5	NAME & TITLE	CHRIS RYER, DIRECTOR Chris Ruer	CITY of	
2 0 2	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET	BALTIMORE	CITY Q
LL.	SUBJECT	CITY COUNCIL BILL #24-0557 / ZONING - CONDITIONAL USE - PARKING LOT (PRINCIPAL USE) - 1200 BRENTWOOD AVENUE	МЕМО	1797
T	0	The Honorable President and	DATE: August 2, 2	2024

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

At its regular meeting of August 1, 2024, the Planning Commission considered City Council Bill #24-0557, for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a principal use parking lot on the property known as 1200 Brentwood Avenue (Block 1152, Lot, 026), as outlined in red on the accompanying plat; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended amendment and approval of City Council Bill #24-0557 and adopted the following resolutions, with eight members being present (eight in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, adopts the findings and equity analysis outlined in the staff report, with consideration for testimony and facts presented in the meeting, and recommends that City Council Bill #24-0557 be **amended and approved** by the City Council.

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

CR/ewt

attachment

cc: Ms. Nina Themelis, Mayor's Office The Honorable Eric Costello, Council Rep. to Planning Commission Mr. Colin Tarbert, BDC Ms. Rebecca Witt, BMZA Mr. Geoffrey Veale, Zoning Administration Ms. Stephanie Murdock, DHCD Ms. Elena DiPietro, Law Dept. Mr. Francis Burnszynski, PABC Mr. Liam Davis, DOT Ms. Natawna Austin, Council Services



PLANNING COMMISSION

Sean D. Davis, Chair; Eric Stephenson, Vice Chair

STAFF REPORT



Chris Ryer Director

August 1, 2024

REQUEST: <u>City Council Bill #24-0557/ Zoning - Conditional Use - Parking Lot (Principal</u> Use) - 1200 Brentwood Avenue:

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a principal use parking lot on the property known as 1200 Brentwood Avenue (Block 1152, Lot, 026), as outlined in red on the accompanying plat; and providing for a special effective date.

RECOMMENDATION: Amendment and Approval, with the following amendments:

• That the plans approved by the Site Plan Review Committee (SPRC) will be attached to and made part of the approving Ordinance.

STAFF: Eric Tiso

PETITIONER: Rebuild Metro, c/o Arjun Hosakere

OWNER: Mayor and City Council of Baltimore

SITE/GENERAL AREA

<u>Site Conditions</u>: 1200 Brentwood Avenue is located on the west side of the street, approximately 86' north of the intersection with East Biddle Street. This property measures approximately 118' by 75' and is currently improved with a series of abandoned rowhomes that are derelict. This site is zoned R-8 and is located within the Johnston Square Urban Renewal Plan (URP) area and the Old East Baltimore National Register Historic District.

<u>General Area</u>: This property is located in the Johnston Square neighborhood, which is residential in character, with pockets of C-1 commercial zoning through the center of the neighborhood. The western edge of the neighborhood has IMU-1 (Industrial Mixed-Use) zoning as a buffer against I-83. Johnston Square is located two blocks to the east.

HISTORY

There are no previous legislative or Planning Commission actions regarding this site.

CONFORMITY TO PLANS

This site is located within the Johnston Square URP, which designates the property in the "Residential" use area, which specifies that "In the area designated Residential the permitted uses shall be as follows: dwellings; ... and off-street parking facilities."

Brandon M. Scott Mayor

ANALYSIS

<u>Background</u>: This project will create a new surface parking lot that will serve adjacent homes to be renovated for a teachers' housing development by Rebuild Metro.

Conditional Use: Per §5-406 {"Approval standards"} of Article 32 – Zoning:

- (b) Limited criteria for denying. Neither the Board of Municipal and Zoning Appeals, nor the City Council, as the case may be, may approve a conditional use unless, after public notice and hearing and on consideration of the standar
 - approve a conditional use unless, after public notice and hearing and on consideration of the standards required by this subtitle, it finds that:
 - the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare;
 - (2) the use would not be precluded by any other law, including an applicable Urban Renewal Plan;
 - (3) the authorization would not be contrary to the public interest; and
 - (4) the authorization would be in harmony with the purpose and intent of this Code.

In our review of the proposal, staff finds that the construction of a surface parking lot in this location would not be detrimental to the public in any way. The use is not precluded by any law, and is in fact expressly allowed in the Residential land use area in the URP. Approval of the parking lot would not be contrary to the public interest, as derelict rowhomes will be replaced by a productive use of the land, in support of housing in the area. The design of the parking lot meets the development standards for parking lots, and complies with requirements of zoning.

Below is the staff's review of §5-406(a) {"Required considerations"} of Article 32 – Zoning:

(a) Evaluation criteria.

As a guide to its decision on the facts of each case, the Board of Municipal and Zoning Appeals must consider the following, where appropriate:

- (1) the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;
- (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading;
- (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;
- (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering;
- (5) accessibility of the premises for emergency vehicles;
- (6) accessibility of light and air to the premises and to the property in the vicinity;
- (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;
- (8) the preservation of cultural and historic landmarks and structures;
- (9) the character of the neighborhood;
- (10) the provisions of the City's Comprehensive Master Plan;
- (11) the provisions of any applicable Urban Renewal Plan;
- (12) all applicable standards and requirements of this Code;
- (13) the intent and purpose of this Code; and
- (14) any other matters considered to be in the interest of the general welfare.

In our review of this proposal, staff has determined that the site is sufficient for the proposed parking lot. No Traffic Impact Study (TIS) was required by the Department of Transportation (DOT) for a lot of this small size. The parking lot will not impair land use in the area, in fact it will support the immediate neighborhood. There are no sensitive uses in the immediate area that

will be negatively impacted in any way different than might be from a similar parking lot anywhere else in the same zoning district. The site is accessible by police and emergency services. The design of the parking lot will not impair access to light or air by surrounding lots. The provision of utilities in the area are sufficient, and will not be negatively impacted – if anything the opposite should be true as demand on the system from the former homes will not continue. This site is located within the Old East Baltimore National Register Historic District, which is not affected by this project. We do not anticipate any impacts to the character of the area, or any historic landmarks as the nearest are over a block away. The project is allowed by the URP and will meet relevant development standards. This design of the parking lot has been reviewed and approved by the SPRC.

Equity:

Staff does not expect any negative impacts to the surrounding community, and we note the letter of support received from the Rebuild Johnston Square Neighborhood Organization. We do not expect any impacts to internal operations beyond the normal development oversight processes typical of such development.

Notification: Rebuild Johnston Square has been notified of this action.

Chris Ruer

Chris Ryer Director



MEMORANDUM

To:	Baltimore City Planning Commission
From:	Drew E. Tildon
Date:	August 1, 2024
Re:	Proposed Findings of Fact
	CCB # 24-0557 – Conditional Use – 1200 Brentwood Avenue

This firm represents ReBuild Metro, Inc. (the "Applicant" or "ReBUILD"). On behalf of the Applicant, counsel submits the following memorandum in support of City Council Bill #24-0557 (the "Bill"). The Bill was introduced by Councilman Stokes, at the request of the Applicant, to grant conditional use approval to establish and maintain a parking lot on the Property known as 1200 Brentwood Avenue (Block 1152, Lot 026). The Property is located in the R-8 Zoning District, defined under Art. 32 of the Baltimore City Code (the "Code" or the "Zoning Code") as a Rowhouse Residential District. Section 5-406 of the Code provides factors the Council is required to consider, as well as four limited criteria for the denial of a conditional use application. This memorandum addresses the required considerations and demonstrates the proposed use does not meet any of the limited criteria for denial, requiring the City Council (the "Council") to approve the subject application. The Applicant therefore requests this Commission (the "Commission") provide a favorable recommendation for CCB # 24-0557.

1. Project Overview

Located in the Johnston Square neighborhood, the Property is the product of the consolidation of nine lots. In anticipation of the Property's redevelopment for use as a parking lot, the Applicant razed former improvements—9 long-vacant rowhomes, all of which were in a state of severe disrepair.

The Applicant is a non-profit affordable housing developer that has restored 219 homes in the Johnston Square, Oliver/Broadway East, and Greenmount West neighborhoods, creating 439 new homes, 85 of which are new homeownership opportunities. They were also a partner in the 60-unit Greenmount and Chase apartment development, which is located at 700 E. Chase Street. The organization's efforts have resulted in a 92% reduction in residential vacancy in the Oliver/Broadway East community and a 91% reduction in Greenmount West.

