


<b>FROM</b>	<b>NAME &amp; TITLE</b>	CHRIS RYER, DIRECTOR	CITY of <b>BALTIMORE</b>  <b>MEMO</b>	
	<b>AGENCY NAME &amp; ADDRESS</b>	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	<b>SUBJECT</b>	CITY COUNCIL BILL #19-0402 / ZONING - CONDITIONAL USE PARKING LOTS - HOEN LITHOGRAPH BUILDING		

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

**DATE:** July 12, 2019

At its regular meeting of July 11, 2019, the Planning Commission considered City Council Bill #19-0402, for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of parking lots to serve the Hoen Lithograph Building on the properties known as 2000 through 2028 East Biddle Street, 2030 through 2044 East Biddle Street, 2011 through 2017 East Biddle Street, 2021 through 2045 East Biddle Street, 2201 through 2235 Henneman Avenue, 1100 through 1106 North Patterson Park Avenue, and adjacent alleys, as outlined in red on the accompanying plat.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended amendment and approval of City Council Bill #19-0402 and adopted the following resolution, eight members being present (seven in favor, and the Chairman abstaining):

**RESOLVED**, That the Planning Commission finds, in accordance with subsections 5-406(a) and 5-406(b) of the Zoning Code of Baltimore City, that the proposed use provided in this bill:

- would not be detrimental to or endanger the public, health, safety, or welfare;
- would not be precluded by any other law, including an applicable Urban Renewal Plan;
- would not be contrary to the public interest;
- would be in harmony with the purpose and intent of this Code; and
- meets all criteria for approval specified in subsection 5-406(b) of the Zoning Code of Baltimore City, as described in the Departmental staff report; and further

**RESOLVED**, That the Planning Commission concurs with the recommendation of its Departmental staff, and recommends that City Council Bill #19-0402 be amended and approved by the City Council.

If you have any questions, please contact Mr. Martin French of the Land Use and Urban Design Division at 410-396-1354.

CR/ewt

Attachment



Bernard C. "Jack" Young  
Mayor

## PLANNING COMMISSION

Sean Davis, Chairman

### STAFF REPORT



Chris Ryer  
Director

July 11, 2019

**REQUEST:** City Council Bill #19-0402 – Zoning – Conditional Use Parking Lots – Hoen Lithograph Building

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of parking lots to serve the Hoen Lithograph Building on the properties known as 2000 through 2028 East Biddle Street, 2030 through 2044 East Biddle Street, 2011 through 2017 East Biddle Street, 2021 through 2045 East Biddle Street, 2201 through 2235 Henneman Avenue, 1100 through 1106 North Patterson Park Avenue, and adjacent alleys, as outlined in red on the accompanying plat.

**RECOMMENDATION:** Amendment, and Approval as amended.

Amendment: That the site plan titled "Hoen Lithograph Off-Site Parking/ Site Plan for Conditional Use Ordinance" dated June 25, 2019 prepared by STV Incorporated, which includes separate plans for each of three off-street parking lots, is attached to and made part of this legislation.

**STAFF:** Martin French

**PETITIONERS:** Councilmembers Stokes, Sneed, and Henry, at the request of 2101 East Biddle LLC

**OWNER:** 2101 East Biddle LLC

#### **SITE/GENERAL AREA**

Site Conditions: These properties are located east of Washington Street and west of Patterson Park Avenue. Collectively they form three off-street parking areas: one covering three-quarters of the block on the north side of Biddle Street from its intersection with Washington Street eastward towards Chester Street; one covering two-thirds of the block on the south side of Biddle Street from the railroad embankment at Washington Street eastward to Chester Street; and one opening on to the west side of Patterson Park Avenue midway between Biddle and Chase Streets, covering three-quarters of the block on the south side of Henneman Avenue. The properties are currently unimproved, and located in the R-8 General Residence District, the Broadway East Urban Renewal Plan and the Middle East Urban Renewal Plan areas, and the Baltimore East/ South Clifton Park National Register Historic District.

**General Area:** The properties are located where the Broadway East and Middle East neighborhoods meet, and are parts of the Broadway East and the Middle East Urban Renewal Plan areas. The combined area is predominantly residential, with a mix of single-family row-housing and some multiple-family dwellings. To the southwest and south of these properties is the Northeast Corridor Amtrak railroad to Philadelphia and New York. Much of the area to the east and north of the Hoen Lithograph Building, around which these parking lot sites are being located, is primarily row-housing.

## **HISTORY**

The Broadway East Urban Renewal Plan was established by Ordinance no. 156, dated July 6, 1988. This Plan was last amended by its Amendment no. 6 dated May 14, 2018, approved by the Mayor and City Council by Ordinance no. 18-185 dated November 9, 2018. The Plan authorized acquisition and disposition for redevelopment of the properties known as 2000 through 2028 East Biddle Street, and 2030 through 2038 East Biddle Street. Its most recent amendment extended the authority to acquire properties in the Urban Renewal Area (Project Area) through and including December 31, 2022.

The Middle East Urban Renewal Plan was established by Ordinance no. 1202, dated November 30, 1979. This Plan was last amended by its Amendment no. 13, approved by the Mayor and City Council by Ordinance no. 18-190 dated November 9, 2018. The Plan authorized acquisition and disposition for redevelopment of the properties known as 2011 through 2017 East Biddle Street, 2021 through 2045 East Biddle Street, 2201 through 2235 Henneman Avenue, and 1100 through 1106 North Patterson Park Avenue. Its most recent amendment extended the authority to acquire properties in the Urban Renewal Area (Project Area) through and including December 31, 2022.

