


FROM	NAME & TITLE	Rudolph S. Chow, P.E., Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 16-0676		

DATE: June 20, 2016

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 16-0676 introduced by Councilman Reisinger at the request of Washington-Monroe, LLC.

The purpose of this Bill is to approve certain amendments to the Development Plan of the Montgomery Park Business Center Planned Unit Development.

Ordinance 02-300 established the Industrial Planned Unit Development at Montgomery Park and approved the Development Plan. The Planning Commission has since approved three separate Minor Amendments to the PUD in 2007, 2010, and in 2012.

This Planned Unit Development (PUD) of approximately 62 acres is located at 1900 Washington Boulevard, near the neighborhoods of Morrell Park, Washington Village, and Pigtown. It is bounded on three sides by Carroll Park and the Carroll Camden Industrial Area sits to the south, on the other side of Washington Boulevard. The PUD includes M-2-2 and B-3-2 zoning.

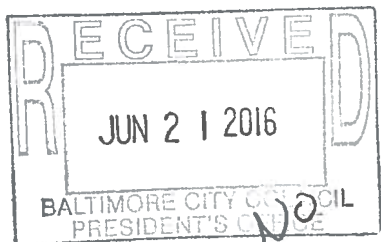
City Council Bill 16-0676, if approved, would amend the Development Plan to:

1. Increase the total number of allowed rooftop tenant identification signs from 2 to 3
2. Modify the minimum square footage occupancy requirement for tenants to have rooftop identification signs from 100,000 to 25,000 square feet

These changes would allow more flexibility in allowing tenants to have rooftop identification signs. The size limit for these signs is currently 550 square feet, which will remain the same.

It is this Department's understanding that the Southwest Partnership and the Morrell Park Community Association have been notified of this legislation. In general, public opinion toward signage has shifted to a more positive view in the fourteen years since the PUD was approved and the change does not have any foreseeable negative impact on the surrounding properties. The Planning Commission voted to support the legislation at its meeting on June 2, 2016.

Based on these findings, the Department of Public Works has no objection to the passage of City Council Bill 16-0676.



Sincerely,

Rudolph S. Chow, P.E.
Director

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