ReBUILD's current undertaking is a \$100 million development that will include 15 rehabilitated formerly vacant rowhomes earmarked for teacher housing, a new 109-unit multifamily apartment complex, a makerspace, a park, and dozens of rehabbed homes to the Johnston Square neighborhood in 2024 and 2025. The project will be funded in part by \$3 million in grants from Baltimore City and the federal government as well as a \$5 million low interest affordable housing loan, a \$26 million bond loan from the U.S. Federal Housing Administration, \$13 million in low-income housing tax credits, and private grants.

The subject parking lot will serve the 15 teacher housing units, which will collectively be known as Teachers Square. Upon completion, the renovated homes will be located on the 400 and 600 blocks of E. Biddle Street—adjacent to the Property. Tenants will move into the first three-bedroom, three-bath

homes this summer, the remainder will become available throughout 2024 and 2025. The furnished units will rent to three tenants each for \$650 to \$800 per room, utilities included.

While the Applicant is not required to provide off-street parking spaces for the teacher housing units—the Code does not require off-street parking for the renovation of existing structures so long as the number of units does not increase—and there is an abundance of street parking in the area, none of the lots currently offer off-street parking. The proposed 21-space lot will therefore serve as an amenity for tenants.

The Applicant has shared its plans with the Rebuild Johnston Square Neighborhood Organization, which submitted the attached letter of support. **Exhibit 1**. The parking lot plans, also attached, received SPRC approval on May 9, 2024, including a waiver from the Forest Conservation and Landscape Manual's 7' planting buffer requirement. **Exhibit 2**.

2. The Planning Commission Should Adopt the Following Findings of Fact Required to Be Made in Connection with A Conditional Use Approval.

In the State of Maryland, conditional uses are presumed to be valid unless the proposed use at the particular proposed location would have any adverse effects above and beyond those inherently associated with such a conditional use irrespective of its location within the zone. *Schultz v. Pritts*, 291 Md. 1, 22 (1981).

Sec. 5-406 of the Code requires the City Council to consider the following factors in evaluating a conditional use application:

a. The nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;

The Property is an unimproved, rectangular, 0.205 acre lot.

b. The resulting traffic patterns and the adequacy of proposed off-street parking and loading;

The proposed parking lot will provide off-street parking spaces to serve the 45 new Johnston Square residents resulting from the Teachers Square development. While there is currently an abundance of off-street parking in the area, 124 new dwelling units are proposed over the next two years. The parking lot will therefore serve as an amenity to residents and also mitigate any impact the 109-unit multi-family dwelling has on parking availability.

c. The nature of the surrounding area and the extent to which the proposed use might impair its present and future development;

Due in large part to Applicant's efforts, the surrounding area is transitioning to a thriving mixed-income, residential community. The parking lot will further the area's redevelopment by providing an amenity for the new teacher housing units.

d. The proximity of dwellings, churches, schools, public structures, and other places of public gathering;

The Property is currently surrounded by dwellings and within proximity of the Hallelujah Baptist Church. There will also soon be a branch of the Enoch Pratt Free Library just down the street. The parking lot will be compatible with each use by preserving the street parking spaces that would otherwise be occupied by Teachers Square residents.

e. Accessibility of the premises for emergency vehicles;

The project has received SPRC approval.

f. Accessibility of light and air to the premises and to the property in the vicinity;

The parking lot will not impact light or air to the premises or the property in the vicinity.

g. The type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;

The project has received SPRC approval.

h. The preservation of cultural and historic landmarks;

The construction and maintenance of a parking lot on the vacant lot will not impact cultural or historic landmarks.

i. The character of the neighborhood;

The residential neighborhood is compatible with the parking lot, which will increase the availability of street parking for Johnston Square residents.

j. The provisions of the City Master Plan;

The proposed parking lot furthers the City Master Plan's "Live" goal, as it will strengthen the surrounding neighborhood by providing an additional amenity to the new Teachers Square development and minimize the impact of the new single- and multi-family dwellings on the availability of street parking in the Johnston Square community.

k. The provisions of any applicable Urban Renewal Area;

The Property is located in the Johnston Square Urban Renewal Area's residential land use designation, which permits off-street parking facilities subject to the regulations of the provisions of the Zoning Ordinance of Baltimore City. The Council is therefore authorized to grant the requested conditional use approval.

1. All applicable standards and requirements of the Zoning Code;

The project requires no further zoning relief and has received SPRC approval.

m. The intent and purpose stated in Sec. 2-101 of the Zoning Code;

One of the intents and purposes stated in Sec. 2-101 of the Code is to promote the visions set forth in the City's Master Plan. As discussed above, the proposed use will further the Master Plan's "Live" goal by strengthening the surrounding neighborhood.

n. Any other matters considered to be in the general welfare.

As evidenced by the attached letter of support from the Rebuild Johnston Square Neighborhood Organization, the proposed parking lot will "significantly benefit" the surrounding community.

Per Sec. 5-406(a) of the Code, after considering the above factors, the Council must approve a conditional use unless it finds that:

a. The establishment, location, construction, maintenance, or operation of the conditional use would be detrimental to or endanger the public health, security, general welfare or morals;

As evidenced by the attached letter of support, the proposed parking lot will not be detrimental to or endanger the public health, security, general welfare or morals. It will in fact "significantly benefit" the Johnston Square neighborhood.

b. The use would be precluded by any other law, including an applicable Urban Renewal Plan;

The Johnston Square Urban Renewal Plan authorizes the Council to grant the requested conditional use approval for the proposed parking lot.

c. The authorization is, in any way, contrary to the public interest;

As evidenced by the attached letter of support, the authorization is in line with the public interest.

d. The authorization is not in harmony with the purpose and intent of the Zoning Code.

The proposed use supports the rehabilitation of the presently vacant building on the Property, facilitating the best and highest use of the land and furthering the purpose and intent of the Code.

3. Conclusion

For the reasons set forth above, the Applicant respectfully requests that this Commission recommend approval of the conditional use application to maintain and operate a parking lot on the Property.

EXHIBITS

Exhibit 1 - Letter of Support - Rebuild Johnston Square Neighborhood Organization

Exhibit 2 – Site Plan

4883-9613-6030, v. 3



REBUILD JOHNSTON SQUARE NEIGHBORHOOD ORG 700 E. Chase Street Baltimore, Maryland 21202 443 801 5772

To Whom It May Concern,

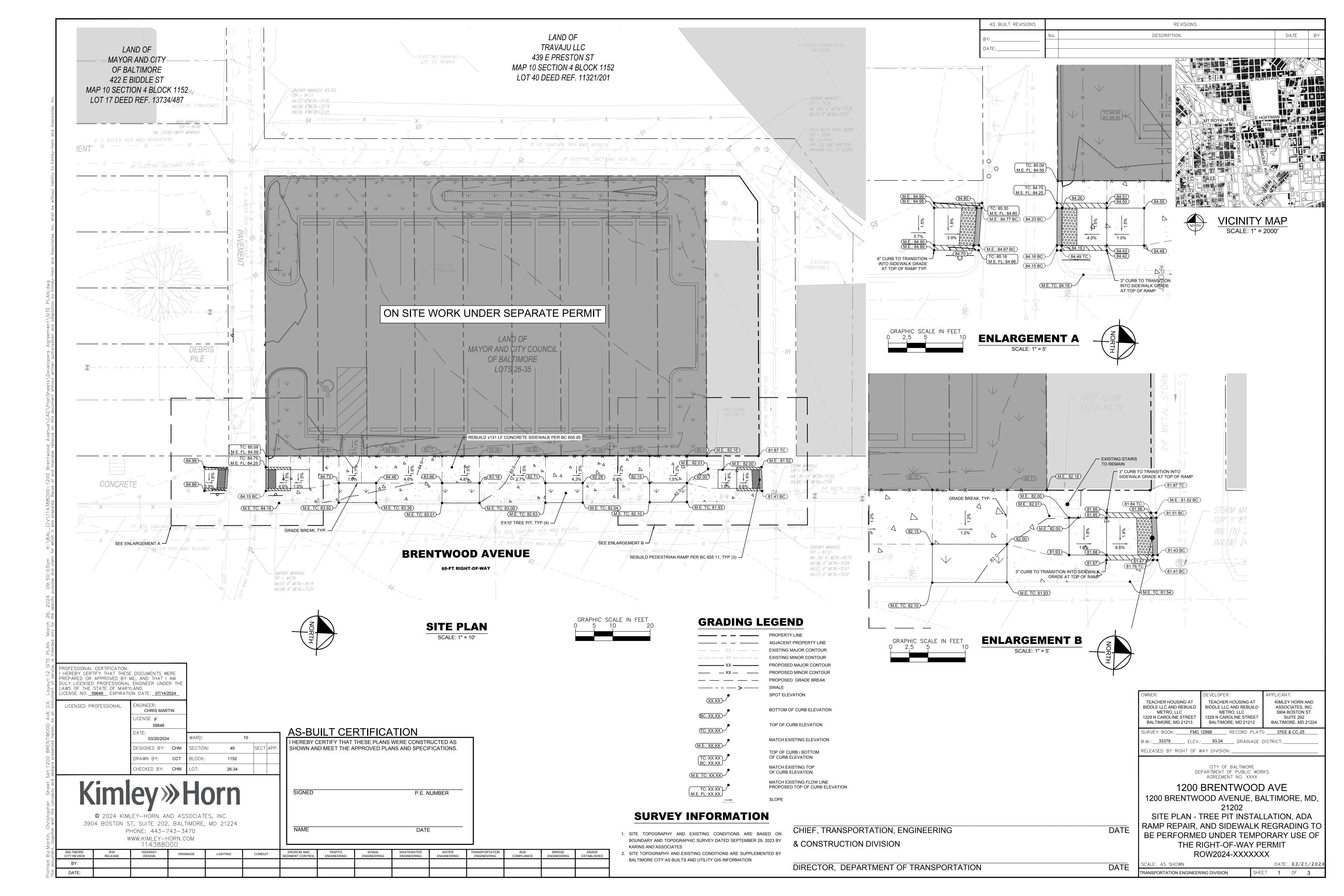
Rebuild Johnston Square Neighborhood Organization is writing to express our support for the issuance of a conditional use ordinance to ReBuild Metro. This ordinance would permit the use of a portion of the 1200 Block of Brentwood Avenue as a parking lot for the Teacher Housing Project in Johnston Square.

