


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR		
	SUBJECT	CITY COUNCIL BILL #10-0624/ PLANNED UNIT DEVELOPMENT – AMENDMENT I- GREENMOUNT WEST – ARTS AND ENTERTAINMENT DISTRICT		

TO

DATE:

January 14, 2011

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

At its regular meeting of January '13, 2011 the Planning Commission considered City Council Bill #10-0624 for the purpose of approving certain amendments to the Development Plan of the Greenmount West --Arts and Entertainment District Planned Unit Development.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #10-0624 and adopted the following resolution, 9 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 #10-0624 be passed by the City Council.

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

TJS/WA/ttl

Attachment

cc: Ms. Kaliope Parthemos, Deputy Mayor
Ms. Sophie Dagenais, Chief of Staff
Ms. Angela Gibson, Mayor's Office
The Honorable Bill Henry, City Council Planning Commission Representative
Mr. Geoffrey Veale, Zoning Enforcement
Mr. David Tanner, BMZA
Ms. Nikol Nabors-Jackson, DHCD
Mr. Peter Dolkart, DHCD
Ms. Karen Randle, Council Services
Mr. Keith Scroggins, BCPS



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

January 13, 2011

REQUEST: City Council Bill 10-0624/ Planned Unit Development – Amendment 1 – Greenmount West – Arts and Entertainment District

For the purpose of approving certain amendments to the Development Plan of the Greenmount West – Arts and Entertainment District Planned Unit Development.

This proposed amendment would extend the eastern boundary of the Planned Unit Development (PUD) and include the property known as 1500 Barclay Street in the PUD, increasing the size of the PUD from 3.92747 acres, more or less, to 5.179 acres, more or less; add schools: elementary and secondary, to the list of uses allowed in the PUD; and grant a variance for the proposed school use to provide a minimum of 33 off-street parking spaces in accordance with Title 15, Section 101 of the Zoning Code.

RECOMMENDATION: Approval

STAFF: Martin French

PETITIONER(S): Popham Properties, LLC c/o Seawall Development

OWNER: East Oliver Street Limited Partnership (contract seller); Seawall Development (contract purchaser)

SITE/ GENERAL AREA

Site Conditions: The subject property, known as 1500 Barclay Street, contains approximately 1.25 acre and is improved by a four-story abandoned manufacturing building that formerly housed the Lebow Clothing factory. The building is U-shaped, with a courtyard facing west, and was constructed in 1914.

General Area: The properties bordering the western and southern sides of the subject property constitute the major part of the Greenmount West Arts and Entertainment District Planned Unit Development ("the PUD"). These properties are predominantly mixed-use commercial – light industrial – office – residential re-uses of former manufacturing sites, and lie on the northern slope of the Jones Falls Valley where it broadens to allow a small rail yard south of and below the PUD. The area to the east and north of 1500 Barclay Street is dominated by a traditional row-house neighborhood dating from the late 19th Century. The street grid originating in

downtown Baltimore is interrupted here by the Jones Falls Valley to the west and south, except for the bridge at Guilford Avenue, which parallels Barclay Street to the west. The street grid extends uninterrupted to the north to North Avenue, and to the east to Greenmount Avenue.

HISTORY

- The Greenmount West Arts and Entertainment District Planned Unit Development was originally approved by the Mayor and City Council of Baltimore by Ordinance 03-533, dated May 9, 2003.
- The Greenmount West Urban Renewal Plan was originally approved by the Mayor and City Council by Ordinance No. 699, dated April 17, 1978, and was last amended by Amendment No. 8, dated April 20, 2009, approved by the Mayor and City Council of Baltimore by Ordinance 09-206, dated August 17, 2009.

