


<b>FROM</b>	<b>NAME &amp; TITLE</b>	Rudolph S. Chow, P.E., Director	<b>CITY of</b> <b>BALTIMORE</b> <b>MEMO</b>	
	<b>AGENCY NAME &amp; ADDRESS</b>	Department of Public Works 600 Abel Wolman Municipal Building		
	<b>SUBJECT</b>	<b>CITY COUNCIL BILL 17-0143</b>		

**DATE:** December 1, 2017

**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 17-0143 introduced by the Council President and Councilman Stokes at the request of Miller’s Square LLC, and 211 W. 28<sup>th</sup> Street, LLC.

The purpose of this Bill is to repeal Ordinance 14-314, which designated certain properties as a Business Planned Unit Development known as Remington Row; and to provide for a special effective date.

The Remington Row PUD is located in the Remington neighborhood and is situated on three blocks of Remington Avenue between W. 27<sup>th</sup> Street and W. 29<sup>th</sup> Street. It contains a variety of uses, including a 108-unit apartment building, offices, parking, retail, and restaurants. The surrounding zoning is commercial, residential, and light industry.

On December 10, 2014, Ordinance 14-314 established the Planned Unit Development (PUD) for Remington Row to support the development of a mixed-use complex including residential, offices, and commercial. These proposed uses were permitted under the zoning that existed at the time – R-9 and B-3-2; however, the developer sought the ability to aggregate density from the combined parcels which was not possible without a PUD.

The development moved forward, utilizing the density allowed by the PUD. Construction of a new mixed-use building and multi-family building was completed, along with the renovation of an existing structure to create the building now known as R-House. Transform Baltimore became effective on June 5, 2017, rezoning the properties to C-2 and I-MU, which are suitable zoning categories for the properties’ uses.

Now that the implementation of the project plan is mostly complete and the new zoning code is in effect, the PUD is no longer necessary. City Council Bill 17-0143, if approved, would repeal the Business Planned Unit Development for Remington Row, which would not impact the underlying zoning. It is our understanding that the surrounding community have been notified and that a public meeting was held. Based on these findings, the Department of Public Works has no objection to the passage of City Council Bill 17-0143.

Sincerely,

  
Rudolph S. Chow, P.E.  
Director

RSC/KTO