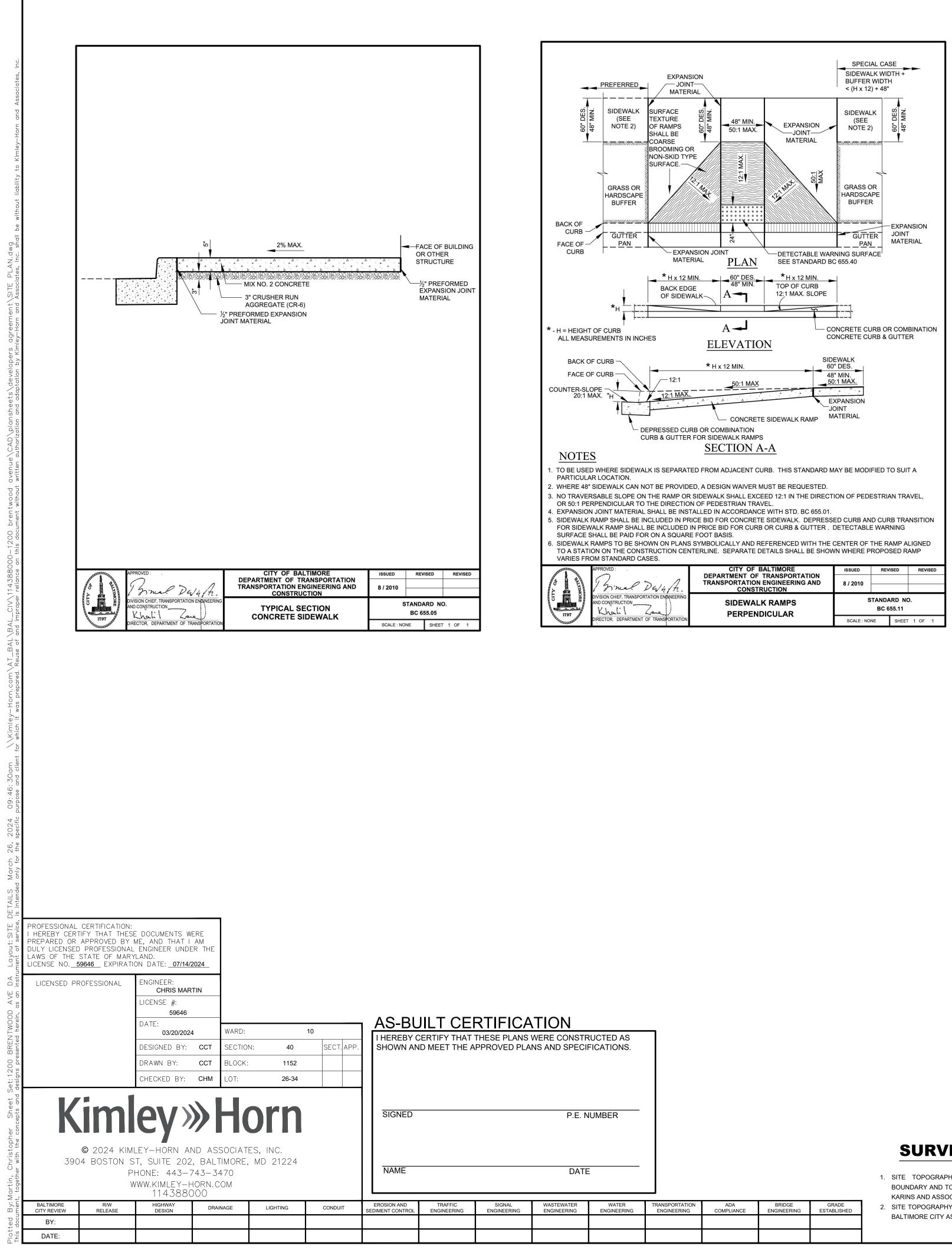
We believe this initiative will significantly benefit our community by providing essential infrastructure to support our educators. We are confident that this project will contribute positively to the development and revitalization of Johnston Square.

Thank you for your consideration.

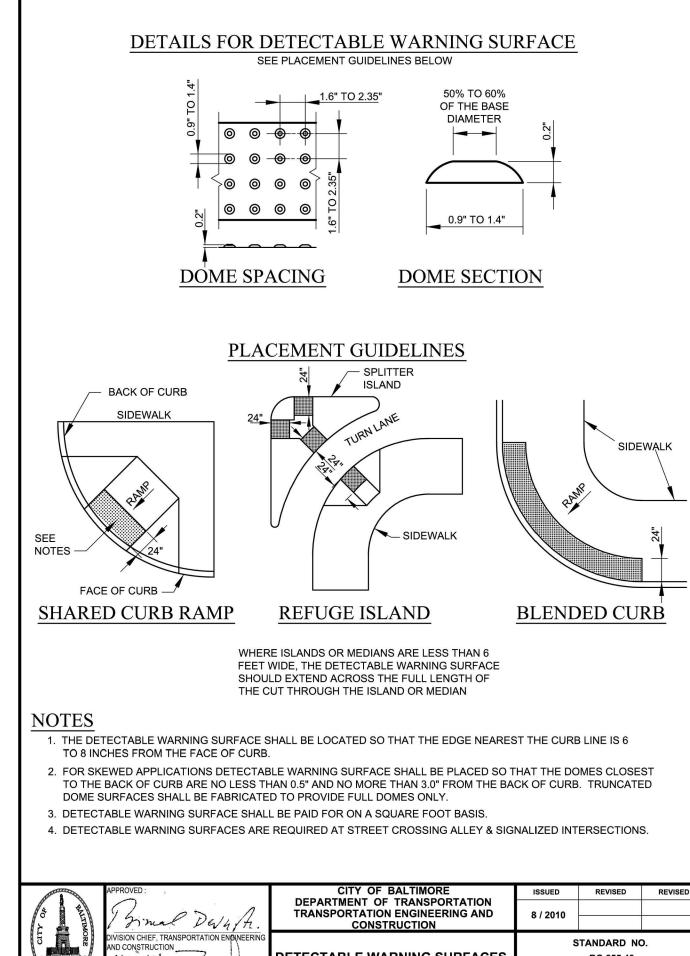
Sincerely.

