


<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR <i>WJS</i>	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	<del>CCB #14-0374/ Planned Unit Development - Amendment</del> Loyola College Athletic Complex		

DATE: June 6, 2014

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

At its regular meeting of June 5, 2014, the Planning Commission considered City Council Bill #14-0374, for the purpose of approving certain amendments to the Development Plan of the Loyola College Athletic Complex Planned Unit Development.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #14-0374 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 #14-0374 be passed by the City Council.

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

TJS/WA

Attachment

- cc: Ms. Kaliopé Parthemos, Chief of Staff  
 Mr. Colin Tarbert, Deputy Mayor for Economic and Neighborhood Development  
 Mr. Leon Pinkett, Assistant Deputy Mayor  
 Ms. Angela Gibson, Mayor's Office  
 The Honorable Rochelle "Rikki" Spector, Council Rep. to Planning Commission  
 Mr. David Tanner, BMZA  
 Mr. Geoffrey Veale, Zoning Administration  
 Ms. Sharon Daboin, DHCD  
 Ms. Barbara Zektick, DOT  
 Ms. Elena DiPietro, Law Dept.  
 Ms. Karen Randle, Council Services  
 Mr. Ryan Potter, Applicant Representative



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### STAFF REPORT



*Thomas J. Stosur*  
Director

**June 5, 2014**

#### REQUESTS:

- City Council Bill #14-0374/ Planned Unit Development – Amendment – Loyola College Athletic Complex
- Final Design Approval/ Loyola College Athletic Complex PUD #114 – Tennis Facility

#### RECOMMENDATIONS:

- City Council Bill #14-0374/ Planned Unit Development – Amendment – Loyola College Athletic Complex - Approval.
- Final Design Approval/ Loyola College Athletic Complex PUD #114 – Tennis Facility – Approval.

**STAFF:** Anthony Cataldo

**PETITIONER:** Loyola College in Maryland

**OWNER:** same

#### HISTORY

- Ordinance #73-0242, approved January 8, 1973, established the Coldspring Newtown Urban Renewal Plan
- Ordinance #87-1158, approved December 7, 1987, established the Children's Hospital Planned Unit Development
- Ordinance #97-0175, approved June 12, 1997, was the last amendment to the Coldspring Newtown Urban Renewal Plan
- Ordinance #97-0412, approved October 15, 1997, rezoned the properties known as 2201 and 2221 West Cold Spring Lane from R-5 to M-1-1
- Ordinance #97-0213, approved November 25, 1997, amended the Children's Hospital PUD

- On October 8, 1998, the Planning Commission approved the Final Subdivision Plan/2201 and 2221 West Cold Spring Lane to create the lot for the Northern District Police Station.
- On November 1, 2001, the Planning Commission approved the Final Subdivision Plan for the Children's Hospital – 3855 Greenspring Avenue
- Ordinance #02-347, approved June 10, 2002 was Amendment 2 to the Children's Hospital PUD
- Ordinance #02-348, approved June 10, 2002 established the Loyola College Athletic Complex PUD
- On August 7, 2008, the Planning Commission approved the Minor Amendment and Final Design of the athletic facility stadium and small additional utility structures as part of the overall athletic facility campus.

### **CONFORMITY TO PLANS**

This project is consistent with the athletic complex purpose and intention of the PUD. The specific use planned for this portion of the PUD was not previously identified and, as such, requires a major amendment. It also meets the Comprehensive Plan's Play Section, Goal 2, Objective 3: Improve local participation in City recreational activities and Goal 3, Objective 2: Protect and Enhance Baltimore's Natural Habitat and Environmental Resources. Additionally, it meets the Plan's Learn Section, Goal 2: Capitalize on Untapped Potential of Higher Education Institutions (all three objectives).

### **SITE/GENERAL AREA**

Site Conditions: The 71 acre Loyola College Athletic Complex PUD is located on the south side of Cold Spring Lane to the west of the Jones Falls Expressway. The main portion of the PUD (49.82 acres) was the site of the former Woodberry Landfill. The closed landfill has a methane monitoring system. The other portion of the PUD is a 21 acre parcel formerly owned by the Kennedy Krieger and before then, the Children's Hospital.

