

FROM	NAME & TITLE	Rudolph S. Chow, P.E., Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 16-0633		

DATE: April 11, 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 16-0633 introduced by Councilmember Kraft at the request of COPT CCW, LLC.

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

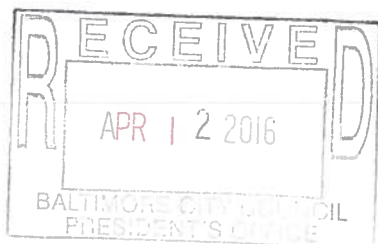
Ordinance 01-192 established the Industrial Planned Unit Development (PUD) for Canton Crossing in April 2001. The boundaries of this PUD were: Boston Street to the north, Danville Avenue to the south, South Haven Street to the east, and the Patapsco River to the west, including certain riparian rights. Ordinance 11-570, the fifth major amendment to the PUD, removed the properties east of Baylis Street from the PUD. Those properties were later incorporated into the District at Canton Crossing PUD #154. Under its current boundaries, the Canton Crossing PUD consists of approximately 34.80 acres.

City Council Bill 16-0633, if approved, would repeal the existing development plan for the Canton Crossing PUD and would replace it with a new development plan. Since there have been many changes to the market demands in the fifteen years since the PUD was established, it is not unreasonable for a replacement of the Development Plan to be considered. The proposed new development plan breaks down the maximum development per parcel by category of use. It increases the maximum square footage for office, retail/restaurant, and residential but decreases the maximum for hotels.

It is this Department's understanding that the neighboring community associations were notified of this legislation. The Planning Commission gave the legislation a favorable vote and the Planning Department recommended several amendments.

The Department of Public Works' Plans Review Section is in the process of reviewing the stormwater management plans for the Canton Crossing Apartments project at 1501 South Highland Avenue. These plans, which are currently at concept level review, include a greenroof and a filter with underground storage. These stormwater management facilities will need to receive final site development plan approval before moving forward with construction. Based on these findings, the Department of Public Works has no objection to the passage of City Council Bill 16-0633.

Sincerely,



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

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