Regina Hammónd Executive Director Rebuild Johnston Square Neighborhood Organization





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DETECTABLE WARNING SURFACES

SURVEY INFORMATION

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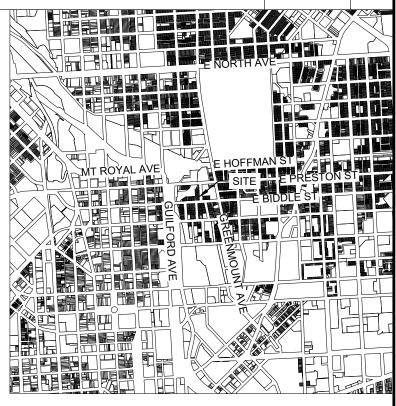
2. SITE TOPOGRAPHY AND EXISTING CONDITIONS ARE SUPPLEMENTED BY BALTIMORE CITY AS BUILTS AND UTILITY GIS INFORMATION

CHIEF, TRANSPORTATION, ENGINEERING & CONSTRUCTION DIVISION

DIRECTOR, DEPARTMENT OF TRANSPORTATION

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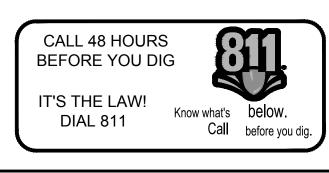
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BATE	TRANSPORTATION ENGINEER	ING DIVISION	SHEET 2 OF 3			

Sheet List Table					
Sheet Number	Sheet Title				
C0.00	COVER				
C1.00	EXISTING CONDITIONS PLAN				
C2.00	SITE PLAN				
L1.00	LANDSCAPE PLAN				
L1.01	LANDSCAPE DETAILS				

SITE INFORMATION							
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1204 BRENTWOOD AVENUE	10	40	1152	28	± 961	± 0.02	
1206 BRENTWOOD AVENUE	10	40	1152	29	± 906	± 0.02	
1208 BRENTWOOD AVENUE	10	40	1152	30	± 1057	± 0.02	
1210 BRENTWOOD AVENUE	10	40	1152	31	± 893	± 0.02	
1212 BRENTWOOD AVENUE	10	40	1152	32	± 1050	± 0.02	
1214 BRENTWOOD AVENUE	10	40	1152	33	± 993	± 0.02	
1216 BRENTWOOD AVENUE	10	40	1152	34	± 950	± 0.02	



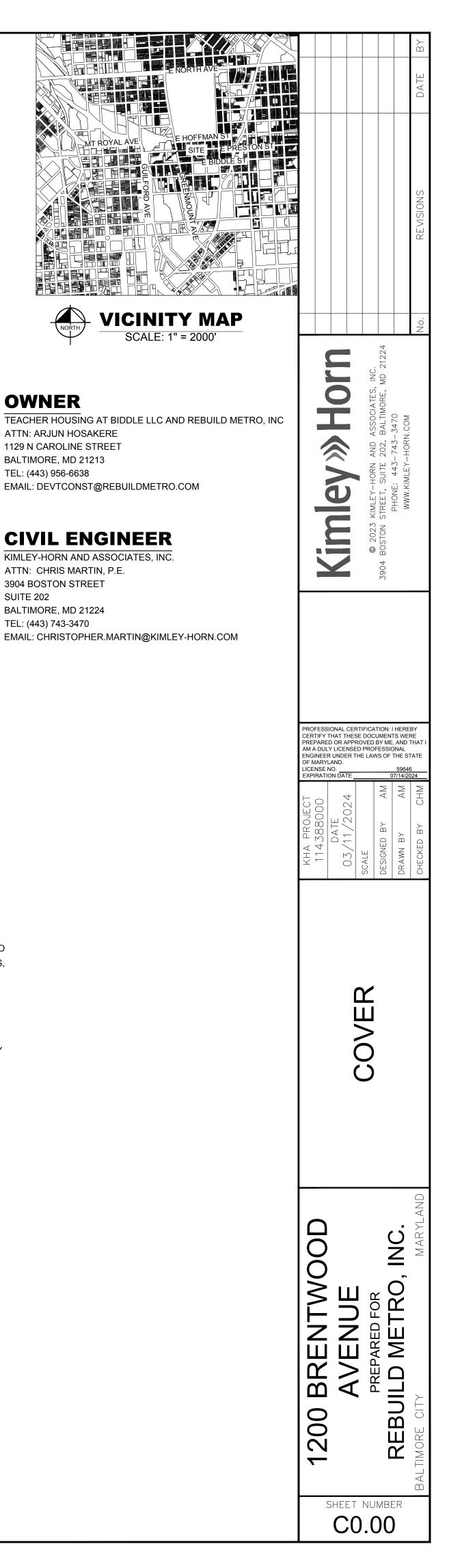


1200 BRENTWOOD AVENUE SITE PLAN **PARKING LOT BALTIMORE, MD 21202**



SCALE: 1" = 100'

NORTH



SURVEY INFORMATION

1. SITE TOPOGRAPHY AND EXISTING CONDITIONS ARE BASED ON FIELD SURVEY PROVIDED BY KARINS AND ASSOCIATES,

OWNER

BALTIMORE, MD 21213

3904 BOSTON STREET

BALTIMORE, MD 21224 TEL: (443) 743-3470

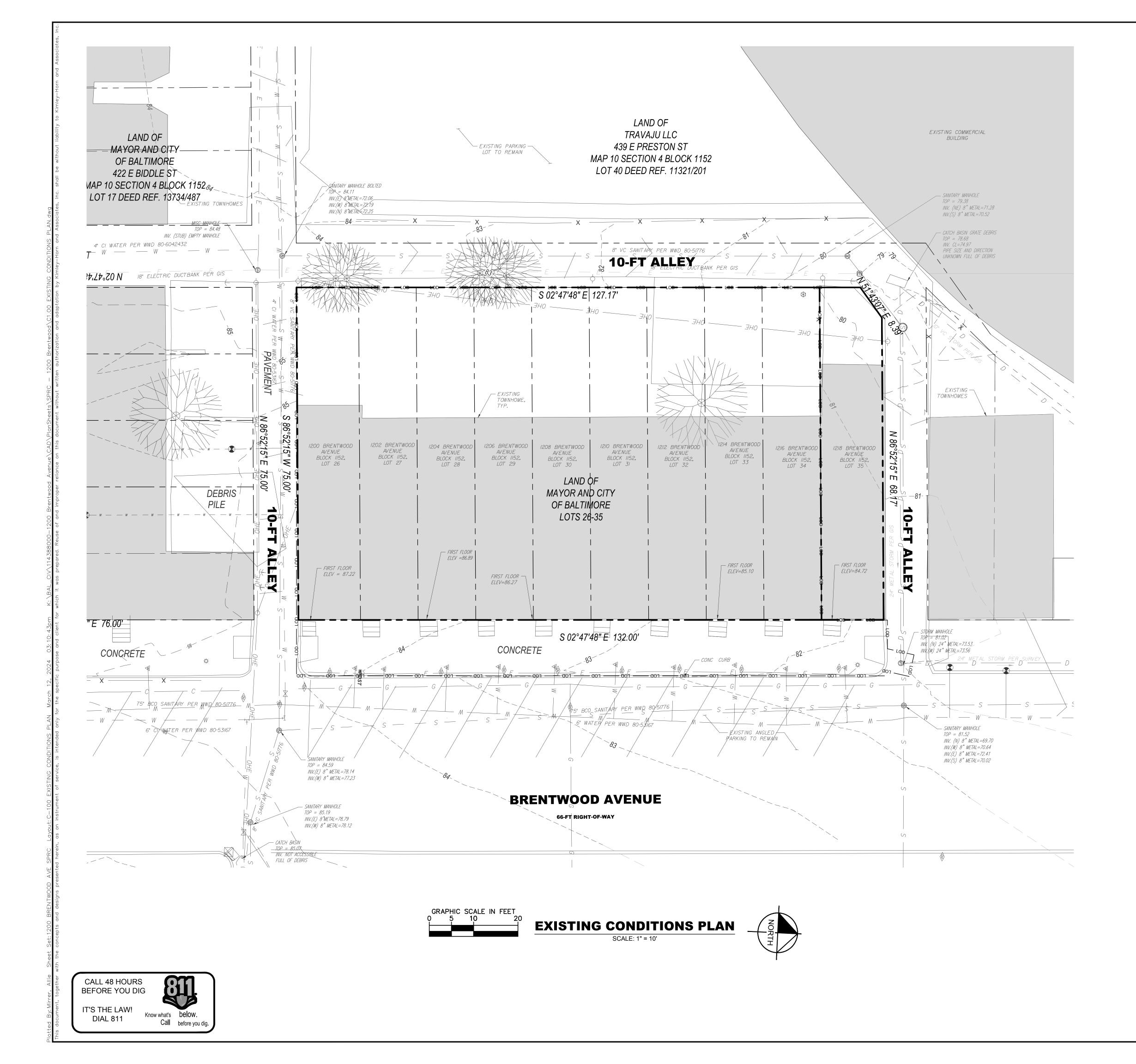
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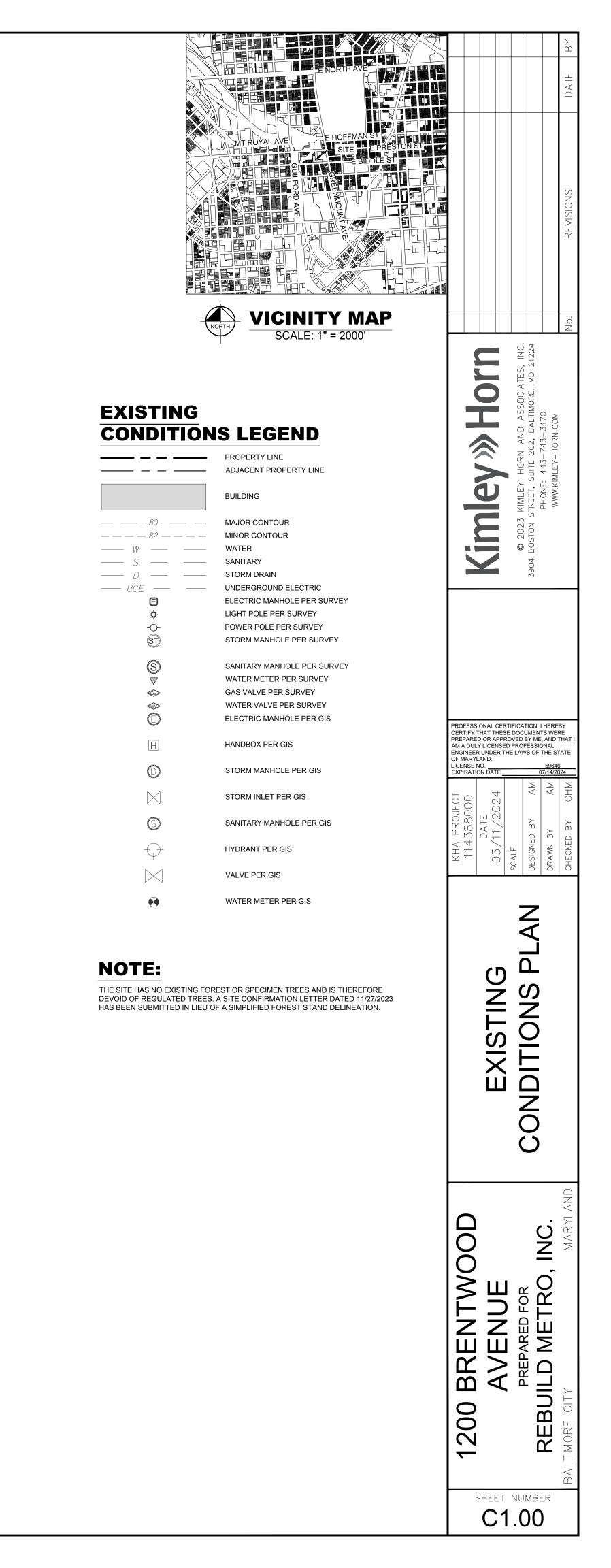
TEL: (443) 956-6638

