housing units, 90 assisted living beds, 60 nursing home beds, and adult daycare facility, and related offices. The plan also included renovating 11 existing garden apartment buildings, landscaping and screening for 91 off-street parking spaces, and improved handicapped access. Plans for gating the community would have required closing portions of Nome and Eastbourne under a separate ordinance. Since the establishment of the PUD, Ordinance 05-126 changed the name of Nome Street to Manor Avenue.

City Council Bill 11-0788, if approved, would rescind Ordinance 98-320 and replace the existing Development Plan with a new plan. The original PUD properties would be consolidated and additional properties added (1714 and 1716 Dundalk Avenue and 6608 Holabird Avenue), thus enlarging the PUD area from 3.829 acres to 5.35 acres, more or less. Uses within the PUD would be all permitted, accessory and conditional uses allowed in an R-5 and R-6 Zoning District. Primary uses would be housing for the elderly (57 units), townhouse-style units (23 units), and mid-rise, non-senior units (210 units). Accessory uses would include property management offices, retail and office space (19,264 square feet), and community spaces (5,660 square feet). The PUD would not include elder care or assisted living units.

Based on these findings, the Department of General Services supports passage of City Council Bill 11-0788.



Theodore Atwood
Theodore Atwood
Director

TA/MMC:pat