


FROM	NAME & TITLE	DOUGLAS B MCCOACH, III- DIRECTOR <i>DBM</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR		
	SUBJECT	CITY COUNCIL BILL #08-0025/PLANNED UNIT DEVELOPMENT- DESIGNATION- GATEWAY SOUTH		

DATE: February 22, 2008

TO

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

At its regular meeting of February 21, 2008 the Planning Commission considered City Council Bill #08-0025 for the purpose of approving the application of the Mayor and City Council of Baltimore and Gateway South, LLC, which are either the owner, potential owner, developer, and/or contract purchaser of the following properties: 1501, 1601, 1629, 1633, and 1645 Warner Street; 2110 and 2119 Haines Street; 1501, 1525, and 1551 Russell Street; 2102 Oler Street; 2104 Worcester Street; and portions of Warner Street, Russell Street, Worcester Street, Bayard Street, Haines Street, Oler Street, and South Eutaw Street (collectively, the "Property"); to have the Property designated a Business Planned Unit Development; and approving the Development Plan submitted the applicant.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #08-0025 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 #08-0025 be passed by the City Council.

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

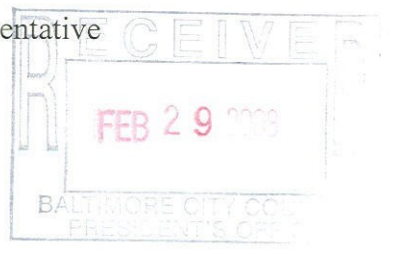
DBM/GWC/ttl

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. Donald Small, Zoning Enforcement
- Mr. David Tanner, BMZA
- Ms. Nikol Nabors-Jackson, DHCD
- Ms. Jennifer Coates, Council Services
- Ms. Linda Barclay, Law Department
- Ms. Kim Clark, BDC

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PLANNING COMMISSION

STAFF REPORT

February 21, 2008

REQUESTS:

- City Council Bill #08-0023/Urban Renewal – Carroll Camden – Amendment
For the purpose of amending the Urban Renewal Plan for Carroll Camden to permit additional land use categories within the Project Area, to waive existing height limitations within the Project Area, to revise certain exhibits to reflect the changes in the Plan, and conforming certain references and language; waiving 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
- City Council Bill #08-0024/Rezoning -1501, 1601, 1629, 1633 and 1645 Warner Street, Etal
For the purpose of changing the zoning for the properties known as 1501, 1601, 1629, 1633, and 1645 Warner Street; 2110 and 2119 Haines Street; 1501, 1525, and 1551 Russell Street; 2102 Oler Street; and 2104 Worcester Street, as outlined in red on the accompanying plat, from the M-2-3 Zoning District to the B-2-3 Zoning District; and changing the zoning for the properties known as Block 840, Lots 14 and 15, and Block 844A, Lots 5A, 6, 7, and 8/9, as outlined in blue on the accompanying plat, from the M-2-3 Zoning District to the OS Zoning District.
- City Council Bill #08-0025/Planned Unit Development- Designation –Gateway South
For the purpose of approving the application of the Mayor and City Council of Baltimore and Gateway South, LLC, which are either the owner, potential owner, developer, and/or contract purchaser of the following properties: 1501, 1601, 1629, 1633, and 1645 Warner Street; 2110 and 2119 Haines Street; 1501, 1525, and 1551 Russell Street; 2102 Oler Street; 2104 Worcester Street; and portions of Warner Street, Russell Street, Worcester Street, Bayard Street, Haines Street, Oler Street, and South Eutaw Street (collectively, the "Property"); to have the Property designated a Business Planned Unit Development; and approving the Development Plan submitted by the applicant.

RECOMMENDATION:

- City Council Bill #08-0023: Approve with amendments:
 - Add the following to Section 3:

(3) In Section D, Land Use Plan, amend the Heavy Industrial use category to delete the following prohibited uses:

Cement –manufacturing
Cinder and cinder blocks-manufacturing
Concrete products-manufacturing

- City Council Bill #08-0024: Approve
- City Council Bill #08-0025: Approve

STAFF: Thor Nelson

PETITIONER: Gateway South, LLC

OWNERS: Gateway South, LLC

SITE/GENERAL AREA

Site Conditions: The site is located along the east side of Russell Street within the Carroll Camden Industrial Area. The project area is approximately 15 acres in total, and currently zoned industrial. It includes several blocks of property primarily composed of vacant and operating industrial parcels and greyhound station. The site also has frontage along the Middle Branch and the Gwynns Falls trail.

General Area: The site is located along the Russell Street Corridor in South Baltimore, to the south of the stadiums and the Ridgely's Delight and Washington Village neighborhoods. This stretch of Russell Street serves as a link between Downtown and Interstate 95 and Maryland 295 to the south. While this area is generally perceived as industrial in character, several gasoline service stations have opened or been renovated in recent years, creating a highway commercial strip feel. This has been further reinforced by the recent renovation of a motel and the relocation of the Greyhound station to a site near the area.

HISTORY

- Ordinance No.02-296, approved by the Mayor and City council on March 6, 2002, established the Carroll Camden Urban Renewal Plan.
- Ordinance No. 05-131 approved by the Mayor and City council on October 7, 2005, amended the boundary to remove the Convention Center Hotel site from the Urban Renewal Plan.
- Ordinance No. 05-0192, approved by the Mayor and City council on November 11, 2005, Rezoned 2033 Kloman Street, 2099 Kloman Street, 2101-2121 Kloman Street, 2200 Kloman Street, 2201-2221-2301 Kloman Street, 2831 Waterview Avenue, 2841 Waterview Avenue, and Portions of MTA Rights-of-Way to the B-2-3 Zoning District.
- Ordinance No. 06-321 approved by the Mayor and City council on October 5, 2006, amended the uses allowed in the General Industrial C land use area.

