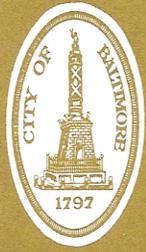


<b>FROM</b>	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8th FLOOR		
	SUBJECT	CITY COUNCIL BILL #20-0568/ PLANNED UNIT DEVELOPMENT #102 – MAJOR CHANGE – STADIUM PLACE		

DATE: August 21, 2020

**TO** The Honorable President and Members  
of the City Council  
City Hall, Room 400  
100 North Holliday Street

At its regular meeting of August 20, 2020, the Planning Commission considered City Council Bill #20-0568, for the purpose of approving certain amendments to the Stadium Place Planned Unit Development #102.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended amendment and approval of City Council Bill #20-0568 and adopted the following resolution; nine members being present (nine in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #20-0568 be amended as described in the associated staff report and passed by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

cc: Mr. Nicholas Blendy, Mayor's Office  
Mr. Matthew Stegman, Mayor's Office  
Ms. Nina Themelis, Mayor's Office  
The Honorable Edward Reisinger, Council Rep. to Planning Commission  
Mr. Colin Tarbert, BDC  
Ms. Livhu Ndou, BMZA  
Mr. Geoffrey Veale, Zoning Administration  
Ms. Stephanie Murdock, DHCD  
Ms. Elena DiPietro, Law Dept.  
Mr. Francis Burnszynski, PABC  
Mr. Liam Davis, DOT  
Ms. Natawna Austin, Council Services  
Mr. Dominic McAlily, Council Services  
Ms. Nicole Lacoste Folks



Bernard C. "Jack" Young  
Mayor

## PLANNING COMMISSION

Sean D. Davis, Chairman

### STAFF REPORT



Chris Ryer  
Director

August 20, 2020

**REQUEST:** City Council Bill #20-0568/ Planned Unit Development – Stadium Place:

For the purpose of approving certain amendments to the Development Plan of the Stadium Place Planned Unit Development.

**RECOMMENDATION:** Amend and Approve

Amendments:

- Revise dates in Section 2 to match the latest version of drawings
- Revise Sheet C-400 Overall Development Master Plan to include area designations

**STAFF:** Matthew DeSantis, AICP

**PETITIONER:** Stadium Place, Inc.

**OWNER:** Multiple (including YMCA of Central Maryland, Inc.)

### **SITE/GENERAL AREA**

Site Conditions: The Stadium Place PUD is 32.385± acres of land bounded by 33<sup>rd</sup> and 36<sup>th</sup> Streets and Ellerslie and Ednor Roads. A green oval space has been located at the center of the site, and it establishes the community and visual focal point for the entire development. On the western side of the oval, The Harry and Jeanette Weinberg YMCA and daycare was completed in September, 2004, with associated playfields and playground within the following year. On the east side of the oval are five extant senior housing buildings – Venables I and II, Ednors I and II, and Heritage Run Phase 1. The Village Center mixed-use retail and residential building at the southeast corner of the site is currently under construction. The center of the PUD area has been developed as a multi-use sports field by the Cal Ripken, Sr. Foundation. The land at the north central and northeast portion of the Stadium Place site was most recently approved to be developed into the new Gilchrist hospice facility. The portion of the site where the new early childhood center and open pavilion are proposed are currently open field areas to the north of the large playground.

General Area: To the south of the Stadium Place PUD site is the former Eastern High School, which has been developed by the John Hopkins University for offices, research facilities and an incubator. This site is also a PUD. To the south of the Eastern High School and Stadium Place sites are the neighborhoods of Better Waverly and Coldstream Homestead Montebello (CHM). These neighborhoods are characterized by two-story row houses and single-family detached frame homes (R-7 and R-8). To the west is the Waverly neighborhood, which includes a small historic district. This neighborhood consists primarily of two-story brick row houses (R-6). To the north and east is the Ednor Gardens Lakeside neighborhood, which is characterized by single-family row houses, semi-detached and detached houses (R-3 and R-6).

## HISTORY

- In 1987, the City established the Stadium Task Force to explore reuse proposals for the stadium site.
- In January 1999, the City put out a Request for Proposal for the redevelopment of the site. The GEDCO's proposal for a retirement community and YMCA's proposal for recreational facilities were selected.
- Ordinance #00-113, approved December 2, 2000, established Stadium Place as Residential Planned Unit Development.
- Ordinance #01-267, approved December 7, 2001 authorized the Mayor and City Council to sell the former Memorial Stadium property.
- On May 16, 2002, the Planning Commission approved the Final Subdivision Plan for the Stadium Place PUD property and the Final Development Plan for the Venable Senior Apartment Building.
- On May 22, 2003, the Planning Commission approved the Final Design of the Ednor Senior Apartment Building.
- On November 20, 2003, the Planning Commission approved the Final Design of the YMCA daycare addition.
- On October 28, 2004, the Planning Commission approved the Final Design of the Venable II Apartment Building.
- On March 24, 2005, the Planning Commission approved the Final Design of the Community-Built Playground.
- On March 22, 2007, the Planning Commission approved a Minor Amendment and the Final Design for Stadium Place Lot 2 Condominiums.
- On May 17, 2007, the Planning Commission approved a Minor Amendment and the Final Design of the Ednor II Senior Housing building.
- On June 25, 2009, the Planning Commission approved a Minor Amendment, Final Design Approval and the Final Subdivision and Development Plan for the Green House Residences.
- On December 17, 2009, the Planning Commission approved a Final Design Approval for the Cal Ripken Sr. Foundation Youth Development Field.
- On April 4, 2013, the Planning Commission approved a Final Design Approval and Minor Subdivision for 901 E. 36<sup>th</sup> Street.
- On February 11, 2016, the Planning Commission approved the Revised Final Design Approval for the Heritage Run signage.
- On May 4, 2017, the Planning Commission approved the Minor Amendment and Final Design Approval for the Stadium Place Village Center.
- On September 19, 2019, the Planning Commission approved the Minor Subdivision and Minor Amendment / Final Design Approval for the Gilchrist Hospice facility.