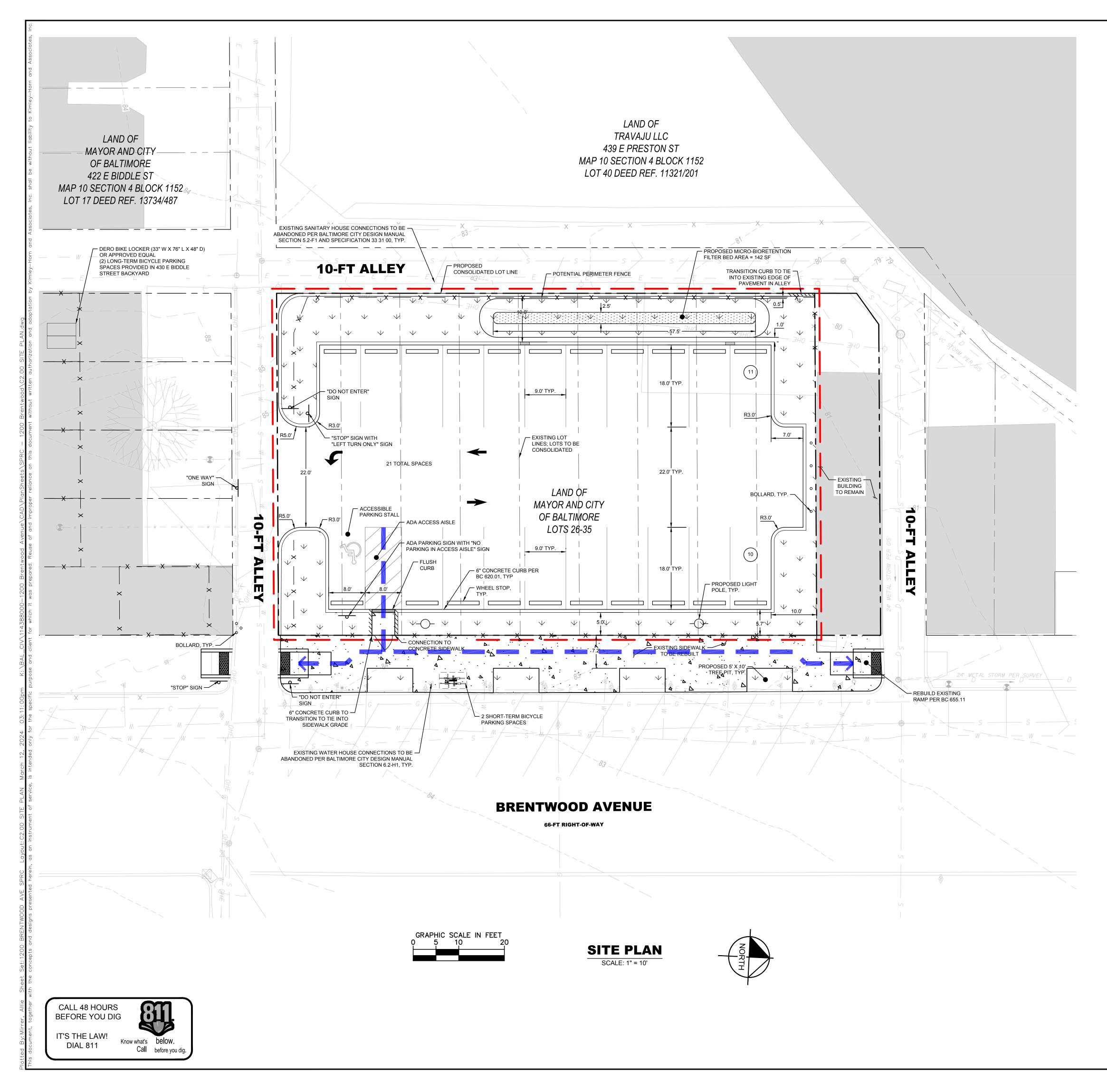
- INC., DATED SEPTEMBER 29, 2023.
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- 3. ALL COORDINATES HEREON REFER TO THE CITY OF
- BALTIMORE HORIZONTAL DATUM. 4. ALL ELEVATIONS HEREON REFER TO THE BALTIMORE CITY VERTICAL DATUM.

