


FROM	NAME & TITLE	GARY W. COLE, ACTING DIRECTOR <i>GWC</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR		
	SUBJECT	CITY COUNCIL BILL #08-0164/PLANNED UNIT DEVELOPMENT- DESIGNATION- MT. WASHINGTON MILL		

DATE: September 26, 2008

TO

The Honorable President and
 Members of the City Council
 City Hall, Room 400
 100 N. Holliday Street

At its regular meeting of September 25, 2008 the Planning Commission considered City Council Bill #08-0164 for the purpose of repealing the existing Development Plan for the Mt. Washington Mill Planned Unit Development and approving a new Development Plan for the Mt. Washington Mill Planned Unit Development.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended amending and approving City Council Bill #08-0164 and adopted the following resolution, eight members being present (seven in favor) and one recuse.

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #08-0164 be amended and passed by the City Council.

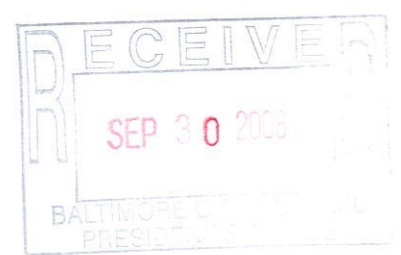
If you have questions, please contact Mr. Wolde Ararsa, Acting Chief of Land Use and Urban Design at 410-396-4488.

GWC/ttl

Attachments

cc:

- Mr. Andy Frank, Deputy Mayor
- Mr. Demuane Millard, Mayor's Office
- Ms. Angela Gibson, Mayor's Office
- The Honorable "Rikki" Spector, City Council Commission Representative
- Mr. Geoffrey Veale, Zoning Enforcement
- Mr. David Tanner, BMZA
- Ms. Nikol Nabors-Jackson, DHCD
- Ms. Larry Greene, Council Services
- Ms. Deepa Bhattacharyya, Law Department
- Mr. Stanley Fine, Attorney for applicant



PLANNING COMMISSION

Staff Report

September 25, 2008

REQUEST: City Council Bill #08-0164/Planned Unit Development – Designation – Mt. Washington Mill

For the purpose of repealing the existing Development Plan for the Mt. Washington Mill Planned Unit Development and approving a new Development Plan for the Mt. Washington Mill Planned Unit Development.

RECOMMENDATION: Approval, subject to floodplain requirements prior to the issuance of building permits and the following amendment to the bill:

On page 2, delete lines 15-18, and replace with the following:

SECTION 3. AND BE IT FURTHER ORDAINED, That the Development Plan submitted by the applicant, Washingtonville Limited Partnership, consisting of Sheet 1, "Plan Index," dated September 19, 2008; Sheet 2, "Existing Site Conditions," dated September 19, 2008; and Sheet 3, "Development Plan – General," dated September 19, 2008; Sheet 4, "Landscaping Plan Sheet 1 of 2," dated September 19, 2008; Sheet 5, "Landscaping Plan Sheet 2 of 2," dated September 19, 2008; Sheet 6, "Landscape Plan – Planting Details," dated September 19, 2008; and Sheet 7, "Architectural Elevation," dated September 19, 2008 is approved.

STAFF: Robert Quilter

PETITIONER: Himmelrich Associates, Inc.

OWNER: Washingtonville Limited Partnership, Inc.

SITE/GENERAL AREA

Site Conditions: The Mount Washington PUD area is a retail/office center that comprises ten historic and more recent buildings with adjacent parking areas. There are 279 existing parking spaces. The site is bordered by the Jones Falls to the east and north, the Jones Falls Expressway (JFX) to the west and Smith Avenue to the south. The site is generally flat, but drops off beyond the PUD boundaries to the Jones Falls and rises up to the Jones Falls Expressway. The site is zoned M-1-1.

