

FROM	NAME & TITLE	Theodore Atwood, Acting Director	CITY of BALTIMORE MEMO
	AGENCY NAME & ADDRESS	Department of General Services 800 Abel Wolman Municipal Building	
	SUBJECT	CITY COUNCIL BILL 10-0488	



TO

DATE: September 1, 2010

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

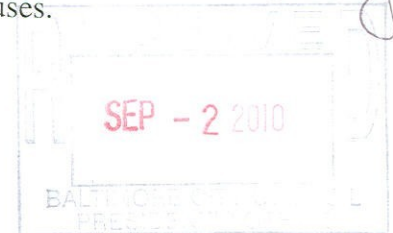
I am herein reporting on City Council Bill 10-0488 introduced by Council Member Conaway on behalf of WV Baltimore-24/Sisson LLC and WV Baltimore H 25 LLC.

The purpose of the Bill is to approve the application of WV Baltimore-24/Sisson LLC and WV Baltimore H 25 LLC (collectively, the "Applicant"), contract purchaser(s) and/or potential owner(s) of certain properties listed on Exhibit 1, attached to and made part of this Ordinance (collectively, the "Property"), to have the Property designated a Business Planned Unit Development; and to approve the Development Plan submitted by the Applicant.

The proposed Business Planned Unit Development (PUD) site is generally bounded by Huntingdon and West 25th Streets to the north, Maryland Avenue to the east, West 24th and Sisson Streets to the south, and the CSX tracks and right-of-way to the west. Howard Street bisects the site. The PUD site is comprised mostly of the Anderson General Motors/Honda Dealership and includes the properties known as 101-115 West 25th Street; 204 West Ware Street; 2438 North Howard Street; 2500 Huntingdon Avenue; 300, 330 and 400 West 24th Street; a portion of Ward 12, Section 5, Block 3626C, Lot 5 (CSX property); and a portion of Hampden Avenue and Ware Street that project into and terminate within the development site. City Council Bill 10-0488, if approved, would allow for the creation of the PUD and approval of the Development Plan for approximately 70-80 residential units and 337,568 square feet of large and small retail businesses.

The Development Plan proposes to stack two large stores on the parcel to the west of Howard Street, with a Lowe's home improvement store on the ground level, and a Walmart store above. The ground level area would include a garden center and a truck delivery area. A multi-level parking structure would accommodate parking for both stores. Additional small retail uses would be located on the upper level along Huntingdon Avenue and at the southwest corner of West 25th and North Howard Streets, including re-use of an existing car showroom building. The parcel to the east of Howard Street would include retail uses along West 25th Street and Maryland Avenue, as well as the residential apartment units. Surface and structured parking would also be provided in this area to service these uses.

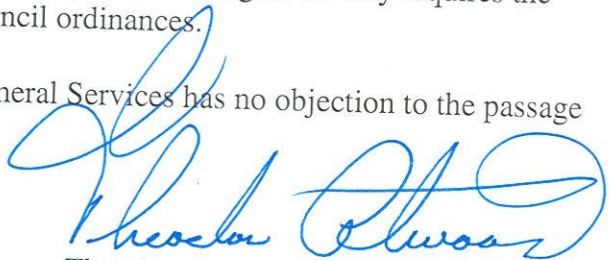
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The PUD would subdivide a portion of the CSX property for incorporation into the development site, as well as a small right-of-way to be dedicated to the City. An easement to provide access to the CSX property would be accommodated within the PUD site, as well as any necessary utility easements. In addition, the planned development site would include portions of the beds of Hampden Avenue and Ware Street that project into the site. The portion of Hampden Avenue that extends into the site off of 24th Street measures approximately 25 feet by 100 feet, where it terminates. The portion of Ware Street that extends into the site off of Howard Street measures approximately 20 feet by 180 feet, where it terminates. The Ware Street portion would be used as an entrance and drive aisle, after widening and other modifications. Closure of these portions of rights-of-way requires the introduction and approval of separate City Council ordinances.

Based on these findings, the Department of General Services has no objection to the passage of City Council Bill 10-0488.



Theodore Atwood
Acting Director

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