

WOLDE ARARSA, SITE PLAN REVIEW COMMITTEE CHAIR  
LAND USE AND URBAN DESIGN DIVISION  
DEPARTMENT OF PLANNING  
417 EAST FAYETTE STREET, 8<sup>TH</sup> FLOOR  
SITE PLAN REVIEW COMMITTEE  
MINUTES FOR NOVEMBER 19, 2008

Date of Distribution: November 26, 2008

Mr. Andre K. Smith, DOT Traffic  
Captain John Carr, Fire Department  
Mr. Etta Crafton, Parking Authority  
Mr. Kirkland Gabriel, DOT TEC  
Mr. Kevin Sullivan, DOT Planning  
Mr. John Igwe, DHCD Plans Examining  
Mr. James Wescott, Finance  
Dr. Nollie P. Wood J., Mayor's Office

In attendance were Wolde Ararsa, Kenneth Hranicky, Anthony Cataldo, Martin French, Jill Lemke, Gary Letteron and Robert Quilter, Kyle Leggs, Lisa Morris, Tamara Woods, Laurie Feinberg for Department of Planning; Andre K. Smith, Kirkland Gabriel for Department of Transportation; James Wescott from Department of Finance; Etta Crafton for Parking Authority; No one attended for the Zoning Enforcement Office; Dr. Nollie Wood for Mayor's Commission on Disabilities; and John Carr for Fire Department and Milan K. Rai for DHCD have attended the pre-site plan review meeting.

### **Agenda**

- 1. 4499 Old Frederick Road/ 522 Swann Avenue/ Uplands Mixed Use Development**
- 2. 4301 Roland Avenue/ Elderly Housing**
- 3. 3500 Boston Street/ Redeveloping the old Broom Factory for Drive Thru Pharmacy**

**4499 Old Frederick Road/ 522 Swann Avenue/ Uplands Mixed use  
PUD**

Plans Date: November 13, 2008

**Zoning:** R-6; B-3-1; B-2-1  
**Urban Renewal:** Uplands  
**Environmental:** FSD/FC  
**Total Site Area:** Approximately 63.1 Acres  
**Gross Floor Area:** Unknown at this time  
**Gross Area Disturbed:** Unknown at this time

In addition to committee members and Planning staff, in attendance were:

- Susan Williams , STV Inc.,: 410-281-2919 & [susan.williams@stvinc.com](mailto:susan.williams@stvinc.com)
- Kyle Lauver, STV Inc.,: 410-281-2891 & [kyle.Lauver@stvinc.com](mailto:kyle.Lauver@stvinc.com)
- Nichole Battle, Uplands Visionaries,: 443-423-1496 & [nbattle@penrose.com](mailto:nbattle@penrose.com)
- Caroline Paff, DORACON-Upland Visionaries,:410-558-0600  
& [cpaff@doracondev.com](mailto:cpaff@doracondev.com)
- Nicole Earle, HABC: 410-396-4455 & [nicole.earle@habc.org](mailto:nicole.earle@habc.org)

**Project Summary & Proposal**

The site is a series of parcels in the uplands community bounded by Edmondson Avenue, Old Frederick, Swann Avenue, Athol Street, Uplands Parkway, Uplands Forested Area, and New Psalmist Church. Majority of them fall within the site known as the former Uplands Apartment Complex, which is currently demolished. There is a triangle of retail properties bounded by Old Frederick Road, Swann Avenue and Edmondson Avenue. These properties are in the acquisition map of the Uplands Urban Renewal Plan. The final property is the western parking lot (along Swann Avenue) of the west side Skill Center. The City is working with Department of Education to have the property declared surplus and transferred to Baltimore Housing.

The proposed Uplands Master Plan is to be developed by The Uplands Visionary LLC. The developer is selected to develop this site after an RFQ process. The developer is also selected to implement the Uplands Urban Renewal Plan goals and objectives. The development plan which is primarily residential will have majority of the residential units that will be two to three stories.

The proposed Master Plan (PUD) will have several phases and those phases are as follows:

- Phase I. Rental – 104 dwelling units ( 3500 sq ft of accessory leasing and management office; Mansionettes, standard townhouses, stacked townhouses and flats)
- Phase II Rental – 91 Units (standard townhouses, triplex and multi-family)
- Phase III Rental – 60 Dwelling Units (60 dwelling units)
- Phase I Homeownership – 101 Units (townhouses, semi-detached house and detached houses)
- Phase II Homeownership – 89 units (standard townhouse, semi-detached, triplex and detached houses)

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- Phase III Homeownership – 111 Dwelling Units (standard townhouse, semi-detached, triplex and detached houses)
- Phase IV Homeownership – 122 units (standard townhouse, semi-detached, triplex and detached houses)
- Phase V Homeownership – 67 Dwelling Units ( first floor retail and community center or club house, Multi-family and townhouse,)

