

TJA

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR
	SUBJECT	CCB #10-0507 / CITY PROPERTY- GRANT OF EASEMENT- PORTION OF 2201 WEST COLD SPRING LANE

CITY of
BALTIMORE
MEMO



TO

DATE:

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

September 17, 2010

At its regular meeting of September 2, 2010 the Planning Commission considered City Council Bill #10-0507, which is for the purpose of authorizing the Mayor and City Council of Baltimore to grant a Perpetual Easement for Municipal Utilities and Services through the parcel of land known as a portion of 2001 West Cold Spring Lane (Block 3357E, Lot 9A), as shown on Plat R.W. 20-36315 and filed in the Office of the Department of General Services; and providing for a special date.

In its consideration of this Bill, the Planning Commission reviewed the attached agenda, summary and previous staff report which recommended approval of an action in conformance with City Council Bill #10-0507 and adopted the following resolution, nine members being present and nine in favor.

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #10-0507 be passed by the City Council.

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

TJS/ewt

Attachment

cc: Ms. Kaliopé Parthemos, Deputy Mayor
Ms. Sophie Dagenais, Chief of Staff
Ms. Angela Gibson, Mayor's Office
The Honorable Bill Henry, City Council Rep – Planning Commission
Ms. Marcia Collins, DPW
Ms. Karen Randle, Council Services
Mr. Paul Barnes, DGS



Sheila Dixon
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

November 5, 2009

REQUEST: Final Design Approval/Loyola College Athletic Complex Planned Unit Development – Signage Package

RECOMMENDATION: Approval

STAFF: Robert Quilter

PETITIONER: Loyola University Maryland

OWNER: Same

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.

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 a Minor Amendment to and Final Design Approval for the Loyola College Athletic Complex PUD

CONFORMITY TO PLANS

This Final Design Approval action is consistent with the Coldspring Urban Renewal Plan and the Loyola College Athletic Complex PUD. 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).

ANALYSIS

This is a Final Design Approval for the completed Signage Package for the Loyola College Athletic Complex PUD. On August 7, 2008, the Planning Commission gave Final Design Approval to the design of the facility and its basic signage components. Those signage components have been further developed and their final design recently submitted.

The Loyola College Athletic Complex Planned Unit Development was specifically established in 2002 to allow for the re-development of the 71 acre site as a premiere intercollegiate sports facility for Loyola College in Maryland, now known as Loyola University Maryland.

The development of the 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 for 288 cars (250 minimum and 360 maximum)
- Three small utility structures for ticket office, maintenance shed and gas collection.

Signage Package:

- Gateway Sign – An area at the southeast corner of Cold Spring Lane and the entrance road to the Complex will be cleared to increase sight lines for a new monument sign. It will be composed of a three foot high stone base supporting a metal cabinet with interior lit dimensional letters “LOYOLA” atop and a 45 square foot LED message

board within. The sign cabinet will be double-sided, twenty-one feet long and approximately 4'-6" high off the ground to the top. It will announce the project as the "Ridley Athletic Complex".

- Entrance Gate and Signage – Located south of the main Cold Spring Lane entrance, along the entrance drive will be a metal picket electronic gate and a vertical 6' wide x 22' high pylon-type sign.
- Scoreboards – The major Scoreboard with custom display will be located at the southern end of the field and be 20' high and 44' wide. Included within will be a 30' by 16' "Flexface Ad Panel". The entire scoreboard will sit atop 12' high support columns. It will be about 43' above grade to its highest point, including the clock finial. A secondary scoreboard, for the Track and Southern Field, will be 16' high and 12' long.
- Stadium Signage – Similar to what was previously approved in August 2008, wall-mounted signage will announce the name of the facility on the west elevation of the stadium and team signs will be displayed on the east elevation, facing the field.
- Directional Signage and Banners – Small directional signs/banners will be placed as necessary to direct traffic and service vehicles.
- Greenspring Avenue Signage – Two small 2' x 2' wall mounted signs will be placed at the service entry to the Complex off Greenspring Avenue. The walls are stone and existing.

The Office of Sustainability has reviewed the Gateway monument sign location and the necessary clearing and planting and approved the proposal. Design Staff has reviewed and approved the complete signage package. It notes that there are opportunities in the future to include signage for the Jones Falls Trail and the MTA Park and Ride, if they are needed.

Staff has notified the following community groups of this request: Cold Spring Community Association, York Road Partnership, Radnor Winston Improvement Association and North Baltimore Neighborhood Coalition.



Thomas J. Stosur
Director