

FROM	NAME & TITLE	David E. Scott, P.E., Director
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building
	SUBJECT	CITY COUNCIL BILL 09-0427

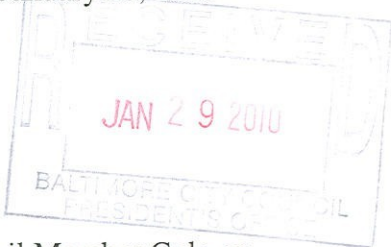
CITY of
BALTIMORE
MEMO



TO

DATE: January 28, 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 09-0427 introduced by Council Member Cole on behalf of Wylie Funeral Homes, P.A.

The purpose of the Bill is to approve the application of the Mayor and City Council of Baltimore and Wylie Funeral Homes, P.A., which are either the owner, potential owner, developer, and/or contract purchaser of the following properties: 1602, 1604, 1606, 1606 ½, 1608, 1610, 1612, 1614, 1616, 1618, 1620, 1622, 1624, and 1626 Harlem Avenue; 703, 705, 707, 709, 711, 713, 715, 717, 719, 721, 723, and 725 North Mount Street; and 634, 636, and 638 North Gilmore Street (collectively, the "Property"), to have the Property designated a Residential Planned Unit Development; and to approve the Development Plan submitted by the applicant.

Ordinance 64-234 established the Urban Renewal Plan for Harlem Park Project II and was last amended by Ordinance 00-109. The Urban Renewal Area is bounded by West Lafayette Avenue to the north, Franklin Street to the south, North Fremont Avenue to the east and North Monroe Street to the west. Wylie Funeral Home submitted to the Department of Housing and Community Development (DHCD) a proposal for a mixed-use development located within the Urban Renewal area that includes the properties known as 1602 through 1626 Harlem Avenue, 703 through 725 North Mount Street, and 634 through 638 North Gilmore Street, a total of 29 parcels. The mixed use proposal includes expansion plans for the Wylie Funeral Home and residential and office development. City Council Bill 09-0427 would establish a Planned Unit Development (PUD) for these properties and companion legislation (City Council Bill 09-0426) would amend the Urban Renewal Plan for Harlem Park Project II to accommodate the proposed PUD mixed use development.

Wylie Funeral Home is operating out of three converted rowhomes at 634-638 North Gilmore Street. The remaining parcels in the PUD are either City-owned or in the process of being acquired by the City. The rowhomes that were on these parcels have been demolished. The applicant proposes to construct a new one-story structure along the 1600 block of Harlem Avenue, as well as a five-car garage for the funeral cars. A 77-space surface parking lot located to the rear of the new funeral parlor would provide parking for patrons. Access to the site would be from Harlem Avenue and from two ingress/egress points along North Mount

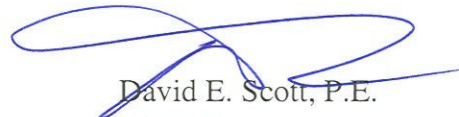
Flannery

The Honorable President and Members
of the Baltimore City Council
January 28, 2010
Page 2

Street. The perimeter of the area would be fenced and a landscaping plan provided. The existing funeral parlor site would be converted to offices or dwellings. DHCD is committed to assisting with the rehabilitation of existing rowhouses that front along Lanvale and Gilmore Streets.

The Site Plan Review Committee has reviewed and approved the plan. Provisions have been made to accommodate a dumpster on a concrete pad at the northeast corner of the site. Adjustments to an existing sanitary sewer line will be necessary to accommodate the building layouts as well as easements to access the utility.

Based on these findings, the Department of Public Works supports passage of City Council Bill 09-0427 with the understanding that a utility easement will be necessary to maintain the sanitary sewer line.



David E. Scott, P.E.
Director

DES/MMC:pat