ZONING INFORMATION

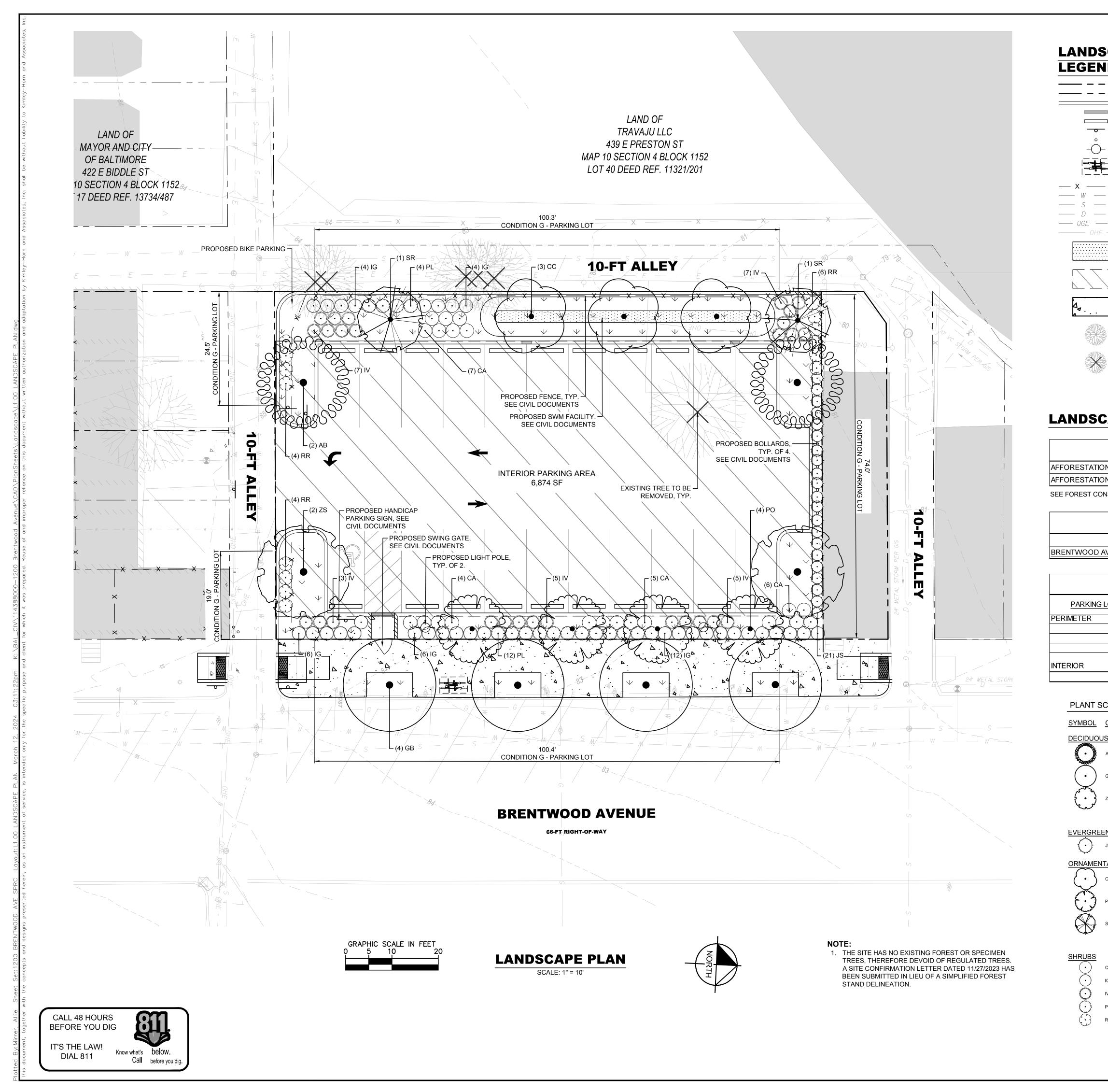
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SR 2	SYRINGA RETICULATA `IVO	RY SILK` I	IVORY SILK JAPANESE 1	TREE LILAC AS	SHOWN	1.5" CAL. MIN.	B&B	1		ED FOR
			PI	LANTING UNITS I	PROVIDED	EVERGREEN AND	ORNAMENT	AL TREES): 8 PUs		PREPARED
SHRUBS CA 22	CLETHRA ALNIFOLIA	5	SUMMERSWEET	AS	SHOWN	24" - 30" HT.	CONT.	3.5		LD LD
	ILEX GLABRA	I	INKBERRY HOLLY	AS	SHOWN	24" - 30" HT.	CONT.	5.5		
					SHOWN	24" - 30" HT.	CONT.	4.5	Ы	
€ PL 16	PRUNUS LAUROCERASUS '(ROSA X 'RADRAZZ'		OTTO LUYKEN ENGLISH		SHOWN	24" - 30" HT. 24" - 30" HT.	CONT. CONT.	2.5 2.5	120(RE
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					_					A D

TOTAL PLANTING UNITS PROVIDED: 34.5 PUs

SHEET NUMBER L1.00

CITY OF BALTIMORE LANDSCAPE REQUIREMENTS

GENERAL PLANTING STANDARDS

PLANTING STANDARDS MUST BE AS OUTLINED BELOW OR AS SPECIFIED BY BEST PRACTICES IN THE INDUSTRY. ANY ITEM OR PROCEDURE NOT MENTIONED BELOW MAY BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATION GUIDELINES PUBLISHED BY THE LANDSCAPE CONTRACTORS ASSOCIATION (LATEST EDITION) OR AS SUBSEQUENTLY AMENDED. IN ADDITION TO MEETING THE GENERAL PLANTING STANDARDS DESCRIBED BELOW, PLANTINGS ON CITY PROPERTIES AND WITHIN CITY RIGHT-OF-WAY MUST ALSO MEET THE STANDARDS OF THE GREEN BOOK.

SIZE, CONDITION, & QUALITY

- QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF ROOT BALLS MUST BE IN ACCORDANCE WITH ANLA STANDARDS.
- BARE ROOT PLANTS WILL BE ACCEPTED ONLY BY SPECIAL PERMISSION OF THE DEPARTMENT OF PLANNING.
- MINIMUM TREE AND PERENNIAL SIZES MUST BE PROVIDED IN ACCORDANCE WITH THE PLANTING UNIT REQUIREMENTS AS DESCRIBED IN THE PLANTING REQUIREMENTS AND STANDARDS SECTION OF THE LANDSCAPE MANUAL.
- MINIMUM SHRUB SIZES MUST BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROJECT SITE CONDITIONS. WHERE A PROJECT SITE CONDITION DOES NOT SPECIFY A MINIMUM SHRUB SIZE, A MINIMUM SIZE OF 18 TO 24 INCHES SHALL BE USED.
- MAJOR DECIDUOUS TREES MUST HAVE A CLEAR TRUNK, FREE OF BRANCHES, TO A MINIMUM HEIGHT OF 6 FEET.
- PLANTS SHALL NOT HAVE MULTIPLE LEADERS, UNLESS THIS IS THE NATURAL FORM; MULTI-STEM TREES ARE NOT ACCEPTABLE FOR REQUIRED STREET TREE PLANTING.
- PLANTS SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO LOCATION OF THE PROJECT FOR AT LEAST TWO YEARS BEFORE PLANTING.
- PLANTS SHALL BE HIGH QUALITY NURSERY GROWN. PLANTS SHALL BE HEALTHY AND VIGOROUS, TYPICAL OF THEIR SPECIES AND VARIETY; AND HAVE WELL-DEVELOPED BRANCHES, DENSELY FOLIATED, AND VIGOROUS ROOT SYSTEMS.

PLANTING SEASONS

TO MINIMIZE THE STRESS ON NEWLY INSTALLED PLANTS AND MAXIMIZE THEIR POTENTIAL FOR SURVIVAL, THE FOLLOWING PLANTING SEASONS SHALL BE OBSERVED FOR THE INSTALLATION OF LANDSCAPING:

	DECID	NOUS	EVERO	GREEN
SEASON	B&B	CONTAINER	B&B	CONTAINER
SPRING	3/1 - 5/1	3/1 - 5/1	3/15 - 5/1	3/15 - 5/1
FALL	10/31 - 12/31	9/1 - 12/31	9/1 - 11/15	9/1 - 11/15

PLANTING OUTSIDE THESE SEASONS WITHIN THE PUBLIC ROW OR ON CITY PROPERTY REQUIRES PERMISSION FROM THE CITY ARBORIST.