General Area: This site is surrounded on three sides by residential neighborhoods. Immediately to the north, on the south side of Cold Spring Lane is the Northern District Police Station. North of Cold Spring Lane is the Coldspring Newtown and Woodlands communities. To the west are the Parklane, Loyola-Oswego, Derby-Key-Greenspring and Greenspring communities. To the south are the Woodberry and Parkhill-Edgegreen communities as well as Druid Hill Park. To the east are the Jones Falls Valley and Expressway, the MTA's Cold Spring Lane Light Rail stop and several industrial uses.

### **ANALYSIS**

The actions required for this requested PUD development are Major Amendment and Final Design Approval. The Loyola College Athletic Complex Planned Unit Development was specifically established in 2002 to allow for the re-development of the 71 site as a premiere intercollegiate sports facility for the Loyola College in Maryland. That redevelopment included substantial forest conservation, restoration, reforestation and landscaping. The existing Loyola Intercollegiate Athletic Complex includes the following components:

- A lighted Home Game Field with a 6,000 seat stadium
- Athletic Department Offices and Service Facilities (within the stadium)
- A lighted synthetic turf practice Field
- A lighted natural turf Practice Field with a Running Track
- Access Road from the north, Service Road from the west and Surface Parking
- Three small utility structures for ticket office, maintenance shed and gas collection.

Major Amendment:

The College would like to add a Tennis Facility with courts to the complex accessed off the existing service road and along the East Cold Spring Lane frontage. This areas was not designated for development in the existing PUD, therefore requiring a major amendment to add it to the program. The existing site is a former City landfill which has been capped and vegetation has grown over. The area was not included in, nor was it ever anticipated to be added to the forest conservation easement because of the landfill below. The existing vegetation is a mix of invasive trees, shrubs, and foliage.

The tennis facility structure is approximately 3,500 square feet and contains locker rooms, coaches' offices, and restroom facilities. The site will also include eight tennis courts and a 22 car surface parking lot. A bus pull off lane is being added to the existing service road to enable traveling college teams to load and unload easily.

As part of the major amendment, all of the drawing sheets have been updated to show the full extent of the complex expansion as well as the updated recorded forest conservations easements and recorded forest restoration areas. Some of the parking provided for in the original plans was either never constructed or removed as part of a building project. As such, with the addition of the 22 spaces proposed with the tennis facility, the overall parking number has been reduced from 358 spaces to 300 spaces, well below the 360 maximum allowable as per the ordinance.

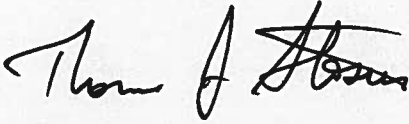
Final Design Approval:

The proposed tennis facility is a one-story building designed as two independent masses. The "T" shaped facility consists of a linear wing oriented East/West which accommodates lockers and mechanical rooms. The perpendicular North/South oriented wing accommodates coach's offices, a meeting room and a roof top viewing deck. Public entry and circulation occurs between the two wings. The enclosure that contains the lockers will have a pitched roof to accommodate future solar panels and distinctive north facing clear story windows. The exterior cladding for this component is proposed to be a light color dryvit or cementitious panel. The building component that accommodates the coach's offices is proposed to be clad in wood or "wood-like" plank material with a flat roof top deck and distinctive horizontal wood railing.

Site clearing and extensive regrading is necessary and due to its past as a landfill, storm water management will include a vault system under the surface parking lot that will connect into existing infrastructure. The landscape plan for the overall site and the surrounding tennis complex includes native street trees along Coldspring Lane with a parallel six foot high fence set back from the public sidewalk. A variety of native plant materials will be scattered

throughout the site compound to create a high quality dense forest. A variety of native flowering shrubs and plants concentrated on sloping areas visible to the public are also being proposed. The landscape features at the Tennis Center Complex include red maples and pine oaks on the south side of the tennis courts and campus standard pavers for pedestrian traffic areas.

Staff Notification: Prior to this hearing, staff notified the Coldspring-Newtown Community Association, Concerned Citizens of Woodberry Assoc., Development Corporation of Northwest Baltimore, Greenspring Trails Neighborhood Assoc., Mill valley Community Coalition, and relevant City Agencies.

A handwritten signature in black ink, appearing to read "Thomas J. Stosur". The signature is fluid and cursive, with the first name "Thomas" and last name "Stosur" clearly distinguishable.

**Thomas J. Stosur**  
**Director**