


FROM	NAME & TITLE	Alfred H. Foxx, Acting Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 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

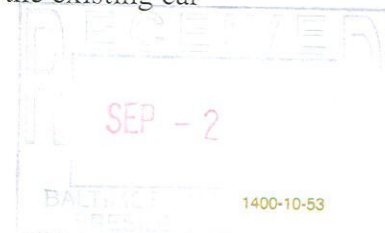
I am herein reporting on City Council Bill 10-0488 introduced by Council Member Conaway on behalf of WV Baltimore-24/Sisson LLC and WV Baltimore H 25 LLC.

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 approximately 11.518 acres in size and includes 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. The proposed PUD would be 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. Approval of this PUD legislation would result in the creation of a mixed use development with residential and retail uses. The Development Plan would include approximately 70-80 residential units and 337,568 square feet of large and small retail businesses.

The proposed PUD site and Development Plan would utilize properties that make up the Anderson General Motors/Honda Dealership. The properties include a showroom and assorted buildings, paved car lot and customer parking areas, and some light industrial uses. General Motors is closing this location and the Honda Dealership is relocating. The site has significant variations in elevation. To deal with those elevation changes, the Development Plan proposes to stack two large stores on the west parcel, at the West 24th and Sisson Streets' corner of the site. A Lowe's home improvement store is proposed for the ground level, along with a garden center and truck delivery area. A multi-level parking structure would provide parking for both the Lowe's and the proposed Walmart store that would be built above. Also at this upper level would be small retail uses located along Huntingdon Avenue and at the southwest corner of West 25th and North Howard Streets, including re-use of the existing car

F/A



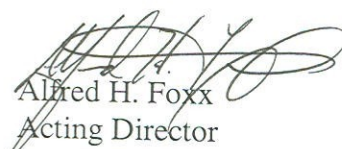
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showroom building. The east parcel would include retail uses along West 25th Street and Maryland Avenue, as well as residential apartment units. Surface and structured parking would also be constructed in this area.

The Planning Commission held a hearing on this legislation and recommended a number of amendments to the Bill. Some of the amendments clarified the nature of certain uses within the site, including conditional uses subject to approval by the Board of Municipal and Zoning Appeal. Two important amendments establish business hours of 6 a.m. to Midnight, and a 25th Street Station PUD Design Review Committee composed of representatives from certain community organizations. The Review Committee will be notified of and have 30 days in which to provide written comments and recommendations for all plans that require Planning Commission final design approval.

On May 4, 2010 the City's Stormwater Management law was amended to reflect the requirements of the Maryland Stormwater Management Act of 2007 which require use of Environmental Site Design practices to the maximum extent practicable to control and mitigate the polluting effects of runoff from developed areas. Currently, the runoff from the properties to be included within the PUD site is handled via surface runoff and storm drains. There are some permeable areas, primarily along the CSX properties. The Applicant submitted a conceptual stormwater management plan and received preliminary approval in time to qualify under the City requirements in place prior to May 4, 2010. Under these requirements, the PUD stormwater management plan has to perform such that the effects of the impervious surfaces equates to a net reduction of 20%. The submitted management plan would meet this requirement with the installation of underground sand filters and a green roof. Final approval requires the submission and review of construction drawings and a final stormwater management report, as well as submission of declaration of covenants, bond/letter of credit, easement plats, and any other required documentation. While landscaping plans do not factor into the stormwater management plan, the PUD does provide for raised planters, planting beds and bump-outs, and approximately 164 trees along the perimeter and within the developed area.

Based on these findings, the Department of Public Works supports passage of City Council Bill 10-0488 as proposed to be amended by the Planning Commission, and will continue to work with the Applicant to finalize the Stormwater Management Plan.


Alfred H. Foxx
Acting Director

AHF/MMC:pat

