

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 18-0270

CITY of
BALTIMORE
MEMO



DATE: August 8, 2018

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 18-0270 introduced by Councilmember Cohen and Council President Young at the request of TRP-MCB 5601 Eastern, LLC.

The purpose of this Bill is to repeal the existing Development Plan for the 5601 Eastern Avenue Planned Unit Development and approve a new Development Plan for the 5601 Eastern Avenue Planned Unit Development.

Ordinance 15-380 established the Business Planned Unit Development (PUD) for 5601 Eastern Avenue. The boundaries of this PUD are Eastern Avenue to the north, Bonsal Street to the east, I-95 to the south, and Umbra Street to the west. The PUD, which consists of approximately 20 acres, is located in the Pulaski Industrial Area of southeast Baltimore, adjacent to the neighborhoods of Bayview and Greektown. Heavy manufacturing occurred at the site for many years when the Pemco Corporation, and other corporations, manufactured glass and porcelain. The current owner is working with the Maryland Department of the Environment on mitigation.

The City's new zoning code, which went into effect on June 5, 2017, included new rules for PUDs that require repeal and replacement of PUDs for any major changes. The developer for this site is seeking major changes in the new proposed PUD, including: expanding the boundaries, removing a high-density development plan, modifying the development plan concept, and making changes to the use structure. The new development plan proposes to create a mixed-use commercial and residential development which would be built in phases with both high-density and low-density options.

City Council Bill 18-0270, if approved, would replace the existing Planned Unit with a new one that reflects changes previously approved in the Development Plan and final plan approvals from the Planning Commission, and would revise certain text provisions. Companion legislation, City Council Bill 18-0269, seeks to rezone the property from the I-2 Zoning District to the C-3 Zoning District.

The Department of Public Works' Plans Review Section will need to review and approve all Stormwater Management plans and Erosion and Sediment Control (ESD) plans for the development. The ESD plans for the portion of the project known as Yard 56 were approved in July 2018.

The Planning Commission considered City Council Bill 18-0270 at its August 2, 2018 meeting and recommended several amendments which are explained in the Planning Commission Staff Report. It is the understanding of this Department that the neighboring community associations were notified of this legislation.

Based on these considerations, the Department of Public Works has no objection to the passage of City Council Bill 18-0241 as proposed to be amended by the Planning Commission.

Sincerely,

A handwritten signature in blue ink that reads "S. Dale Thompson for R. Chow". The signature is written in a cursive style.

Rudolph S. Chow, P.E.
Director

RSC/KTO