

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #16-0738 / CONDITIONAL USE HOME FOR HOMELESS WOMEN AND HOME FOR HOMELESS WOMEN AND CHILDREN – 1200 NORTH FREMONT AVENUE

CITY of
BALTIMORE
MEMO



DATE:

TO

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

September 16, 2016

At its regular meeting of September 15, 2016, the Planning Commission considered City Council Bill #16-0738, for the purpose of permitting the establishment, maintenance, and operation of a home for homeless women, a seasonal home for homeless women and children, and in the event of an emergency situation, a home for homeless women and children, on the property known as 1200 North Fremont Avenue, as outlined in red on the accompanying plat.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #16-0738 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 #16-0738 be 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: Ms. Kaliope Parthemos, Chief of Staff
- Mr. Colin Tarbert, Deputy Mayor for Economic and Neighborhood Development
- Mr. Leon Pinkett, Assistant Deputy Mayor for Economic and Neighborhood Development
- Ms. Angela Gibson, Mayor's Office
- The Honorable Rochelle "Rikki" Spector, 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
- Ms. Melissa Krafchik, PABC
- Dr. Leana S. Wen, Health Dept.
- Mr. Chris Rafferty, Mayor's Office of Human Services



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

September 15, 2016

REQUEST: City Council Bill #16-0738/ Zoning – Conditional Use Home for Homeless Women and Home for Homeless Women and Children – 1200 North Fremont Avenue

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a home for homeless women and for the establishment, maintenance, and operation of a seasonal home for homeless women and children, and, in the event of an emergency situation, a home for homeless women and children on the property known as 1200 North Fremont Avenue, as outlined in red on the accompanying plat.

RECOMMENDATION: Approval

STAFF: Martin French

PETITIONER: The Administration (Mayor's Office of Human Services)

OWNER: Mayor and City Council of Baltimore

SITE/ GENERAL AREA

Site Conditions: 1200 North Fremont Avenue is located on the west side of the street, and is bounded on its other three sides by Winchester Street (which is directly above the PBW Railroad Tunnel), Carey Street, and Laurens Street. This R-8 residentially zoned property contains approximately 3.609 acres, and is currently improved with a one- and two-story school building that was previously William Pinderhughes Elementary School from 1973 to 2013, and then from 2014 to 2015 was the temporary location of Sarah's Hope, a shelter for women and children operated by St. Vincent de Paul Society that receives funding from the City of Baltimore. The western half of this site is an open playground. The site was declared surplus by the Board of School Commissioners in 2015.

General Area: This property is located on the eastern boundary of the Sandtown-Winchester Urban Renewal Area, and across Fremont Avenue to its east is the Upton neighborhood. The immediate area is residential in nature, with the housing stock represented by a mix of apartment buildings and townhomes. The Avenue Market and the Upton heavy rail transit station are immediately east of this site, where they front on Pennsylvania Avenue. These mass transit connections make this property well-located for temporary residential use by those without personal transportation options.

HISTORY

The Sandtown-Winchester Urban Renewal Plan was originally approved by Ordinance 701 dated April 17, 1978, and was last amended by Ordinance 232 dated March 8, 1993.

CONFORMITY TO PLANS

This project supports the Comprehensive Plan's LIVE Goal 1: Build Human and Social Capital by Strengthening Neighborhoods, Objective 1: Expand Housing Choices for all Residents, item no. 7: Eliminate homelessness City-wide. This would also respond to the Sandtown-Winchester Urban Renewal Plan's objective, to provide housing resources for low income families.

ANALYSIS

This bill would make permanent the temporary authorization made in 2014-2015 for use of the property to house homeless women, and add a seasonal (cold-weather) shelter component for women with children, a sub-group of homeless persons for whom there is a serious shortage of accommodations within Baltimore City. Prior use of the premises as a school was discontinued primarily due to population loss in the surrounding area, which had reduced the numbers of enrollees below State standards for classroom utilization. Re-use of the existing structure as a permanent home for homeless women and as a seasonal shelter for homeless women and children would not result in any displacement of other municipal services from this site, and the fact that half the property is an open playground makes it particularly suitable for use by women with minor children.

The bill would limit the number of homeless women accommodated on site to 60 each day, and would limit the number of homeless women and children to 50 persons accommodated between November 1 and April 30 of each year. The premises would also be authorized to serve as a homeless shelter for no more than 30 additional persons, including children, in the event of an emergency situation. The bill also requires operation of the home to comply with all Federal, State, and local licensing and certification requirements. These conditions of approval help to ensure that maintenance and operation of this facility will be an asset to the community of which it would be a part.

Conditional Use: Staff has reviewed this proposal, and finds that it meets the required findings of §14-204 in the Zoning Code, in that:

- (1) the establishment, location, construction, maintenance, and operation of the conditional use will not be detrimental to or endanger the public health, security, general welfare, or morals;
- (2) the use is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
- (3) the authorization is not otherwise in any way contrary to the public interest; and
- (4) the authorization is in harmony with the purpose and intent of this article.

Likewise, staff finds that among the several required considerations under §14-205 in the Zoning Code, that:

- The proposed site is sufficient in its size, shape, and capacity for the proposed use;

- The proposed use will not create a negative impact to existing traffic patterns and volumes, and that there is sufficient parking available on the site (at least 20 parking spaces);
- It is unlikely that the proposed use will impair the present and future development of this property or the surrounding area;
- That there will not be any undue impacts resulting from its proximity to any dwellings, churches, schools, public structures, and other places of public gathering;
- That the site is adequately served by police and fire protection;
- That there is accessibility of light and air to the premises and to the properties in the vicinity, as there are no proposed changes to the current property configuration.

Community Notification: The Fulton Community Association and the Upton Planning Committee have been notified of this action.



Thomas J. Stosur
Director