## ANALYSIS

Objectives of this Bill: This bill seeks to accomplish two main objectives: 1) to revise the development plan to allow for the construction of a new Y Early Childhood Center and associated open-air pavilion and 2) update language in the PUD legislation in order to comply

with the current zoning code and to increase the maximum permitted restaurant space from 4,000 square feet to 8,000 square feet.

1) Revised Development Plan / Final Design Approval: At no point in the history of the Stadium Place PUD was any development proposed in this area of the site, and for that reason this proposed expansion of the Y's program triggered the need for Major Change legislation. The earliest master plan for the site designated this area as a multi-use sports field and vehicle parking, while a revised master plan from 2008 called for this area to be the site of the community playground. That playground was instead shifted slightly to the south to its current location, and this subject area has been used as a sports field.

Currently, the Y operates its early childhood programming in an annex of the main Y building that was approved by the Planning Commission in 2003. The construction of this 9,720 square foot, one-story, free-standing early childhood center will allow the Y to relocate its programming and subsequently reallocate the existing childcare space to expand its fitness center programming.

The open-air pavilion is intended to support the outdoor programming that the Y operates in the adjacent sports field. It will be open on three sides and contain restrooms so that youth participants do not need to return to the main Y building from the fields to access the facilities. The pavilion will be approximately 3,000 square feet in total.

Design Review was conducted at the Planning Department staff level for both of these new buildings. Consideration was taken regarding how these new facilities would relate to both the existing Y site as well as to the internal roadway and the external roadway (Ellerslie Avenue). Revisions were made to the site plan to provide more direct connections to surrounding buildings, as well as to the building architecture to provide for more windows on the south elevation facing the main Y building and community playground. Plans were reviewed by the Site Plan Review Committee, and both stormwater management requirements and Forest Conservation Program requirements are being satisfied.

2) Updated Text Language: A recent amendment to the PUD Major Change requirements in the zoning code removed the requirement for Major Changes to PUDs be effected via a repeal-and-replace process. However, due to the incompatibility of existing PUD legislation referring to previous zoning code language that does not match current zoning code language, the text of this bill has been drafted to restate, and in some case, re-define, key aspects of the permitted uses within the Stadium Place PUD. The Department of Planning appreciates this effort, as it will make the interpretation and enforcement of the Stadium Place PUD much easier now and into the future.

One substantive change proposed to the permitted uses is an increase in allowable restaurant space from 4,000 square feet to 8,000 square feet. The Village Center building is currently under construction, and the intent of this revision is to allow greater flexibility in the leasing of ground-floor retail spaces.

Two proposed text changes attempt to update the language while keeping the spirit and intent of the original PUD language intact. They are 1) to restrict "Educational Facility: Commercial-

Vocational” uses “for computer training purposes only” (page 3, line 9) and 2) to restrict “retail goods establishment” uses “for pharmaceutical sale purposes only” (page 3, lines 11,12). Staff doesn’t object to these inclusions, but just notes that they might pose zoning interpretation challenges should use permits be applied for in the future. Coordination with the Zoning Administrator’s office will be important to ensure that the spirit and intent of the PUD is carried out.

Staff is recommending two minor technical amendments to the text of the bill:

- 1) The dates listed for each accompanying drawing listed in Section 2 (page 3, lines 18-27) should be updated to match the most recent version of the drawings. As currently submitted, the dates listed on the drawings is August 4, 2020.
- 2) Sheet C-400 Overall Development Master Plan should be revised to include the area designations that are described on page 3, line 4. These area designations are from an earlier iteration of the Stadium Place master plan, and broke the overall site down into distinct areas. These areas, should the PUD text continue to refer to them, should be clearly indicated on the Overall Development Master Plan.

Notifications: Staff sent notification of this meeting to the Ednor-Gardens Lakeside Civic Association. Additionally, the site has been posted per Planning Commission guidelines.

Note: Unrelated to the review of this PUD Major Change legislation, also on the August 20, 2020 Planning Commission agenda is a consent item for the Final Design Approval of the signage for the Village Center portion of the site.



**Chris Ryer**  
**Director**