CONFORMITY TO PLANS

The proposed action is consistent with the City of Baltimore's Comprehensive Master Plan, LIVE EARN PLAY LEARN, LIVE Goal 1, Objective 2: Strategically Redevelop Vacant Properties Throughout the City; Goal 1, Objective 3: Maintain and Create Safe, Clean, & Healthy Neighborhoods; LEARN Goal 1: Improve Public Schools and Library Facilities; and two strategies under that Goal's Objective 1: namely, Strategy 2: Create school facilities that effectively support learning, teaching, and community activities; and Strategy 3: Develop and implement [a] menu of options for greening at least 3 school facilities per year. The existing building at 1500 Barclay Street, which is now vacant, will be redeveloped using a basement-to-roof rehabilitation and conversion of the former garment factory spaces into lobbies and other public spaces, classrooms, design studios, offices, and support spaces like a cafeteria and health suite, thereby creating a new public school within the walls of a century-old structure. Current plans also call for a roof-top garden.

The proposed action is also supportive of the Comprehensive Master Plan's LEARN Goal 4, Objective 2: Encourage the use of public transit to travel to schools, because both Guilford Avenue one block to the west of the property and Greenmount Avenue two blocks east of the property are served by MTA bus routes, as is North Avenue three blocks to the north of the property. This public transit service is important because the proposed public school which would occupy the renovated building would be an academy for fashion, architecture and design, with City-wide enrollment.

ANALYSIS

PUD Legislation

City Council Bill 10-0624 would extend the boundaries of the existing Greenmount West Arts and Entertainment PUD across Latrobe Street, a two-lane street which separates 1500 Barclay Street from the properties within the PUD currently and which dead-ends at the southwest corner of the property, to include the now-vacant factory building. Because the zoning of the vacant building has remained M-1 since 1971, there have not been proposals to re-use the building since it was vacated by the Lebow Clothing business over 25 years ago. As the building is made of reinforced concrete with a brick façade and large windows, it is not readily convertible to many modern uses. However, the same physical constraints which have delayed its re-use are positive factors when seen in the context of a public school devoted to fashion, architecture, and design: the large and flexible interior spaces, the fire-proof concrete original

construction, and the large window openings. The developer intends to minimize interior alterations of the original construction, even proposing to create new stairways on what is now the exterior of the building, in its west-facing courtyard, rather than punch holes in the floors.

The developer, Seawall Development, has recently and successfully completed two renovations and conversions of former industrial buildings in Baltimore, one known as Miller's Court (the former "can factory") and the other as Union Mill (a former textile factory), using architectural methods which preserve the best salvageable aspects of an existing building while adapting it to modern uses and modern conveniences. The developer intends to use the same principles at the 1500 Barclay Street location.

Passage of City Council Bill 10-0624 would enable the developer to renovate the former industrial building at 1500 Barclay Street for use as a public school facility. As a for-profit entity, the developer would utilize historic tax credits and other incentives that are not available to a public agency to reduce the final cost of renovating the building. The developer would then lease the building to the Baltimore City Public Schools or an operator designated by the Public School System, and after a fixed period of time would sell the property to the Public School System for a cost well below the cost of bond-financed new construction of a replacement school building.

Off-Street Parking and Parking Variance

The Zoning Code, in Section 10-405 (27), requires one off-street parking space per 2 teachers and employees, plus 1 per 12 public facility seats in an elementary or middle school, and/or 1 per 12 students (based on the greatest number of students on the premises at any one time) in a high school, in a M-1 District. The proposed school for fashion, architecture and design would be a City-wide magnet school, possibly operated as a charter school, without an auditorium, with an eventual maximum enrollment of approximately 550 students and a maximum staff of approximately 37 teachers and others, yielding a potential parking requirement of approximately 19 staff spaces + 27 student spaces = 46 spaces. The Zoning Board is authorized by the Zoning Code to grant variances of up to 75% of off-street parking requirements, an authority which if used to its fullest extent could reduce the off-street parking required of the proposed school to 12 spaces. City Council Bill 10-0624 would establish a minimum of 33 off-street parking spaces in lieu of this maximum discretionary authority.

NOTIFICATIONS

Staff notified these 7 existing PUD property owners: Charles A. Lankford; Industrial Roll Company; Lewis Industries, Inc.; A & G, LLC; 3 Square Feet, LLC; Venture Vending, Inc.; Venture Amusement Co., Inc; and also East Oliver Street Limited Partnership, Seawall Development Company, Greenmount West Community Development Association, The New Greenmount West Community Association, Central Baltimore Partnership, and Councilman Carl Stokes of this action.



Thomas J. Stosur
Director