


FROM	NAME & TITLE	DOUGLAS B. MCCOACH, III- DIRECTOR <i>Subj for D. McC</i>	 <p>CITY OF BALTIMORE MEMO</p>
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR	
	SUBJECT	CITY COUNCIL BILL #08-0139/URBAN RENEWAL- INNER HARBOR PROJECT I-A –AMENDMENT 1	

TO

DATE:
July 15, 2008

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

At its regular meeting of June 26, 2008 the Planning Commission considered City Council Bill #08-0139 for the purpose of amending the Urban Renewal Plan for Inner Harbor Project I- A to allow for the redevelopment of the property known as 100 East Montgomery Street as a corporate headquarters for Milestone Capital Corporation.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #08-0139 and adopted the following resolution, eight members being present (eight in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #08-0139 be passed by the City Council.

If you have questions, please contact Mr. Gary W. Cole, Deputy Director at 410-396-8337.

DBM/WYA/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. Donald Small, Zoning Enforcement
Mr. David Tanner, BMZA
Ms. Nikol Nabors-Jackson, DHCD
Ms. Jennifer Coates, Council Services
Ms. Deepa Bhattacharyya, Law Department
Mr. Stanley Fine, Attorney for applicant



PLANNING COMMISSION

STAFF REPORT

June 26, 2008

REQUEST: City Council Bill #08-0139/Urban Renewal – Inner Harbor Project I-A Amendment 1

For the purpose of amending the Urban Renewal Plan for Inner Harbor Project I - A to amend the height restrictions for certain property within the project area: certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date..

RECOMMENDATION: Approval, subject to BMZA.

STAFF: Robert Quilter

PEITITIONER: Mayor and City Council

OWNER: Light Street Associates, LLC

SITE/GENERAL AREA:

Site Conditions: The specific property that this ordinance will address is 100 East Montgomery Street, located at the northeast corner of Light Street and Montgomery Street in the Federal Hill neighborhood. The property is zoned B-2-3. It is currently improved with a four story with roof penthouses (2) building and a five space parking court to the north. Adjacent are generally three story historic rowhouses. Light Street properties are mixed use in nature and Montgomery Street properties are mainly residential. A City park is located to the north, along Key Highway.

General Area: This site is within the Inner Harbor Project I-A Urban Renewal Area. The Area is bounded by Key Highway to the north, Light Street to the west, Montgomery Street, rear property lines of properties in the 100 block East Montgomery Street and a narrow alley located between the 200 blocks of Key Highway and Montgomery Street to the south and Battery Avenue to the east. This area is located immediately south of the Inner Harbor and immediately north of the Montgomery Urban Renewal Area. The area to the south of Key Highway is the Federal Hill historic neighborhood. It is a residential neighborhood with commercial activity concentrated on Light, Cross and South Charles Streets. North of Key Highway is the Maryland Science Center and the expanse of the Inner Harbor.

HISTORY

- Ordinance # 78-710, approved May 12, 1978 established the Inner Harbor Project I-A Urban Renewal Plan.

CONFORMITY TO PLANS

This amendment conforms to the Urban Renewal Objectives of the Inner Harbor Project I-A Urban Renewal Plan.

Comprehensive Master Plan: The amendment conforms to the following goals of the Comprehensive Plan: Earn Section, Goal 1: Strengthen Identified Growth Sectors, Objective 7: Retain and Attract Business in Hospitality and Tourism and Live Section, Goal #2: Elevate the Design and Quality of the City's Built Environment.

ANALYSIS

City Council Bill #08-0139 proposes to amend the Inner Harbor Project I-A Urban Renewal Plan to allow for the redevelopment of the property known as 100 East Montgomery Street. It is intended to become the consolidated corporate office for the Milestone Group of Companies (MGC), owners and operators of hotel, meeting and food and beverage facilities. The executive offices are currently located in several national locations.

The plans to renovate the existing structure include the addition of a full fifth floor, where only a partial floor now exists. Historic photographs supplied by the Planning Department show that the building originally had a full fifth floor mansard roof. That roof was removed many years ago and when the building was completely renovated in 1980, two (2) fifth floor penthouse spaces were included above the fourth floor roof level. Plans now show for the re-creation of the full fifth floor mansard roof with relative historic accuracy. The main mass of the existing building will be historically preserved with new office and first floor retail space provided within. Additionally, to accommodate the 14,000 square feet of needed space, a three story addition to the north side of the original structure has been designed. The first level of this addition will be open air parking for five cars. The upper two floors will be office space and the roof of the addition will provide a terrace. The remainder of the parking court will remain as is, with a relocated curb cut and drive entrance off Light Street.

To allow for the aforementioned project, it is necessary to amend the Inner Harbor Project I-A Urban Renewal Plan's Appendix A - Exterior Rehabilitation Standards. The first change is to reword provision #5 that deals with vertical expansions. This bill will clarify for this specific project, the ability to rebuild structure previously demolished. For this project, this clarification will allow the re-creation of the historic mansard roof.

The second change proposed is to clarify the Guidelines for Exterior Signs by allowing the replication of previous historic signage on the original structure, in an identical or similar manner. Roof-top signs or signs extending above roof parapets will not be permitted. For this project, this clarification will allow for a new wall-mounted sign panel above the third floor level of the Light Street façade.

The following review procedures were followed for this project:

Site Plan Review Committee (SPRC) – The project was presented to and approved on June 24, 2008.

Architectural Review – The project was presented to the Urban Design and Architecture Review Panel for discussion purposes and then reviewed by the Design Review Committee of Fells Point and Federal Hill.

Community Notifications

Federal Hill Neighborhood Association, Federal Hill Main Street and Key Highway Community Association were notified of this action.



Douglas B. McCoach, III
Director