These two Urban Renewal Plans were joined in purpose in the East Baltimore Development Initiative by companion amendments approved by the Mayor and City Council on December 5 and 19, 2002.

The Baltimore East/ South Clifton Park Historic District was certified to the National Register of Historic Places on December 27, 2002.

## **CONFORMITY TO PLANS**

The proposed action is consistent with the City of Baltimore's Comprehensive Master Plan, LIVE EARN PLAY LEARN, Earn Goal 1: Strengthen Identified Growth Sectors, Objective 1: Retain and Attract Business in all Growth Sectors. The properties, once open off-street parking areas have been authorized, will serve to provide parking for future tenants of the Hoen Lithograph Building, which would help establish and maintain the viability of the retail and office mixed-use redevelopment as both a goods and services provider and an employment center.

The proposed action is also consistent with the objectives of the Broadway East Urban Renewal Plan and the Middle East Urban Renewal Plan, specifically:

- To eliminate blighting influences through a combination of clearance for new development and rehabilitation of basically sound structures (Broadway East, Objective 2.b); and
- To make every effort to preserve identified historic structures (Broadway East, Objective 2.f); and also,
- Protecting the area from blighting influences (Middle East, Objective 2.a.), and
- Bringing about a general physical improvement in the area (Middle East, Objective 2.d.) because it would simultaneously re-use three groups of vacant lots that formerly had abandoned buildings on them, and assist in maintaining the viability of the re-invented Hoen Lithograph Building, a local landmark and an employment center serving both Urban Renewal areas.

## **ANALYSIS**

**Project:** The Hoen Lithograph Building developer would like to use these three groups of properties as parking lots for its tenants' staff, patrons, and visitors' use. The unpaved portions of each site will be provided with landscaping and trees, and will be a visual amenity for area residents and visitors. The Hoen & Company Center for Neighborhood Innovation is set to open later this year. This redevelopment will provide approximately 85,000 square feet of office, program and retail space suitable for leasing by housing developers and other non-profit organizations, social enterprises, and researchers, and retail amenities such as a café for which raw material could come from the Baltimore Food Hub three blocks northwest of this building.

**Site Plan Review Committee (SPRC):** This project was approved by the SPRC on July 3, 2019. The site plans approved for the properties would include landscaping to buffer the parking lots from homes across the street, and planting by the developer of street trees as specified in approved drawings. As the total lot area requires it, there will be a stormwater management plan supporting developing the parking lots for the proposed 175-200 parking spaces. The developer will also make arrangements with the Israel Baptist Church for sharing the up to 70 parking spaces on the north side of the 2000 block of East Biddle Street. A second parking lot to be created opposite it, on the south side of the 2000 block of East Biddle Street, is planned to provide all of the handicapped parking spaces required in support of the various uses of the Hoen Lithograph Building since it is the lot that would be closest to the building's handicapped-accessible entrance.

**Conditional Use:** Article 32, the Zoning Code {"Approval standards"} states (§ 5-406) as 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 standards required by this subtitle, it finds that:

- (1) 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.

The establishment, location, and operation of these three sites, which would be made from the groups of properties identified in City Council Bill 19-0402, as open off-street parking lots would not be detrimental to or endanger public health, safety, or welfare. The proposed parking lot use is not precluded by either of the two Urban Renewal Plans for the area where these parking lots would be placed. The proposed authorization would not be contrary to the public interest; in fact, it would advance the public interest by supporting re-activation of the Hoen Lithograph Building as a center for co-working and innovation in East Baltimore. Therefore, Planning staff conclude that the authorization would be in harmony with the purpose and intent of the Zoning Code.

In making the above recommendation, Planning staff reviewed § 5-406(b) {"Required considerations"} of Article 32 – Zoning, and find that the proposed use meets these additional criteria for approval of a conditional use:

1. The nature of the proposed sites, including their size and shape, are adequate for their proposed use;
2. There will be no negative impact to traffic patterns;
3. The proposed use will not impair the present and future development of these lots or the surrounding area;
4. There will be no negative impact resulting from proximity to dwellings, churches, schools, public structures, and other places of public gathering;
5. There is adequate accessibility of the premises to emergency vehicles;
6. There is adequate light and air to these premises and to properties in the vicinity;
7. Adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided;
8. The proposed use will not interfere with preservation of cultural and historic landmarks and structures;
9. The proposed use would not alter the character of the neighborhood;
10. The proposed use is consistent with provisions of the City's Comprehensive Master Plan;
11. The proposed use is consistent with the provisions of applicable urban renewal plans;
12. The proposed use meets all other applicable standards and requirements of the Zoning Code;
13. The proposed use is consistent with the intent and purpose of the Zoning Code; and
14. Is consistent with any other matters that may be considered to be in the interest of the general welfare.

**Notification:** The New Broadway East Community Association, Collington Square Association, Southern Baptist Community Development Corporation, American Communities Trust (operator of the Baltimore Food Hub), Israel Baptist Church, Historic East Baltimore Community Action Coalition (HEBCAC), East Baltimore Development Inc. (EBDI), and Councilwoman Sneed and Councilmen Stokes and Henry were notified of this action.



**Chris Ryer**  
**Director**