

FROM	NAME & TITLE	Rudolph S. Chow, P.E., Director
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building
	SUBJECT	CITY COUNCIL BILL 16-0757

CITY of
BALTIMORE
MEMO



DATE: October 12, 2016

TO

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

I am herein reporting on City Council Bill 16-0757 introduced by Councilman Curran at the request of Northwood SC, LLC.

The purpose of this Bill is to repeal Ordinance 77-501, as amended by Ordinances 91-676 and 99-383, which designated certain properties as a Business Planned Unit Development known as Loch Raven Boulevard and Argonne Drive; and provide for a special effective date.

Ordinance 77-501 established the Business Planned Unit Development (PUD) for Loch Raven Boulevard and Argonne Drive at the request of the applicant, Northwood Company. This PUD was subsequently amended by Ordinances 91-676, 96-1, and 99-383 to allow for new uses of drive-through pick-up windows. The PUD area consists of approximately 10.82 acres and is located on the northeast intersection of Loch Raven Boulevard and Argonne Drive in the Hillen Neighborhood.

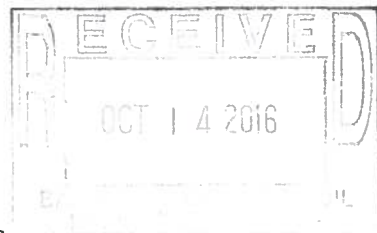
The original applicant, Northwood Company, proposes to redevelop the property into a mixed-use project with retail, commercial, and some residential units above the commercial uses. This town center project will also include some facilities for Morgan State University, which is located nearby, including a campus bookstore and possibly a Public Safety Office. To facilitate this redevelopment, City Council Bill 16-0757, if approved, would repeal the existing Planned Unit Development, approve a new Business Planned Unit Development, and approve a new Development Plan.

The proposed PUD is divided into four development areas, each with different buildings and uses. The sheets in the Development Plan show the development areas as well as the locations that may be used for outdoor seating and table service.

Surrounding neighborhood associations have been involved in the planning process for the project. The developer has entered into a Memorandum of Understanding (MOU) with four neighboring associations – the Hillen Road Improvement Association, the New Northwood Community Association, the Original Northwood Association, and the Stonewood-Pentwood-Winston Neighborhood Association. The MOU sets conditions for retail uses, hours of operation, parking and traffic flow, and other areas.

Based on these findings, the Department of Public Works has no objection to City Council Bill 16-0757.

Respectfully,



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Rudolph S. Chow, P.E.
Director

RSC/KTO:ela

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