

TJL

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #17-0015 / USE 3100 FALLS CLIFF ROAD et el.		

DATE:

TO

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

February 17, 2017

At its regular meeting of February 16, 2017, the Planning Commission considered City Council Bill #17-0015, for the purpose of approving the application of D & C Management LLP, owner of the following properties: 3100 Falls Cliff Road (Block 3504B, Lot 001), 3300 Falls Cliff Road (Block 3511D, Lot 002), and Block 3511D, Lots 1 and 3 (collectively, the “property”), to have the property designated an Industrial Planned Unit Development; and approving the Development Plan submitted by the applicant.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended amendment and approval of City Council Bill #17-0015 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 #17-0015 be amended and passed by the City Council.

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

TJS/WA

Attachment

- cc: Mr. Pete Hammen, Chief Operating Officer
 Mr. Jim Smith, Chief of Strategic Alliances
 Ms. Karen Stokes, Mayor’s Office
 Mr. Colin Tarbert, Mayor’s Office
 The Honorable Edward Reisinger, Council Rep. to Planning Commission
 Mr. David Tanner, BMZA
 Mr. Geoffrey Veale, Zoning Administration
 Ms. Sharon Daboin, DHCD
 Mr. Patrick Fleming, DOT
 Ms. Elena DiPietro, Law Dept.
 Ms. Natawna Austin, Council Services
 Mr. Francis Burnszynski, PABC
 Ms. Caroline Hecker, Attorney for applicant



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

February 16, 2017

REQUEST: City Council Bill #17-0015/ Planned Unit Development – Designation – The Fox Building:

For the purpose of approving the application of D & C Management LLP, owner of the following properties: 3100 Falls Cliff Road (Block 3504B, Lot 001), 3300 Falls Cliff Road (Block 3511D, Lot 002), and Block 3511D, Lots 1 and 3 (collectively, the "property"), to have the property designated an Industrial Planned Unit Development; and approving the Development Plan submitted by the applicant.

RECOMMENDATION: Amendment and approval, with the following amendment:

- That the development plan sheets accompanying the bill are replaced with updated development plan sheets, dated February 10, 2017.

STAFF: Eric Tiso

PETITIONER: D & C Management, LLP, c/o Caroline Hecker, Esq.

OWNER: D & C Management, LLP

SITE/GENERAL AREA

Site Conditions: These properties are located in the southern end of the Hampden Community, along the Jones Falls, on the northeastern corner of Falls Road where it intersects Clipper Mill Road. They contain approximately 2.9135± acres of land in total, and the site is improved with the Fox Building that dates back to 1930. The bulk of the property, including the existing building is currently zoned M-2-2 industrial, and the northern portion of the property (used as a part of the parking lot) is currently zoned R-7. Following the effective date of TransForm Baltimore on June 5, 2017, these lots will all be zoned I-MU (Industrial Mixed-Use).

General Area: The southern portion of the Hampden neighborhood lies along the Jones Falls valley, which has a number of former industrial and mill properties, many of which have been retrofitted for residential or mixed use redevelopments. The balance of the community is predominantly residential in character. The Florence Crittenton Home, a local landmark, is located two blocks to the east. The Maryland SPCA, and the Roosevelt Park are located across Falls Road to the west. The Clipper Mill #1 redevelopment project is located approximately one block to the west, on the south side of Clipper Mill Road.

HISTORY

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

ANALYSIS

Project: This project is for the redevelopment of the existing building and surrounding property. The purpose of requesting an Industrial Planned Unit Development (PUD) is solely for the purpose of bridging the time gap between the need for the project to continue its redevelopment and receive permits before TransForm Baltimore becomes effective on June 5, 2017. Once TransForm Baltimore rezones these parcels to the I-MU district, the PUD will no longer be needed, and can be repealed. To that effect, the bill includes a sunset provision that will terminate the PUD five years after the effective date of the PUD's enactment, and the applicant will also have the option of requesting a specific repeal of the PUD before the end of that five years, if desired.

Elevations and Site Plan: The proposed building will remain as it is presently constructed, and will be renovated for reuse. As part of that process, the exterior facades will be cleaned, and new windows will be installed that meet National Park Service requirements. Small site improvements will be made, such as the addition of small knee walls, the addition of a dumpster enclosure, minor adjustments to the parking lot, and the restoration of a rooftop sign frame that will support a new project identification sign.

Zoning Regulations: This proposed PUD will enable the building's reuse for not more than 100 residential units, a variety of light industrial uses, and the uses allowed under the existing zoning districts (less certain specific uses listed as prohibited by the bill). The residential density and the parking requirements as proposed by the PUD will be more restrictive than what is proposed under the future I-MU zoning classification.

Community Notification: The Hampden Community Council (HCC) has been notified of this action. The applicant and HCC have signed a MOU memorializing their agreement and mutual obligations for this redevelopment project.



Thomas J. Stosur
Director