General Area: The Mount Washington Mill complex is located on Smith Avenue off Falls Road and bordered on the west by the Jones Falls Expressway. The six acre PUD site is the former Maryland Bolt and Nut Company property and contains several historic buildings listed on the National Register

HISTORY

- Ordinance #92-77, approved July 1, 1992, established the Mt. Washington Mill PUD

- Ordinance #94-456, approved December 22, 1994, amended the PUD to include additional properties, the allowance for a food store and other related allowable land use changes. Note that the amount of “other” retail spaces was still limited to 6,000 square feet.
- On October 19, 1995, the Planning Commission gave Final Design Approval for PUD landscaping and signage.
- Ordinance #00-100, approved December 4, 2000, amended the PUD to increase the allowable retail square footage to 14,200 square feet in addition to the food store.
- On November 16, 2006, the Planning Commission approved a Minor Amendment and Final Design Approval for the Byrne Building.

CONFORMITY TO PLANS

This proposal meets the requirements of and enhances the existing Mt. Washington Mill PUD. Additionally, it meets the Comprehensive Plan’s EARN Goal 1, Objective 1: Retain and Attract Businesses in all Growth Sectors.

ANALYSIS

The original PUD for Mt. Washington Mill was approved in 1992 as Ordinance #77 for a six acre site. The property was the former Maryland Bolt and Nut Company and was slated for acquisition by the City until purchased by its current owners in the late 1980's. The property consists of several historic buildings listed on the National Register and has been a successful adaptive reuse development as a mixed use neighborhood center. The original PUD envisioned a predominately office use and contained certain restrictions on the amount of overall square footage within the development (80,000 square feet.) and how much could be utilized as retail (6,000 square feet). Since then, the PUD has been amended twice (#94-456 and #00-100) to increase the amount of retail square footage in order to accommodate the Whole Foods store and other retail tenants. The overall square footage remains the same but the total retail permitted is currently at 37,500 square feet, including the food store.

In order to meet current and future retail needs, the Mt. Washington Mill PUD is being re-designated. It continues an Industrial PUD with certain M-1 and now certain B-2 uses as well as “bakeries”. There continues to be a relatively large list of undesirable M-1 uses that are not allowed.

The new PUD will be established to include all current buildings and the following:

- A new 16,000 square foot mezzanine floor for the Whole Foods building that will mainly be office space for the store, bringing the total size to 40,000 square feet.
- A new 1,200 square foot glass connection between the Stone Mill Building and the Dye House to complement the existing retail uses.

Therefore the gross building square footage for the site will be 98,455 square feet.

City Council Bill #08-0164 also provides for the continuation of a 2,250 square foot high quality liquor store in the Engine House building with certain provisions and restrictions. It also limits retail uses in the Stone Mill building to first floor only.

Staff reviewed the new proposed Mt. Washington Mill PUD plans for this repeal and replace action. The following aspects of the development plans have been considered:

- Site Plan: The existing circulation, parking pattern, and loading circumstances in the PUD have been moderately reconfigured to provide better traffic flow, site access and servicing capabilities. The site plan was approved by the Site Plan Review Committee (SPRC) on September 17, 2008.
- Architectural Elevations: A new glass canopy connection is proposed to be added between the Stone Mill Building and the Dye House. It is one story in height and has a greenhouse appearance. Additionally, the current loading dock at the rear of the Forge Building (Whole Foods) will be enclosed and the added mezzanine level will extend over that in elevation. Proposed materials are brick, metal and glass. Department staff has reviewed and approved the building elevation drawings for the proposed building additions, which is part of this PUD submission.
- Landscape Plan: The applicant has submitted an enhanced landscape plan consisting of three sheets as part of the SPRC and PUD submission.
- Forest Conservation: The area of disturbance does not trigger Forest Conservation requirements.
- Floodplain Requirements: The applicant is working with MDE for approval to build in a riverine flood plain.

The Mount Washington Merchants Association, Poplar Hill Association and Mount Washington Improvement Association have been notified about this action.



Gary W. Cole
Acting Director