

# AMAZON SORT FACILITY

BALTIMORE, MARYLAND



## OVERVIEW

Owner's Representation  
Project Management  
Code & Document Consulting  
Zoning Administration

Size: 1,018,000 sq ft (building)  
15,000 sq ft (rebuild)

## ENTITLEMENTS

Building Permit Expediting,  
Green Building Standards, Design  
Review, Zoning Approvals,  
Environmental, Stormwater

CLIENT: Duke Realty, Amazon



*Urban Design Group was engaged by Duke Realty as the owner's representative and project manager to achieve necessary entitlements, approvals, and permits for the Amazon Sort Facility in Baltimore, MD. The focus was on the Area "C" component of the Chesapeake Commerce Center, which was essential to the long-term growth and development of the greater industrial area.*

**CHALLENGE:** The Amazon Fulfillment Center is one portion of the extensive Chesapeake Commerce Campus in Baltimore's Canton Industrial Park. At roughly 1018,000 sf this facility is the largest within the greater development, and an anchor to Amazon's operations in the region. Facing uphill challenges to the project's approval for construction, Urban Design Group was engaged as the local expert to facilitate necessary entitlements and ultimately gain approvals to proceed with and complete the work.



**APPROACH:** Given the considerable scope and dynamic project team, Urban Design Group took a proactive approach in managing all team members to work collectively towards common goals. Dedicated structure and organization were essential in order to achieve these goals, and tracking progress and critical path action items as the work progressed. Ultimately, proper management, communication, relevant expertise, and persistence were essential in accomplishing the needs of the project.



**OUTCOME:** Leveraging experience and relationships in the Baltimore City market, an assortment of approvals and entitlements were able to be expedited and achieved in order to proceed with the work. The project, while posing an abundance of challenges specific to land use, environmental conditions, design review, and more, was able to be successfully completed. In its completion, an economic hub was established, providing thousands of jobs to the region and connecting goods to consumers.