

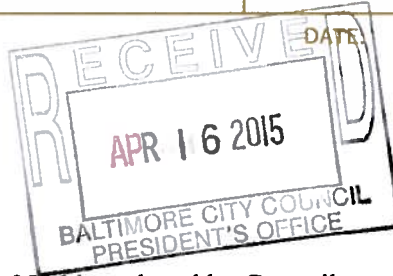
<b>FROM</b>	NAME & TITLE	Rudolph S. Chow, P.E., Director
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building
	SUBJECT	<b>CITY COUNCIL BILL 15-0506</b>

CITY of  
**BALTIMORE**  
**MEMO**



**TO**

The Honorable President and Members  
of the Baltimore City Council  
c/o Natawna Austin  
Room 400 – City Hall



April 15, 2015

I am herein reporting on City Council Bill 15-0506 introduced by Councilman Kraft at the request of TRP-MCB 5601 Eastern, LLC.

The purpose of this bill is to approve the application of TRP-MCB 5601 Eastern, LLC, owner of certain property located at 5601 Eastern Avenue, to have that property designated a Business Planned Unit Development; and approve the Development Plan submitted by the applicant.

The applicant is requesting authorization to establish a Business Planned Unit Development (PUD) for the property known as 5601 Eastern Avenue, consisting of approximately 20 acres. This area is bounded by Eastern Avenue on the north, Bonsal Street to the east, Umbra Street to the west and I-95 to the south. It is situated adjacent to the Greektown and Bayview neighborhoods and across Eastern Avenue from Johns Hopkins Bayview Hospital. This is a former industrial site that was used by Pemco Corporation for heavy manufacturing of glass and porcelain from 1911 to 2007. The chemicals used in the manufacturing process resulted in soil and water contamination and the owner is now working with the Maryland Department of the Environment to implement proper mitigation.

The proposed development plan calls for the creation of a new mixed use development that would include retail, office, residential, and hotel land uses. Accompanying legislation, City Council Bill 15-0505, would rezone the site from M-3 to B-2-3. Any uses that are permitted or conditional in the B-1, B-2, or R zoning districts, and that are not expressly permitted or prohibited by the legislation, are to be conditional within the PUD, subject to approval by the Board of Municipal and Zoning Appeals.

The PUD allows for both a low-density and high-density option to allow for maximum flexibility as development moves forward. The site is currently one parcel but it is expected that there will be future subdivisions. Off-street parking is to be provided in accordance with the Zoning Code for the underlying district.

Based on these findings, the Department of Public Works has no objection to the passage of City Council Bill 15-0506.

Sincerely,

*No Obj.*

*Rudolph S. Chow*  
Rudolph S. Chow, P.E.  
Director

*No Obj.*

RSC/KTO:ela