


FROM	NAME & TITLE	David E. Scott, P.E., Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 09-0372		

TO DATE: August 11, 2009

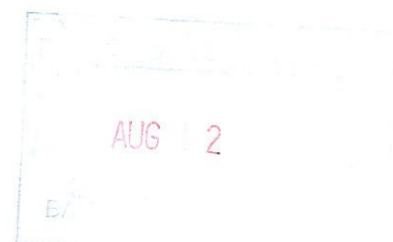
The Honorable President and Members
of the Baltimore City Council
c/o Karen Randle
Room 400 - City Hall

I am herein reporting on City Council Bill 09-0372 introduced by Council Member Conaway on behalf of Seawall Union Ave, LLC.

The purpose of the Bill is to approve the application of Seawall Union Ave, LLC, contract purchaser of certain property located at 1500 Union Avenue, to have that property designated an Industrial Planned Unit Development; and to approve the Development Plan submitted by the applicant.

The property known as 1500 Union Avenue is currently owned by Kramer Hobbies Long Island, Inc. The property is located at the northwest corner of Union and Buena Vista Avenues and is approximately 3.685 acres in size. The parcel is improved with an industrial building that was built in 1866 and later expanded in 1872. The building was last utilized by Life-Like Products, a manufacturer of model train parts and accessories. The building is Special Listed by the Commission for Historic and Architectural Preservation and is recommended for Baltimore City Landmark Designation. The applicant, Seawall Union Ave, LLC, is the contract purchaser for 1500 Union Avenue. City Council Bill 09-0372, if approved, would establish an Industrial Planned Unit Development (PUD) for this property.

The applicant is proposing to redevelop 1500 Union Avenue as a mixed use development with office, residential, and retail uses. The applicant plans to renovate the 3-story portion of the existing structure which fronts Union Avenue into 54 one- and two-bedroom apartments marketed to new teachers. Approximately 36,000 square feet of office space will be developed in the two- and one-story portion of the existing building that parallels the 3-story portion and which fronts Buena Vista Avenue. An additional 6,000 square feet would be offered for restaurant space or other retail uses. The applicants would pursue LEED Gold certification for this proposed development.



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The elevation changes within the property present some unique challenges for site development. The applicant proposes to create an ingress and egress from Union Avenue to allow direct access to the site and to surface parking. Retaining walls will be constructed along the northern portion of the site to support additional parking areas, with access to Buena Vista Avenue. The existing parking area on the southern portion of the site will be reconfigured to provide a drop-off area, some handicapped parking spaces, and bicycle racks. The elevation changes within the courtyard area will be accommodated to provide three-tiered landscaped and open areas for tenants and office workers. Evergreen trees will be planted along the north and west borders of the property. Additional landscaped areas will be created at the east and south boundaries, as well as internal planting areas near the building and within the surface parking lots. This Department will continue to work with the applicant on the stormwater management requirements for the development.

Based on these findings, the Department of Public Works supports passage of City Council Bill 09-0372.



David E. Scott, P.E.
Director

DES/MMC:pat

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