

FROM	NAME & TITLE	David E. Scott, Director
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building
	SUBJECT	CITY COUNCIL BILL 08-0110

CITY of
BALTIMORE
MEMO



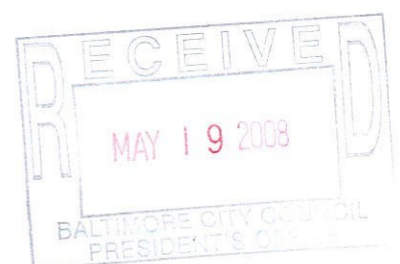
DATE: May 15, 2008

TO The Honorable President and Members
of the Baltimore City Council
c/o Karen Randle
Room 400 - City Hall

I am herein reporting on City Council Bill 08-0110 introduced by Council Member Cole on behalf of RWN Development Group, LLC.

The purpose of the Bill is to approve the application of RWN Development Group, LLC, its affiliates and assigns, who are either the developer, contract purchaser, potential owner, or owner of certain properties known as 211 East Pleasant Street (a/k/a 320 Guilford Avenue), 310-318 Guilford Avenue, 222 East Saratoga Street, 407 East Saratoga Street, 231-233 Holliday Street, 235-239 Holliday Street, and 154, 158, 160, 162, and 164 North Gay Street (collectively referred to as "the Property"), to have the Property designated a Business Planned Unit Development; and to approve the Development Plan submitted by the applicant.

The applicant (RWN Development Group, LLC) is requesting the creation of a Business Planned Unit Development (PUD) to be known as the Guilford/Holliday Towers, for two areas located to the west and east of Guilford Avenue and within the Central Business District Urban Renewal Plan: on the west side, an area that includes 3 parcels bounded by East Saratoga Street, Davis Street, East Pleasant Street, and Guilford Avenue; and on the east side, an area that includes 8 parcels located at the northerly end of the area bounded by East Saratoga, North Gay Street, East Lexington Street, and Holliday Street. Taken together, these parcels consist of approximately 4.232 acres of land. The general intention of the applicant is to develop a mixed use PUD having retail uses at street level with office, residential, or hotel uses above. Structured parking is planned to provide for adequate off-street parking requirements. Ingress and egress to these parking structures would be from Davis Street and Guilford Avenue for the west side parcels, at roughly mid-block, and from East Saratoga Street for the east side parcels, again at roughly mid-block. The Development Plan sheet indicates ongoing discussion with the City to consider the resumption of two-way vehicular traffic on Holliday Street, between East Saratoga and East Lexington Streets, and on East Saratoga Street, possibly between north Gay Street and Guilford Avenue. A single east-bound traffic lane was recently opened on Saratoga Street, between St. Paul Place and Guilford Avenue. As noted on the Development Plan sheet, the light at the intersection of Gay and Saratoga Streets would require reconfiguration if two-way traffic were restored on Saratoga Street. A Traffic Impact Study for this proposed development was approved by the Board of Estimates on May 7, 2008.



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In discussions with the Downtown Partnership, Baltimore Heritage, and the Department of Planning, the applicant has indicated (in the proposed Development Plan sheet) the retention of the original 1894 portion of the building known as 320 Guilford Avenue, a Central Business District Urban Renewal Plan notable structure. The 1912 addition of the building would not need to be retained under this plan. In addition, the façade portions of the buildings known as 231-233 and 235-239 Holliday Street would also be retained.

There are three existing General Advertising signs within the proposed PUD area: one on the east façade of the 320 Guilford Avenue building that measures approximately 20 feet by 40 feet; one on 154 North Gay Street that measures approximately 12 feet by 25 feet; and one on 158 North Gay Street that measures approximately 12 feet by 25 feet. According to the Plan, these billboards could be relocated within the PUD site, subject to final design approval.

This Department understands that the Development Plan is in the early stages of definition and may require amendments to the PUD (both major and minor) in the future, based on adjustment in uses, building density, and traffic study results. Based on these findings, the Department of Public Works has no objection to the passage of City Council Bill 08-0110.



DAVID E. SCOTT
DIRECTOR

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