

<b>FROM</b>	NAME & TITLE	Rudolph S. Chow, P.E., Director
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building
	SUBJECT	<b>CITY COUNCIL BILL 12-0062</b>

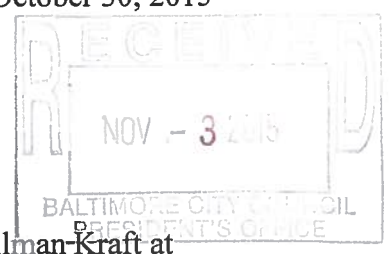
CITY of  
BALTIMORE  
**MEMO**



**TO**

DATE: October 30, 2015

The Honorable President and Members  
of the Baltimore City Council  
c/o Natawna Austin  
Room 400 – City Hall



I am herein reporting on City Council Bill 12-0062 introduced by Councilman Kraft at the request of Holabird Manor, Inc.

The purpose of this bill is to repeal the existing Planned Unit Development for Holabird Manor Senior Retirement Community and approve a new Development Plan for the Holabird Manor Condominiums Planned Unit Development.

Ordinance 98-320 approved the existing Residential Planned Unit Development (PUD) for the area known as Holabird Manor Senior Retirement Community. This PUD consists of approximately 3.829 acres and is located just east of the Graceland Park Improvement Association, near the east edge of the Baltimore City line.

The applicant is requesting to rescind Ordinance 98-320 and to replace the existing Development Plan with a new one in order to facilitate the proposed development known as the Holabird Manor Condominiums. The original development plans that were submitted with the Introductory Bill in 2012 have since been revised, submitted to the Planning Commission, and approved. The Planning Commission staff report includes an amendment stating that the new plans, dated July 15, 2015, replace the plans dated 2012. This Department supports the amendment.

City Council Bill 12-0062, if approved as amended, would establish a Residential Planned Unit Development consisting of roughly 6.6 acres, bound by Hartwait Street to the south, Dundalk Avenue to the east, Holabird Avenue to the south and the alley east of Malvern Street to the west. Within these boundaries, the former Manor Avenue and Eastbourne Avenue have been closed and consolidated. The site plan proposes to realign and extend Manor Avenue to connect Holabird Avenue with Hartwait Street. Eastbourne Avenue would also be extended to connect Manor Avenue to Dundalk Avenue.

This mixed use development would include 130 senior housing units and 180 market rate residential units along with some retail and office space (up to 19,264 square feet). The plans also call for up to 5,660 square feet of community center space in the center of the development. About 355 parking spaces, mostly within parking garages, are included in the plans.

The Department of Public Works' Plans Review Section reviewed the stormwater management plans for the project and gave concept plan approval in May of 2015. The project proposes to treat 2.04 acres of impervious surface through the use of green roofs,

*No obj*

The Honorable President and Members  
of the Baltimore City Council  
October 30, 2015  
Page 2

pervious pavement areas, and micro bio-retention facilities. In order to receive final site development plan approval for the stormwater facilities, the applicant will need to submit the more detailed site development plans for review to the Plans Review Section. Any modification made to the proposed development after the May 2015 concept approval could result in the concept approval being found invalid.

Based on these findings, the Department of Public Works has no objection to the passage of City Council Bill 12-0062.

Sincerely,



Rudolph S. Chow, P.E.  
Director

RSC/KTO:ela