



SHEILA DIXON
Mayor

PAUL T. GRAZIANO
Executive Director, HABC
Commissioner, HCD

MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Karen Randle, Executive Secretary

From: Paul T. Graziano, Commissioner

Date: November 19, 2008

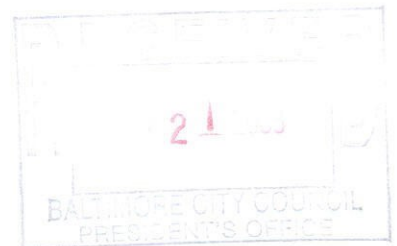
Re: **City Council Bill 08-0027 Planned Unit Development - Tide Point**

The Department of Housing and Community Development has reviewed City Council Bill 08-0027, which was introduced for the purpose of repealing the existing Development Plan for the Whetstone Point Planned Unit Development; and approving a new Development Plan for the Tide Point Planned Unit Development.

The proposed legislation would replace the current Development Plan for the Whetstone Point Industrial Planned Unit Development with a new development plan for the newly named Tide Point Planned Unit Development (PUD). Located at the former Proctor and Gamble soap-manufacturing site, the new PUD would permit a mixed-use facility that includes retail and residential. The plan, as originally proposed, envisioned a 15-story parking and residential structure; a 7-story office building; two 4-story apartment buildings, three 4-story condominium buildings; fifteen townhouses and the Baltimore Immigration Museum.

The Planning Commission has recommend that changes to the development plan include the designation of development areas in which no residential structure may exceed 35 feet in height. Townhouses and parking would occupy the seven development areas as follows:

- Area A – 49 townhouses
- Area B – 15 townhouses (with possible alternative use for retail or a daycare center)
- Area C – 14 townhouses
- Area D – 56 townhouses
- Area E – parking garage (530 spaces)
- No Area F
- Area G - parking garage (819 spaces)
- Area H – proposed Baltimore Immigration Museum



The Department of Housing and Community Development supports the adoption of City Council Bill 08-0027 and defers to the report of the Planning Commission for further comment and amendment.

PTG:pmd

cc: Ms. Angela Gibson
Mr. Andrew Frank
Mr. Demaune Millard