- Middle Branch Master Plan approved by the Planning Commission on September 20, 2007.
- Ordinance No. 07-548 approved by the Mayor and City council on November 26, 2007, amended the boundary to remove the Westport waterfront from the Urban Renewal Plan.

CONFORMITY TO PLANS

This Planned Unit Development, Urban Renewal amendment, and accompanying rezoning are consistent with the land use and rezoning recommendations of the Middle Branch Master Plan.

The proposed legislation is consistent with the Baltimore City Comprehensive Master Plan: LIVE, Goal 2, Objective 1: Improve Design Quality of Baltimore's Built Environment; EARN, Goal 1, Objective 3: Retain and Attract Business in Business Support Services; PLAY, Goal 1, Objective 5: Establish Baltimore City as the Region's Center of Culture and Entertainment; Goal 2, Objective 2: Promote Unique Retail Venues as Shopping and Tourists Destinations.

ANALYSIS

Project Description: These three Council Bills work in conjunction to approve the redevelopment of the Gateway South area as sports themed mixed use development. The primary land uses of the new development will be office, and retail. City Council Bill # #08-0023 amends the Carroll Camden Urban Renewal Plan to allow commercial uses, City Council Bill #08-0024 rezones the industrially zoned properties to B-2-3, and City Council Bill #08-0025 designates the Gateway South Planned Unit Development.

CCB #08-0023/ Urban Renewal – Carroll Camden Amendment:

The bill will amend the Carroll Camden URP to provide a community business, B-2 based land uses, land use category within the plan, and designate the Gateway South area as Community Business Land Use. This will remove the industrial land use regulations of the plan which currently restrict mixed use development on the Gateway South site. This action conforms to the future land use recommendations of the Middle Branch Master Plan, and therefore staff recommends approval.

CCB #08-0024/ Rezoning -1501, 1601, 1629, 1633 and 1645 Warner Street, Etal

This bill proposes to rezone the following properties from M-2-3 to B-2-2: 1501, 1601, 1629, 1633, and 1645 Warner Street; 2110 and 2119 Haines Street; 1501, 1525, and 1551 Russell Street; 2102 Oler Street; and 2104 Worcester Street

At the time of the last comprehensive rezoning, in 1971, this area had several thriving industrial land uses, and was zoned to industrial zoning categories to reflect the industrial land use at that time. Currently however, the Russell street corridor is populated by many commercial uses such as hotels, gas stations, and retail. Thus a change in the land use of area has occurred. Based on this and the future zoning recommendations of the Middle Branch Master Plan, staff recommends approval.

CCB # 08-0025/ Planned Unit Development – Designation – Gateway South:

This bill creates a new business Planned Unit Development (PUD) for the project site which will allow non residential mixed use development. The PUD will allow up to 2,720,540 square feet of total development. Currently the development plan is proposing 1,062,000 square feet of office, 134,000 square feet of retail, a 90,000 square foot Sports-Plex and a 70,000 intercity bus station. Land uses for the PUD were tailored to encourage the creation of an active urban mixed use project. Specific attention was paid to discouraging highway type uses throughout the entire project.

Development Plan

The Development Plan is organized around existing urban grid and the two major frontages of the project, Russell Street and the Waterfront. Along Russell Street is located the Intercity Bus Terminal and the central parking for the project. Along the waterfront is located the majority of office uses which are organized in a long bar office building, which has penetrations on the ground floor to provide connections to the waterfront. The Sports-Plex is located on the former Greyhound Bus site on Haines Street. The backbone of the project is Warner Street which runs through the middle of the PUD and acts as an East/West “main street” for the project.

Design & Site Plan Review

The Master plan for Gateway South went through both a staff and UDARP review process. The project received concept approval for a Master Plan on September 13th 2007 from UDARP. Through the UDARP process the master plan improved with: greater visual access to the waterfront and stronger definition of public spaces. Members of the SPRC have reviewed and approved this Master plan.

Traffic Impact Mitigation

The Department of Transportation has studied and reviewed the traffic impacts from the proposed development. There are several traffic issues that were highlighted from this study and mitigation measures were also proposed to alleviate these issues. The Department of Transportation has developed guidelines, phasing outlines, and funding mechanisms for the planning and construction of these mitigation measures. The applicant and the Department of Transportation have generally agreed upon these mitigation measures and it is expected that a finalized agreement will be reached shortly.

Critical Area Review

The entire development site lies within the Critical Area (CA)-Intensely Developed Area (Waterfront Industrial Area (WIA) sub-zone), a large portion of the site also lies within the CA Buffer and the CA Upper and Lower Designated Habitat Protection Areas. A master plan for meeting the 10% phosphorous reduction requirements of the CA law is currently being prepared and must be completed and approved before any development activities occur within the PUD boundaries.

Flood Plan Review

The site area lies within the tidal flood zone of the Gwynn Falls. All development within this PUD will be required to meet Baltimore City Flood Plain regulations prior to receiving a building permit.

Amendments:

Staff has proposed a set of amendments to City Council Bill #08-0023/Urban Renewal – Carroll Camden – Amendment to delete certain prohibited uses from the heavy industrial use category of the Carroll Camden URP. The prohibited uses being deleted are related to concrete and cement production and are being deleted to allow the relocation of concrete manufacturing businesses to the Carroll Camden Area.

Community Notification:

The following community groups have been notified of the proposed legislation: Westport Improvement Association, Inc, Southwest Community Council, Inc, and Carroll/Camden Industrial Business Association.



Douglas B. McCoach, III
Director