

FROM	NAME & TITLE	Steve Sharkey, Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of General Services 800 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 14-0379		

TO DATE: September 17, 2014

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 14-0379 introduced by Council Members Clarke and Stokes on behalf of Miller’s Square, LLC, Miller’s Square Retail, LLC, and 211 W. 28th Street, LLC.

The purpose of the Bill is to approve the application of Miller’s Square, LLC, Miller’s Square Retail, LLC, and 211 W. 28th Street, LLC (collectively, “the Applicant”), their affiliates and assigns, who are either the developer, contract purchaser, potential owner and/or owner of the area consisting of the properties listed on Exhibit 1 attached hereto and made part of this Ordinance, together with adjoining roads, highways, alleys, rights-of-way, and other similar property (collectively, “the Properties”), to have the Properties designated a Business Planned Unit Development; approve the Development Plan submitted by the Applicant; and provide for a special effective date.

The Applicant is requesting approval for a Business Planned Unit Development (PUD) and development plan to be known as Remington Row. The PUD is approximately 4.25 acres and is generally bounded by West 27th Street, Fox Street, West 29th Street, Remington Avenue, West 28th Street and Cresmont Avenue. The PUD properties are located on both sides of the bisecting and intersecting streets of Remington Avenue and West 28th Street. This configuration provides three distinct development areas: Area A bounded by West 27th Street, Fox Street, West 28th Street and Remington Avenue; Area B bounded by Fox Street, West 29th Street, Remington Avenue, and the rear of the properties known as 300 to 310 West 28th Street and the westerly property boundary of the property known as 2808 Remington Avenue; and Area C bounded by West 28th Street, Cresmont Avenue, and Remington Avenue.

The Applicant proposes to create a mixed-use development in phases, which would include a new 5-story residential, office and retail structure, reuse of existing buildings for commercial and retail uses, as well as dedicated open space, areas for outdoor seating and additional landscaping. The first phase of the project would occur in Area A which requires demolition of existing structures and the closure of two 10-foot alleys for incorporation into the new development

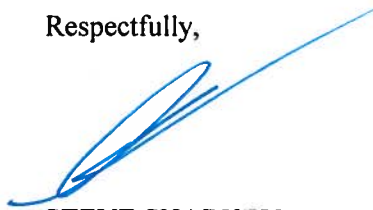
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footprint. The first alley is located perpendicular to and between Remington Avenue and Fox Street and to the rear of property known as 301-311 West 28th Street. The second alley is located perpendicular to the first alley and to the rear of the properties known as 2727 to 2733 Fox Street. These alley closures will require a separate ordinance to close them to public use.

Based on these findings, the Department of General Services has no objection to the passage of City Council Bill 14-0379.

Respectfully,



STEVE SHARKEY
DIRECTOR

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