INSTALLATION

- CONTACT MISS UTILITY IN ADVANCE OF ANY DIGGING.
- DIG PLANTING PITS AND BEDS, AMEND SOILS, BACKFILL PLANTING AREAS, AND INSTALL PLANTS ONLY WHEN SOIL CONDITIONS ARE NOT WET, AND WHEN MIXING AND BACKFILLING WILL NOT ADVERSELY AFFECT SOIL STRUCTURE.
- THE PLAN PREPARER OF THE LANDSCAPE PLAN SHALL INCLUDE ALL STANDARD DETAILS THAT APPLY TO A GIVEN PROJECT AS PART OF THE LANDSCAPE PLAN SUBMISSION. PLANTS MUST BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANTING DETAILS.
- DO NOT HANDLE, MOVE, BIND, TIE, OR OTHERWISE TREAT PLANTS SO AS TO DAMAGE THE ROOT BALL, ROOTS, TRUNK, OR BRANCHES IN ANY WAY.
- ALL TREES MUST BE SET SO THAT THE TOP ONE-EIGHTH OF THE ROOT BALL SITS ABOVE THE FINISH GRADE. PLANTS SHALL REST ON UNDISTURBED EXISTING SOIL OR WELL-COMPACTED BACKFILL. CARE SHALL BE EXERCISED IN SETTING ALL PLANTS VERTICAL, AND LOCATING STREET TREES IN THE CENTER OF TREE PITS.
- ALL TREES MUST BE STAKED OR BRACED TO PROVIDE STABILIZATION DURING THE PERIOD OF ESTABLISHMENT. WHEN STAKING OR BRACING TREES, USE THE SIMPLEST AND LEAST RESTRICTIVE METHOD REQUIRED TO PROVIDE STABILIZATION IN ACCORDANCE WITH BEST PRACTICES OF THE INDUSTRY. ALL STAKING AND BRACING SHALL BE COMPLETED THE SAME DAY AS PLANTING AND SHALL BE REMOVED AFTER ONE YEAR.
- MULCH SHALL BE A NATURAL PRODUCT OF 98% SHREDDED BARK AND CONTAIN LESS THAN 2% WOOD OR OTHER DEBRIS, WITH NO ADDITIVES OR OTHER TREATMENT. MULCH SHALL BE APPLIED TO A UNIFORM MINIMUM DEPTH OF 3 INCHES AND SHALL BE SO DISTRIBUTED AS TO CREATE A SMOOTH, LEVEL COVER OVER THE EXPOSED SOIL, AND SHOULD NOT BE MOUNDED AT THE BASES OF TREES. A GAP OF APPROXIMATELY 3 INCHES MUST BE LEFT BETWEEN THE MULCH AND THE TRUNK OF THE TREE TO AVOID MOUNDING ABOVE THE TRUNK FLARE.
- PLANTS MUST BE WATERED TO THE POINT OF OVERFLOW OR SATURATION TWICE WITHIN 48 HOURS OF PLANTING.
- PLANT IDENTIFICATION TAGS MUST BE ATTACHED TO PLANTS, OR STAKED WITHIN THE PLANTING BED UNTIL INITIAL INSPECTION BY THE PLAN PREPARER.

PLANTING SOIL REQUIREMENTS

- PLANTING SOILS MAY BE NATIVE SOILS, ORGANICALLY AMENDED EXISTING SOIL, OR A TOPSOIL BLEND MIXED TO ACHIEVE THE REQUIREMENTS.
- MINIMIZE COMPACTION OF PLANTING AREAS DURING CONSTRUCTION. DESIRED DENSITY RANGE IS 1.0 TO 1.4 G/CC FOR TOPSOIL AND 1.2 TO 1.5 G/CC FOR SUBSOIL.
- PERCOLATION TESTING AND SOIL COMPOSITION TESTING ARE REQUIRED PRIOR TO INSTALLATION OF PLANTING. PERCOLATION RATES OF 1-2 INCHES (2.5-5 CM) PER HOUR ARE PREFERRED. SUB-DRAINAGE MAY BE NECESSARY IN PLANTING AREAS WITH INSUFFICIENT PERCOLATION.
- SOIL COMPOSITION STANDARDS AMEND EXISTING SOIL AS NEEDED OR PROVIDE A TOPSOIL MIX TO ACHIEVE REQUIRED RANGES: O MINERAL COMPOSITION - 45-77% SILT, 0-25% CLAY, 25-33% SAND
- O SOIL PH PH 6.0-7.0
- O ORGANIC CONTENT 3-7%
- O FOREIGN MATERIAL AND STONES OVER 2 INCHES IN DIAMETER ARE NOT PERMITTED
- AMEND SOILS AND FERTILIZE PLANTING AREAS AND TREE PITS AS NEEDED TO REMEDY SPECIFIC DEFICIENCIES REVEALED BY A SOIL TEST. THE USE OF COMPOST OR OTHER NATURAL NUTRIENT SOURCES AND SOIL AMENDMENTS IS DESIRABLE TO REDUCE THE USE OF CHEMICAL FERTILIZERS AND IMPACTS ON WATER QUALITY.

SOIL VOLUME STANDARDS

- TREES REQUIRE AN ADEQUATE VOLUME OF QUALITY SOIL TO ALLOW AMPLE GROWING SPACE FOR TREE ROOTS AND CANOPY. IN ADDITION TO THE BENEFITS FOR TREES, ADEQUATE SOIL VOLUMES ALSO PROVIDE STORMWATER MANAGEMENT BENEFITS BY PROVIDING BETTER OPPORTUNITY FOR INFILTRATION FOR SITES WHERE SOIL CONTAMINATION IS NOT AN ISSUE. IN URBAN AREAS, THE ABILITY TO PROVIDE ADEQUATE SOIL VOLUMES MAY BE DEPENDENT ON SITE-SPECIFIC CONDITIONS SUCH AS SIDEWALK WIDTHS AND THE PRESENCE OF UTILITIES.
- THE FOLLOWING SOIL VOLUME STANDARDS ARE REQUIRED FOR ALL TREE PLANTING AREAS:
- THROUGH THE SIZING OF TREE PITS AND PLANTING AREAS AND THE USE OF STRUCTURAL ALTERNATIVES AS NEEDED, PROVIDE A MINIMUM SOIL VOLUME OF 144 CUBIC FEET (MINIMUM 48 SQUARE FEET OF SOIL AREA) PER TREE, OR AN IDEAL SOIL VOLUME OF 1 TO 2 CUBIC FEET OF SOIL VOLUME PER SQUARE FOOT OF MATURE TREE CANOPY,
- WHERE FEASIBLE, PLANTING AREAS SHALL HAVE THREE FEET MINIMUM DEPTH,
- FOUR FEET MINIMUM INSIDE CLEAR WIDTH; GREATER THAN SIX FEET IS DESIRED WHERE FEASIBLE, AND TO ENCOURAGE EXTENDED ZONES OF QUALITY PLANTING SOIL, PLANTING AREAS SHALL BE AS LONG AND AS CONTINUOUS AS POSSIBLE

MAINTENANCE

THE ZONING CODE. PROPER MAINTENANCE AND IRRIGATION MUST BE PROVIDED FOR ALL INSTALLED LANDSCAPING. THE MAINTENANCE OF PLANTS INSTALLED IS REQUIRED FOR SUCCESSFUL LANDSCAPING. PLANTS CANNOT BE INSTALLED AND LEFT ALONE, ESPECIALLY IN URBAN ENVIRONMENTS WHERE THEY MAY BE SUBJECT TO HIGH TEMPERATURES, HARSH ENVIRONMENTS, AND PHYSICAL ABUSE. GIVEN THE STRESSES AND RIGORS TO WHICH PLANTS ARE SUBJECTED, PLANTS MAY REQUIRE REPLACEMENT. A TWO-YEAR REPLACEMENT WARRANTY IS REQUIRED FOR ALL PLANTS AND A MAINTENANCE CONTRACT IS ENCOURAGED TO PROMOTE THE ESTABLISHMENT OF PLANTS AND ENCOURAGE PROPER LANDSCAPE MAINTENANCE. BEYOND THE WARRANTY PERIOD, THE CONTINUED MAINTENANCE OF THE LANDSCAPE IS THE RESPONSIBILITY OF THE PROPERTY OWNER FOR THE LIFE OF THE PROJECT.

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REQUIRED LANDSCAPING MUST BE KEPT ALIVE AND HEALTHY TO CONTINUE TO MEET THE REQUIREMENTS OF THIS MANUAL AND

REQUIREMENTS FOR LANDSCAPE MAINTENANCE ARE AS FOLLOWS:

ALL PLANTS SHALL BE WARRANTED FOR TWO-YEARS FROM ACCEPTANCE.

• INSPECTIONS:

- INITIAL INSPECTION FOR PLANTING ACCEPTANCE

- 2-YEAR INSPECTION TO CONFIRM ALL MATERIAL HAS SURVIVED

 MAINTENANCE OF LANDSCAPED AREAS INCLUDES, BUT IS NOT LIMITED TO WEEDING, MULCHING, MOWING, TRIMMING, PRUNING, EDGING, CULTIVATION, SEEDING, FERTILIZATION, WATERING, PEST CONTROL, AND ANY OTHER MAINTENANCE NECESSARY TO ENSURE HEALTHY, VIGOROUS PLANT GROWTH AND WELL-KEPT PROPERTY CONDITION.