### **Comments & Issues**

- Forest Conservation: The development team is working with the Department Of Planning, Gary Letteron on the Forest Conservation requirements. Applicants stated that the FSD had been submitted and is accepted by Gary Letteron. There are trees that Gary labeled to be saved and accordingly the developer team is saving them. The committee has learned that many trees were found to be deceased and will be removed, some are damaged during the demolition process and some will be removed due to Visitability requirements and regarding of the site.
- Subdivision: Applicants must work with Ervin McDaniel for the Planning Commission approvals.
- Parking: The Master Plan road network must provide 8' wide on street parking dimensions and bike lanes must be 5 wide.
- Access and Circulation: The committee requested the applicant to ensure that all streets and street intersection are easily maneuverable by fire truck and garbage trucks. All intersections have handicap ramps for wheel chair accessibility and ADA requirements. Add stop bars on the plan where stop bars are appropriate and no Mid-block crossing.
- Dumpster: All dumpster must have masonry enclosure with board on board gates ad dumpster locations must be well screened and must not be directly visible from main streets.
- Streets & Alleys: It is the committee's understanding that all public streets and alleys must be constructed to the Baltimore City standards and under Developer's Agreement.
- The Plan: In general the master plan must include the detail program uses, zoning and parking analysis in the form of tabulations. All Code requirements including accommodating handicap spaces and ramps.
- Garage access: Show the access at least with dotted lines.
- Reviews: All Community, Stormwater Management, Traffic Impact Study and HCD and Fire Department reviews should be done.
- Bike Master Plan: The plans must consider the Baltimore City Bike Master plan by at least accommodating bike racks for multi-family dwellings, community center, retail structures and areas designated as open spaces.
- Sidewalk: Street right-of ways must accommodate at a minimum 4 feet unobstructed walkways and all above ground postings and light poles must be located at grass strips.
- Red Line& Bus Routes and stops: Revised plan must show walkway connectivity to the planned Red Line along Edmondson Avenue and all bus stops and routes.
- SWM: Applicants must work with DPW on the Stormwater management requirements.
- Community Review: Applicants stated stated that they are closely working with community and will continue to do so.

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- Visitability: Overall the muster plan must comply with Visitability & ADA accessibility requirements.
- Gateway: The committee recommended that the plan attempt to create a gateway entrance to the community at the Athol Street end of the proposed Boulevard (Old Frederick at Athol end).
- UDARP Comments: The committee believes comments provided at the UDARPs review are worth considering and supports that the high end condos at the end of Uplands Boulevard must not bloc the Upland Boulevard view corridor.

#### Steps

- Revise the plan with the above comments and reschedule for another site plan review.

#### NOTE

- **Approvals of site plans are contingent upon the applicant fulfilling all the site plan requirements, Subdivision Rules and Regulations, Zoning Code requirements, Forest Conservation requirements, Traffic Impact Study requirements and addressing all comments provided by the Site Plan Review Committee during and after the plan review process.**
- **All approved final site plans must be stamped.**

Minutes will be e-mailed to: Susan Williams, STV Inc., [susan.williams@stvinc.com](mailto:susan.williams@stvinc.com)

## **4301 Roland Avenue/ Elderly Housing**

Plans Date: November 13, 2008

**Zoning:** R-4 & R-6  
**Urban Renewal:** None  
**Environmental:** Forest Conservation  
**Total Site Area:** 70,748 sf  
**Total Disturbed Area:** 28,361 sf  
**Gross Floor Area:** 85,083 sf

In addition to the committee members and Planning Staff, in attendance were:

- Rick Richardson, Richardson Engineering: 410560-1502 & [rick@richardsonengineering.net](mailto:rick@richardsonengineering.net)
- Frank Harvey, FM Harvey Construction: 410-584-9030 & [Harvey@mfarvey.com](mailto:Harvey@mfarvey.com)

### **Project Summary:**

The existing property is developed with a three story building that was most recently an elderly care facility, and parking lot located at the rear of the site.

The proposal is to raze the existing building and construct a two story elderly care (Alzheimer) facility. The new building will have an interior court and the building will be placed at the rear with 25 feet setback. There proposed development is required to have 19 spaces for 63 beds. The proposed plan will provide 25 parking spaces on site.

