


FROM	NAME & TITLE	Alfred H. Foxx, Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 13-0271		

TO

DATE: December 2, 2013

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 13-0271 introduced by Council Members Branch, Stokes and the Council President on behalf of East Baltimore Development, Inc.

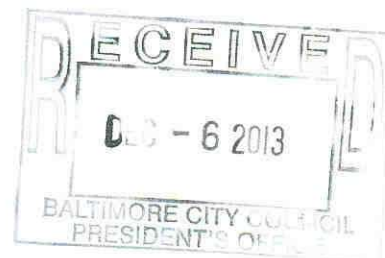
The purpose of the Bill is to repeal Ordinance 11-418 (Amendment 1 of the New East Baltimore Community Planned Unit Development) and approve certain amendments to the Development Plan of the New East Baltimore Community Planned Unit Development.

Ordinance 05-160 established the New East Baltimore Community Planned Unit Development (PUD) and approved the Development Plan. The area is approximately 34 acres in size and is bounded by East Chase Street, East Madison Street, Washington Street and Broadway. The PUD is located within the biotechnological and residential redevelopment project for portions of East Baltimore near Johns Hopkins Hospital. The PUD was last amended by Ordinance 11-418.

City Council Bill 13-0271, if approved, would do the following: expand the boundaries to include 144 properties bounded by N. Washington Street, Ashland Avenue, N. Chester Street, and E. Eager Street (listed in Exhibit 1 on pages 3-5 of the legislation) as well as adjoining roads, alleys, and rights-of-way; buildings located in Sections A and B of the PUD would be limited to a maximum height of 150 feet, except for residential and hotel uses (subject to final design approval by the Planning Commission); buildings located in Section C would be limited to a maximum height of 45 feet for row houses, 65 feet for multi-family structures, and to a FAR of 6 for buildings located in development areas 23, 24, 25, and 30; and Forest Conservation for the proposed expansion area of the PUD would require an additional 59 trees. The proposed rezoning for portions of the PUD included in companion legislation (City Council Bill 13-0270) is reflected in this legislation.

A Development Plan dated September 10, 2013 is referenced in the legislation. The Department reviewed Sheets 1 through 4 of a Development Plan provided with the legislation, but the sheets are not dated. Assuming the reviewed Development Plans are identical to the September 10, 2013 plans, the Department agrees with the notes indicating that the existing PUD received stormwater management plan concept approval, and the stormwater management plans for the proposed expanded PUD area would be prepared and reviewed on a project by project basis. Concept approval through final approval occurs at each phase of the project, from demolition to development completion.

The Development Plan sheets show the following properties as being included in the proposed PUD expansion area, but are not listed in the legislation under Exhibit 1:



F/A

Block	Lot	Address
1568	57	2020 E. Eager Street
1568	56	2022 E. Eager Street
1568	55	2024 E. Eager Street
1568	54	2026 E. Eager Street
1568	53	2028 E. Eager Street
1568	52	2030 E. Eager Street
1568	51	2032 E. Eager Street
1568	50	2034 E. Eager Street
1568	49	2036 E. Eager Street
1568	48	2038 E. Eager Street
1568	47	2040 E. Eager Street
1568	46	2042 E. Eager Street
1568	45	2044 E. Eager Street
1568	44	2046 E. Eager Street
1568	43	2048 E. Eager Street
1568	42	2050 E. Eager Street
1568	41	2052 E. Eager Street
1568	40	2054 E. Eager Street
1568	39	2056 E. Eager Street
1568	38	2058 E. Eager Street
1568	37	2060 E. Eager Street
1568	36	2062 E. Eager Street
1568	35	2064 E. Eager Street

All of these properties are owned by the Mayor and City Council of Baltimore. If these properties were inadvertently omitted, they should be amended into the legislation.

The Department of Public Works supports passage of City Council Bill 13-0271 with the above recommended amendment.

Respectfully,



ALFRED H. FOXX
DIRECTOR

AHF/MMC:ela