• LANDSCAPING ELEMENTS SUCH AS WALLS AND FENCES SHALL BE CONSTRUCTED IN A SOUND WORKMANLIKE MANNER WITH ADEQUATE SUPPORT OR FOOTINGS AND MUST BE REPAIRED OR REPLACED AS NEEDED TO PRESERVE AN ATTRACTIVE APPEARANCE AND TO FUNCTION AS INTENDED.

 ANY DEAD PLANTS OR PLANTS WHICH FAIL TO SHOW HEALTHY GROWTH MUST BE REMOVED AND REPLACED DURING THE CURRENT OR DURING THE NEXT PLANTING SEASON ONCE IDENTIFIED AS UNHEALTHY OR IF NOTIFIED BY THE CITY THAT REPLACEMENT IS NECESSARY. REPLACEMENT MAY BE DELAYED UNTIL THE NEXT GROWING SEASON ONLY IF THE 60 DAY PERIOD OCCURS DURING A TIME OF YEAR NOT SUITABLE FOR PLANTING.

 ALL REPLACEMENT PLANTS MUST MEET THE SIZE AND OTHER CHARACTERISTICS OF NEWLY PLANTED MATERIAL AS REQUIRED IN THE MANUAL.

 TREES AND LARGE SHRUBS MUST BE ADEQUATELY SUPPORTED, WHEN NECESSARY TO INSURE PROPER GROWTH. TREE STAKING MUST BE REMOVED PRIOR TO FINAL INSPECTION, WITH THE EXCEPTION OF PLANTS REPLACED DURING THE WARRANTY PERIOD AND NOT YET ESTABLISHED.

 IT IS DESIRABLE TO AVOID EXCESSIVE USE OF FERTILIZERS AND PESTICIDES TO MINIMIZE IMPACTS ON WATER QUALITY. IT IS RECOMMENDED THAT FERTILIZER APPLICATION BE NEED-BASED RATHER THAN AS AN AUTOMATIC COMPONENT OF MAINTENANCE SCHEDULES AND WHEN APPROPRIATE, SLOW-RELEASE OR NATURAL FERTILIZERS BE SELECTED OVER HIGHLY-SOLUBLE CHEMICAL FERTILIZERS.

• THE IMPLEMENTATION OF AN INTEGRATED PEST MANAGEMENT (IPM) PROGRAM IS RECOMMENDED TO PREVENT AND TREAT PEST PROBLEMS.

 ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN HEALTHY AND VIGOROUS CONDITION FOR TWO YEARS FOLLOWING FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT.

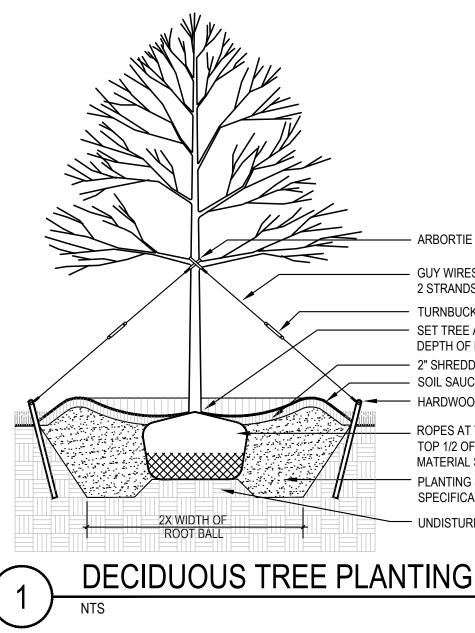
 A TW0-YEAR REPLACEMENT WARRANTY IS REQUIRED FOR ALL PLANT MATERIAL PER THE BALTIMORE CITY FOREST CONSERVATION PLAN.

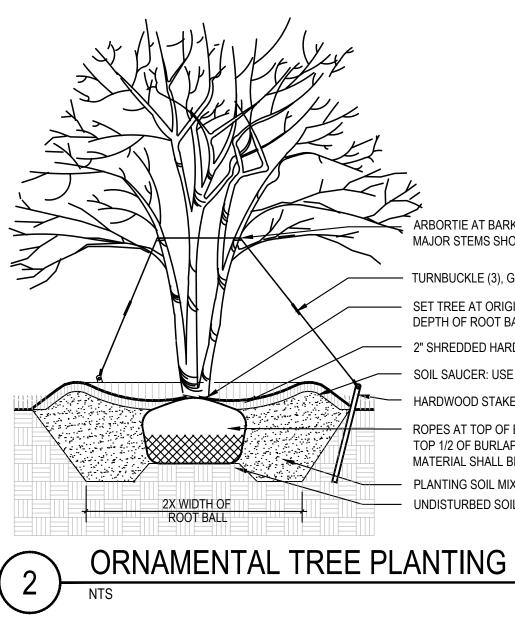
 PLANT MATERIAL ASSOCIATED WITH THE FOREST CONSERVATION PLANS SHALL INCLUDE A MINIMUM TWO-YEAR MAINTENANCE AND MONITORING AGREEMENT PER THE STATE CONSERVATION TECHNICAL MANUAL AND BALTIMORE CITY SUPPLEMENTAL MANUAL.

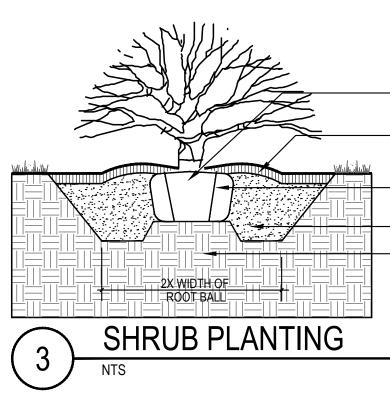
FOREST CONSERVATION WORKSHEET

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		FOREST (CONSERVA	TION WOR	RKSHEET		
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	A. Total T	ract Area					0.20
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se	Category						
	D. Affores	tation Three	shold			15%	0.03
	E. Conse	rvation Thre	shold			20%	0.04
g F	orest Cov	er					
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al F	Planting R						0.03

SEE LANDSCAPE CALCULATIONS FOR PROVIDED PUS ON SHEET L1.00







SET SHRUB AT ORIGINAL GRADE OR UP TO 1/8 DEPTH OF ROOT BALL	
2" SHREDDED HARDWOOD MULCH	

– PLANTING SOIL MIX PER PLANTING SPECIFICATIONS

MAKE (3) - 1" CUTS IN SIDES OF THE

- UNDISTURBED SOIL PEDESTAL

ROOTBALL

HARDWOOD STAKES (3) ROPES AT TOP OF BALL SHALL BE CUT. REMOVE TOP 1/2 OF BURLAP. NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED PLANTING SOIL MIX PER PLANTING SPECIFICATIONS

SOIL SAUCER: USE PREPARED TOPSOIL, 6" MIN.

DEPTH OF ROOT BALL ----- 2" SHREDDED HARDWOOD MULCH

- SET TREE AT ORIGINAL GRADE OR UP TO 1/8

ARBORTIE AT BARK ON EACH MAJOR STEM. ALL MAJOR STEMS SHOULD BE WIRED TOGETHER.

	2" SHREDDED HARDWOOD MULCH SOIL SAUCER: USE PREPARED SOIL, 6
1999	HARDWOOD STAKES
	ROPES AT TOP OF BALL SHALL BE CUT TOP 1/2 OF BURLAP. NON-BIODEGRAD. MATERIAL SHALL BE TOTALLY REMOVE
	PLANTING SOIL MIX PER PLANTING SPECIFICATIONS
	UNDISTURBED SOIL PEDESTAL

" MIN IT. REMOVE ABLE /ED

TURNBUCKLE (3), GALVANIZED SET TREE AT ORIGINAL GRADE OR UP TO 1/8 DEPTH OF ROOT BALL

GUY WIRES (3), WHITE FLAG ON EACH 2 STRANDS OF TWISTED GALVANIZED WIRE EACH

ARBORTIF

				o. REVISIONS DATE B
Kimley»Horn	© 2023 kimley-horn and associates, inc.	3904 BOSTON STREET, SUITE 202, BALTIMORE, MD 21224	PHONE: 443-743-0470 WWW.KIMLEY-HORN.COM	No.
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