


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 15-0506		

TO The Honorable President and Members
of the Baltimore City Council
c/o Natawna Austin
Room 400 – City Hall

DATE: April 15, 2015

I am herein reporting on City Council Bill 15-0506 introduced by Councilman Kraft at the request of TRP-MCB 5601 Eastern, LLC.

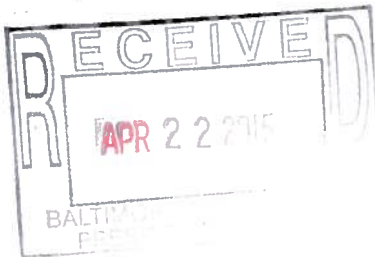
The purpose of this bill is to approve the application of TRP-MCB 5601 Eastern, LLC, owner of certain property located at 5601 Eastern Avenue, to have that property designated a Business Planned Unit Development; and approve the Development Plan submitted by the applicant.

City Council Bill 15-0506, if approved, would establish a Business Planned Unit Development (PUD) for the property known as 5601 Eastern Avenue. This area is bounded by Eastern Avenue on the north, Bonsal Street to the east, Umbra Street to the west and I-95 to the south. The 20 acre site is adjacent to the Greektown and Bayview neighborhoods and across Eastern Avenue from Johns Hopkins Bayview Hospital, which is one of the largest employers in the area.

Formerly, this site was occupied by Pemco Corporation for heavy manufacturing of glass and porcelain from 1911 to 2007. It is an improved site with several large vacant warehouse buildings. The waste from the manufacturing process was disposed of on-site and the owner is now with the Maryland Department of the Environment to implement proper mitigation.

The proposed development plan calls for the creation of a new mixed use development that would include retail, office, residential, and hotel land uses. Accompanying legislation, City Council Bill 15-0505, would rezone the site from M-3 to B-2-3. Any uses that are permitted or conditional in the B-1, B-2, or R zoning districts, and that are not expressly permitted or prohibited by the legislation, are to be conditional within the PUD, subject to approval by the Board of Municipal and Zoning Appeals.

The PUD is designed for flexibility in development. It has both a low-density and high-density option and the development area limits are broken up into four areas. It allows for a comprehensive approach to the development, accounting for the placement of multiple buildings, new streets, and pedestrian walkways. The site is currently one parcel but it is expected that there will be future subdivisions. Off-street parking is to be provided in accordance with the Zoning Code for the underlying district. There are four height zones established which help align the topography of the site, which slopes down toward the rear of the site.



No Obj

The Honorable President and Members
of the Baltimore City Council
April 15, 2015
Page 2

Based on these findings, the Department of General Services has no objection to the passage of
City Council Bill 15-0506.

Respectfully,

A handwritten signature in black ink, appearing to read 'S. Sharkey', with a long horizontal line extending to the right.

STEVE SHARKEY
DIRECTOR

SS/KTO:ela