

<b>FROM</b>	NAME & TITLE	Rudolph S. Chow, P.E., Director	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	<b>CITY COUNCIL BILL 14-0379</b>		

**TO**

DATE:  
September 17, 2014

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 14-0379 introduced by Council Members Clarke and Stokes on behalf of Miller’s Square, LLC, Miller’s Square Retail, LLC, and 211 W. 28<sup>th</sup> Street, LLC.

The purpose of the Bill is to approve the application of Miller’s Square, LLC, Miller’s Square Retail, LLC, and 211 W. 28<sup>th</sup> Street, LLC (collectively, “the Applicant”), their affiliates and assigns, who are either the developer, contract purchaser, potential owner and/or owner of the area consisting of the properties listed on Exhibit 1 attached hereto and made part of this Ordinance, together with adjoining roads, highways, alleys, rights-of-way, and other similar property (collectively, “the Properties”), to have the Properties designated a Business Planned Unit Development; approve the Development Plan submitted by the Applicant; and provide for a special effective date.

The Applicant is requesting approval for a Business Planned Unit Development (PUD) and development plan to be known as Remington Row. The PUD would encompass approximately 4.25 acres and would include the following 12 properties along with certain adjoin rights-of-way: 310 West 27<sup>th</sup> Street, 2700 Remington Avenue, 2718 Remington Avenue, 2722 Remington Avenue, 2724 Remington Avenue, 2727 Fox Street, 2729 Foxx Street, 2731 Fox Street, 2733 Fox Street, 301 West 28<sup>th</sup> Street, 301/315 West 29<sup>th</sup> Street, and 211 West 28<sup>th</sup> Street. The PUD would be developed as a mixed use, combining residential with office and retail uses, parking lots and parking structures, landscaped and outdoor seating areas, as well as a dedicated public open space. The Applicant would create wide sidewalks along Remington Avenue to create public interaction spaces, with benches, street trees and other amenities. The PUD has three areas that would be constructed in phases.

Area A – This portion of the PUD is bounded by Fox Street, West 27<sup>th</sup> Street, Remington Avenue, and West 28<sup>th</sup> Street. Plans are to demolish the existing structures, close and incorporate two 10-foot wide alleys into the development site, construct a new 5-story building for housing, office and retail space, and construct a parking structure to support the new uses. Area A would be the first phase of the PUD.

*No obj*

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Area B – This portion of the PUD is bounded by West 29<sup>th</sup> Street, Fox Street, Remington Avenue and a 10-foot alley to the rear of the properties known as 300 to 310 West 28<sup>th</sup> Street and adjacent to the property line of the property known as 2808 Remington Avenue. The existing structure will be repurposed to create new retail and office space. Additional space could be used for any permitted use. The existing parking lot will have the parking reconfigured and additional parking spaces will be provided within the building as well.

Area C – This portion of the PUD is bounded by Cresmont Avenue, Remington Avenue, and West 28<sup>th</sup> Street. This triangular parcel has an existing structure which will be retained and developed for retail use. The existing parking lot will be reduced in size to provide for a public green space.

The Department did receive the development plan and is working with an expediter to review the proposed stormwater management plans, but has not issued concept approval as of this writing. The Department will continue to work with the Applicant throughout the development process.

Based on these findings, the Department of Public Works has no objection to the passage of City Council Bill 14-0379.

Sincerely,



Rudolph S. Chow, P. E.  
Director

RSC/MMC:ela