

<b>FROM</b>	NAME & TITLE	Rudolph S. Chow, P.E., Director
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building
	SUBJECT	<b>CITY COUNCIL BILL 16-0731</b>

CITY of  
**BALTIMORE**  
**MEMO**



DATE: September 8, 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 16-0731 introduced by Councilman Costello at the request of Balti-West 300, LLC.

The purpose of this Bill is to amend the Urban Renewal Plan for Market Center to amend Exhibit 3 of the Plan to reflect the change in zoning, upon approval by separate ordinance, for the property known as 325 West Baltimore Street; waive certain content and procedural requirements; make the provisions of this Ordinance severable; provide for the application of this Ordinance in conjunction with certain other ordinances; and provide for a special effective date.

Ordinance 77-579 established the Urban Renewal Plan for Market Center and was last amended by Ordinance 14-312. The Plan covers an area that is generally bounded by Martin Luther King Jr. Boulevard to the west; Pratt Street and Lombard Street to the south; Paca Street, Hopkins Place, Liberty Street and Cathedral Street to the east; and Monument Street, Madison Street and Franklin Street to the north. The zoning is a mix of industrial, commercial, and office-residential. The University of Maryland Medical Center, the Baltimore Veterans Affairs Medical Center, the Lexington Market, and the Baltimore Arena are all located within the boundaries of the Urban Renewal Plan. It also contains public transit, including metro stations and light rail stations.

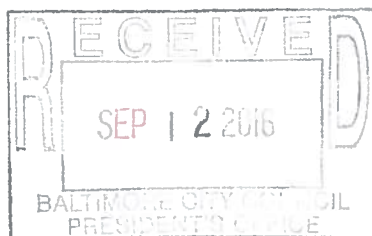
City Council Bill 16-0731, if approved, would amend Exhibit 3, “Zoning Districts,” to reflect the change in zoning for the property known as 325 West Baltimore Street from the B-4-1 Zoning District to the B-4-2 Zoning District. This is dependent on the passage of companion rezoning legislation, City Council Bill 16-0732. These changes would allow for a multi-story, mixed-use development on the property, consisting of commercial and residential uses.

The Department of Public Works’ Plans Review Section has reviewed the stormwater management plans for the development, which propose rainwater harvesting in underground cisterns. Final development approval of the plans is still necessary before the developer can proceed.

Based on these findings, the Department of Public Works has no objection to the passage of City Council Bill 16-0731.

Respectfully,

*Rudolph S. Chow*  
Rudolph S. Chow, P.E.  
Director



RSC/KTO:ela

*no obj*