



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman



Thomas J. Stosur
Director

STAFF REPORT

March 21, 2013

REQUEST:

- Minor Amendment and Final Design Approval/ Silo Point PUD: Townhomes
- Major Subdivision: 1700 Beason Street

RECOMMENDATION:

- Minor Amendment and Final Design Approval: Approval
- Major Subdivision: Approval

STAFF: Eric Tiso

PETITIONER(S): LP Towns, LLC

OWNER: Silo Point II, LLC

SITE/GENERAL AREA

Site: The Silo Point Planned Unit Development (PUD #122) site is approximately 14.866 acres in size and was originally comprised of two properties, 1800 East Fort Avenue and 1700 Beason Street. The site was previously owned by Archer Daniels Midland (ADM) and operated as a grain terminal, but has since been redeveloped for residential use. The McHenry Point townhouses have been built along Fort Avenue in "Area A" of the original PUD site. The site is on the eastern edge of the Locust Point residential area between existing rowhouses and the CSX tracks. Immediately north of the tracks is the North Locust Point Marine Terminal.

General Area: Locust Point is the waterfront peninsula community bounded by Webster Street on the west to Fort McHenry on the east. The harbor borders the entire peninsula. The land uses consist of attached residential buildings (R-8) surrounded by railroad tracks and large industrial areas along the water.

HISTORY

- Ordinance #04-697, approved by the Mayor and City Council on June 23, 2004. This legislation established the Silo Point Planned Unit Development.
- Ordinance #04-708, approved by the Mayor and City Council on June 23, 2004. This legislation rezoned the property known as 1800 East Fort Avenue from M-3 to R-8 and the property known as 1700 Beason Street from M-2-2 to R-8.
- On June 10, 2004, the Planning Commission adopted the Locust Point Master Plan.

- On July 8, 2004, the Planning Commission approved, the Final Subdivision and Development Plan for the Silo Point PUD project. This subdivision created 121 fee-simple lots for the townhouse portion of the project. On September 9, 2004, the Planning Commission approved a Final Design Approval for the townhouse portion of the Silo Point PUD (McHenry Pointe).
- On October 20, 2005, the Planning Commission approved minor amendment and final design approval for the Grain Elevator and the Silo Buildings.
- On April 21, 2011 the Planning Commission approved the Final Design Approval for Outdoor Table Service at 1700 East Beason Street.
- On August 4, 2011, the Planning Commission approved the Final Design Approval for signage at 1700 East Beason Street.

CONFORMITY TO PLANS

This request conforms to Baltimore City’s Comprehensive Master Plan, specifically LIVE Goal 1: Build Human and Social Capital by Strengthening Neighborhoods, Objective 5: Increase the City’s Population by 10,000 Households in 6 Years.

ANALYSIS

Existing Development Plan: This proposal affects Area “B” of the Planned Unit Development (PUD), specifically where buildings #3 and #4 were to be built. Building #3 is on the northwest side of the silo building, and includes the existing office building and provided for additions to the east and south, up to four stories in height, for a combined 60,000 sqft of development potential. Building #4 is on the southeast side of the silo building, and was to have 80’ and 150’ towers linked with an elevator core and a 40’ base building for a total of nearly 325,000 sqft of development potential. Uses for these buildings included housing for the elderly, office, residential and light industrial in Building #3, and retail, office, light industrial, and residential in Building #4. Along with this change is a major subdivision to provide for the creation of 53 lots for homes, five Homeowners’ Association (HOA) lots, five private right-of-way lots and alleys, plus a dedication of 0.057± acres (2,476 sqft) of land for the connection of Andre and Cuba Streets.

Minor Amendment and Final Design Approval: Since the 2004 approval of the development plan, and the development of Buildings #1 and #2, the market has significantly changed for this area of the City. The developer is now requesting an amendment of the development plan to allow for the construction of 25 townhomes in place of Building #3 and 28 townhomes in place of Building #4. The existing office building #3 will be demolished.

The southeast group of townhomes will be accessed from Clement Street, opposite of the existing McHenry Pointe townhomes, on extensions of Benjamin and Steuart Streets and by public alleys to serve the garages. The northwest group of townhomes will be accessed from Andre Street as it turns into Cuba Street and the terminus of Beason Street. Both of these groups of townhomes will be linked through the Silo Point site by a portion of the greenway trail, which will connect to other portions of the trail off-site, providing a greater pedestrian connection from Locust Point to Fort McHenry.

Staff Review: As part of the review of this proposal, staff considered the following:

- **PUD Compliance:** Of the 500 dwelling units that were approved for this PUD, 208 were approved for the Silo building, and 121 were approved for the McHenry Pointe townhomes. With the 53 townhomes now proposed, a total of 387 dwelling units are accounted for, leaving 113 units of potential development. Each of the proposed homes will be served by two parking spaces.
- **Elevations:** The elevations for these homes was reviewed and approved by the Urban Design and Architectural Review Panel (UDARP) on February 21, 2013. The proposed townhomes will be three stories in height, with brick and precast stone bases, and bay windows which will be topped with metal railings. Elevated decks will extend from the second floor level in the rear, supported by brick faced piers, each over two-car garages. The majority of the rear elevations will be clad in fiber cement siding, while some of the units will have the brick on the rear as well.
- **Site Plan:** This project was approved by the Site Plan Review Committee (SPRC) on March 6, 2013.
- **Landscaping:** The landscaping plan was reviewed both as part of the SPRC review process as well as for the Chesapeake Bay Critical Area Program, and was found to comply with those requirements. Additionally, the portions of the site along the greenway trail were reviewed and approved as part of the UDARP process.
- **Subdivision Regulations:** The project complies with Baltimore City's Subdivision Regulations. Final Plans have been submitted that address agency comments.

Community Input: The following community organizations have been notified of this action: The Locust Point Civic Association, the Fort McHenry Business Association and the Gwynns Falls Trail Council.

Thomas J. Stosur
Director