### **Comments & Issues:**

- **Zoning:** The Committee requested the applicant to schedule a meeting with Acting Zoning Administrator, Jeff Veal, to clarify whether this proposed use can continue with no ordinance required, or legislation shall be introduced. They also have to clear the parking requirements, because of the split zoning issue. It has also to fulfill all zoning bulk regulations.
- **Water run off:** It is the committee's understanding that the site has water run off problems and the applicant is working to correct this problem.
- **Screening:** The applicant stated that the site will be screened with 6 feet high steel picket fence surrounding the perimeter.
- **Building Elevations:** The building elevations must be reviewed by staff architects and the initial recommendation provided at this meeting was that it will have brick facades. They must send copy of the building elevation for staff review.
- **Forest conservation:** Applicants are advised to add three Ginkgos and work with Gary Letteron on the remaining requirements.
- **Fire Department & HCD:** Applicants must ensure that the buildings comply with fire and building code requirements.

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- Community Concerns: Plan must address community concern raised during the previous town homes proposal. The community wants good screening at the rear and sides of the property and applicants must work closely with appropriate community groups.
- TIS: Applicants must send a letter to DOT stating the program changes.
- Handicap Ramp: Show handicap accessible ramp at the proposed and existing driveways.

**Next Steps:**

- Applicants must revise the plan with the above comments and reschedule for another site plan review
- Continue working on the parking requirements and community review.

**Note:**

- **Approvals of site plans are contingent upon the applicant fulfilling all the site plan requirements, Subdivision Rules and Regulations, Zoning Code requirements, Forest Conservation requirements, Traffic Impact Study requirements, Community Reviews /inputs and addressing all comments provided by the Site Plan Review Committee during and after the plan review process.**
- **All approved final site plans must be stamped**

Minutes will be e-mailed to: Rick Richardson, [rick@richardsonengineering.net](mailto:rick@richardsonengineering.net)

## **3500 Boston Street/ Redeveloping the old Broom Factory Building for Drive thru Pharmacy**

Plans Date: November 14, 2008,

**Zoning:** B-2-2

**Urban Renewal:** None

**Environmental:** None

**Total Site Area:** 106,000 sf

**Total Disturbed Area:** 13,000 sf

**Gross Floor Area:** 63, 578 sf

In addition to the committee members and Planning Staff, in attendance were:

- Bob Rosenfelt, CMR: 410-653-3838 & [brosenfelt@cmrengineers.com](mailto:brosenfelt@cmrengineers.com)
- Carla Ryon, CMR: 410-653-3838 & [crayon@cmrengineers.com](mailto:crayon@cmrengineers.com)
- Michael Burton
- Joe Wolman

### **Project Summary:**

The site is a former Broom Factory which has been converted into an office building and retail businesses.

The proposal is to convert a portion of the building into a pharmacy, which will include a drive thru in the rear (north side) of the building access by a one way 17 feet drive from Conkling to Baylis. Small portion of the building in the rear will be razed for a loading dock. Northern portion of the site is reserved for future development. The existing parking at the front of the building parallel to Boston Street will be re-arranged and will provided 38 parking spaces.

### **Comments & Issues:**

- **FSD:** Applicants have stated that Forest Stand Delineation is accepted by Gary Letteron.
- **Planning Commission:** Drive thru pharmacy requires conditional use ordinance and applicants have stated that the bill is introduced. They also will work with Department of Planning for the Planning Commission approval.
- **Signage:** Signage must be reviewed by staff architects. Efforts must be made to match with Brewer's Hill development signage and lighting system.
- **Parking:** The parking for this proposed use are provided at the front of the proposed pharmacy and retail store and applicants have stated as future occupants come, the need for parking will be revised.
- **Forest conservation:** There is no Forest conservation requirement, but applicant will provide appropriate streetscape surrounding the building and some landscape is proposed along Boston Street at this time.
- **Fire Department & HCD:** Applicants must ensure that the buildings comply with fire and building code requirements. Applicants have stated that the building is fully sprinkler.
- **BMZA:** Applicant must comply with all the zoning requirements.

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- Driveway: The proposed driveway must comply with the Baltimore city requirements, MD SHA's design standards. A separate curb cut from DPW is required.
- Community Review: Applicant must have a community review and support letter for the proposed adaptive reuse of the building. At the meeting they have stated that they have a letter of support from Canton Community Association (CCA).

**Next Steps:**

- Applicants must revise the plan with the above comments and submit two complete sets for final approval and stamp.
- Continue working with planning staff on the Planning Commission approval.

**Note:**

- **Approvals of site plans are contingent upon the applicant fulfilling all the site plan requirements, Subdivision Rules and Regulations, Zoning Code requirements, Forest Conservation requirements, Traffic Impact Study requirements, Community Reviews /inputs and addressing all comments provided by the Site Plan Review Committee during and after the plan review process.**
- **All approved final site plans must be stamped**

Minutes will be e-mailed to: Bob Rosenfelt, [brosenfelt@cmengineers.com](mailto:brosenfelt@cmengineers.com)