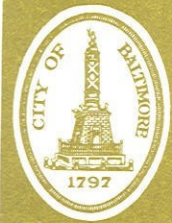


FROM	NAME & TITLE	David E. Scott, P.E., Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 08-0165		

TO

DATE: October 21, 2008

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 08-0165 introduced by Council Members Kraft and Branch on behalf of Capital Development, LLC.

The purpose of the Bill is to approve certain amendments to the Planned Unit Development for 1950 East Fayette Street, 1951 East Fayette Street, and 1921-1939 Orleans Street.

Ordinance 04-859 designated the properties known as 1950 East Fayette Street, 1951 East Fayette Street, and 1921-1939 Orleans Street as a Residential Planned Unit Development (PUD) and approved the Development Plan submitted by the applicant, Capital Development, LLC. The PUD is the former site of the Chapel housing development. It is approximately 11.4 acres in size and is bounded by East Baltimore Street, North Washington Street, Orleans Street, and North Wolfe Street. The PUD is divided into three development areas for residential (Area A), retail and residential (Area B), and office, retail and residential uses (Area C).

City Council Bill 08-0165, if approved, would amend the Development Plan to increase the allowable retail space from 60,000 square feet to 120,000 square feet. It would increase the square footage limit per retail establishment, from 12,000 to 30,000 square feet, with the further caveat that no food or grocery store could exceed 20,000 square feet in size.

The Department of Public Works supports passage of City Council Bill 08-0165 provided the Site Plan Review Committee of the Department of Planning and the Department of Transportation are satisfied with the proposed amendments to the Development Plan.


 David E. Scott, P.E.
 Director

F/Comments

DES/MMC:pat

Visit our Website @www.baltimorecity.gov

