

# HARBOR POINT

Baltimore, Maryland

*Planned Unit Development*

March 2022



Betty Development Group, LLC  
1300 Thames Street, Suite 10  
Baltimore, MD 21231

## HARBOR POINT PUD

### ARCHITECT

Ayers/Saint/Gross Architects - Planners  
1040 Mt. Street, Suite 100  
Baltimore, MD 21202  
410.547.8500  
410.547.8518

### CIVIL ENGINEER

Ruttmal, Klopfer & Carl  
81 Mount St  
Baltimore, MD 21217  
410.728.2900  
410.728.2834

- PUD 1**  
Title Sheet
- PUD 2**  
Existing Conditions Plan
- PUD 3**  
Parcel Area Plan
- PUD 4 & 5**  
Development Plan
- PUD 6**  
Proposed Open Space &  
Public Access Easement  
Plan
- PUD 7**  
Proposed Illustrative Plan

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VICINITY MAP



LEGEND

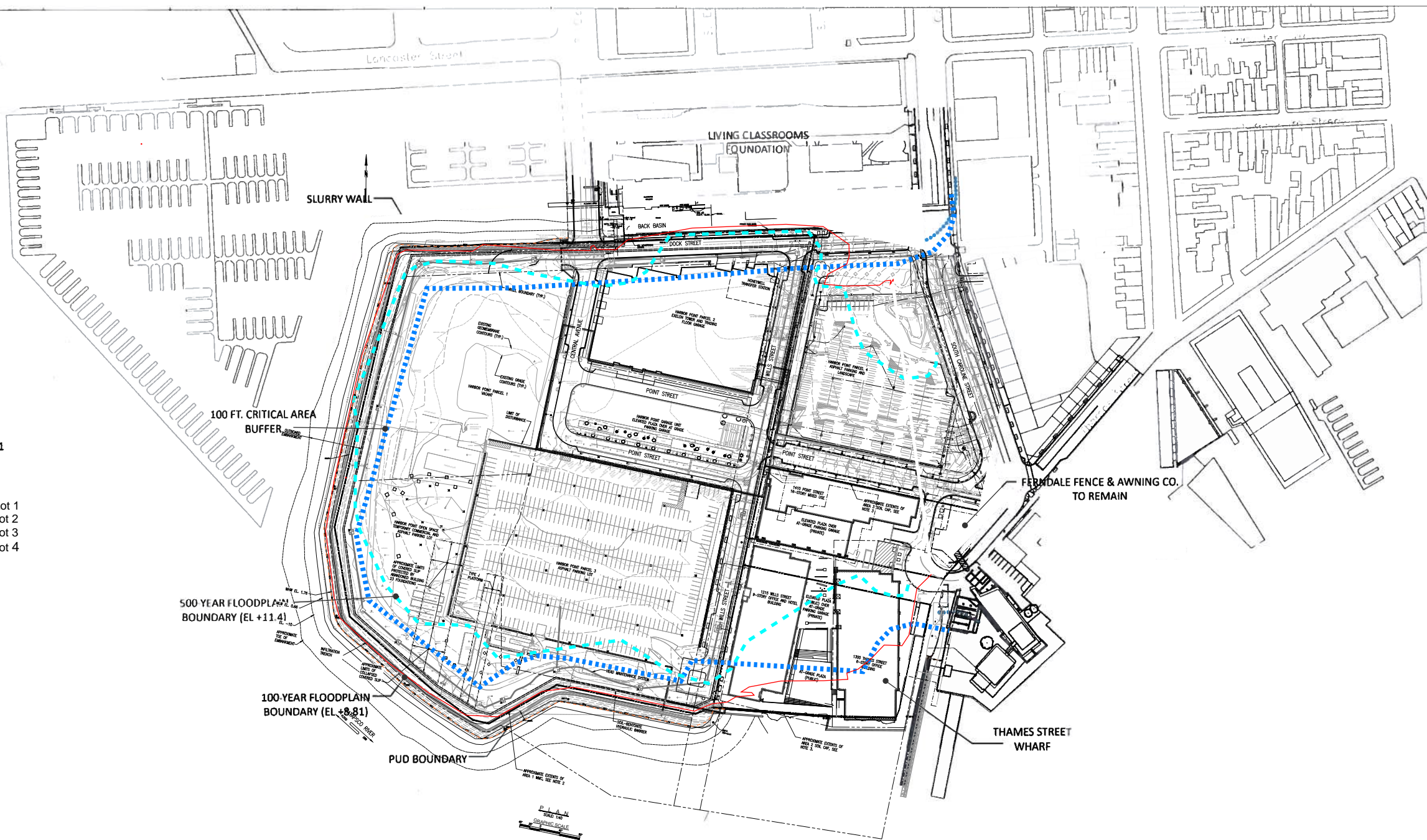
- PUD BOUNDARY
- 100 YEAR FLOODPLAIN BOUNDARY
- 500 YEAR FLOODPLAIN BOUNDARY
- 100 FOOT CRITICAL AREA BUFFER
- MEAN HIGH WATER (MHW) LINE

PUD ADDRESSES

Ward 3, Section 7

1300 Thames Street - Unit 1, Block 1825, Lot 1  
 Unit 2, Block 1825, Lot 2  
 Unit 3, Block 1825, Lot 3

1000 Wills Street - Unit 1, Block 1815, Lot 1  
 Unit 2, Block 1815, Lot 2  
 Unit 3, Block 1815, Lot 3  
 Unit 4, Block 1815, Lot 4



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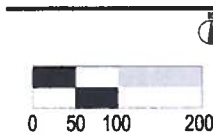
HARBOR POINT PUD

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CIVIL ENGINEER

Russell, Knappe & Kuhl  
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940 N. 4th St., Suite 100, Baltimore, Maryland 21202  
 925 I Street, SE, 8th Floor, Washington DC 20001  
 410.547.8500 202.678.1000

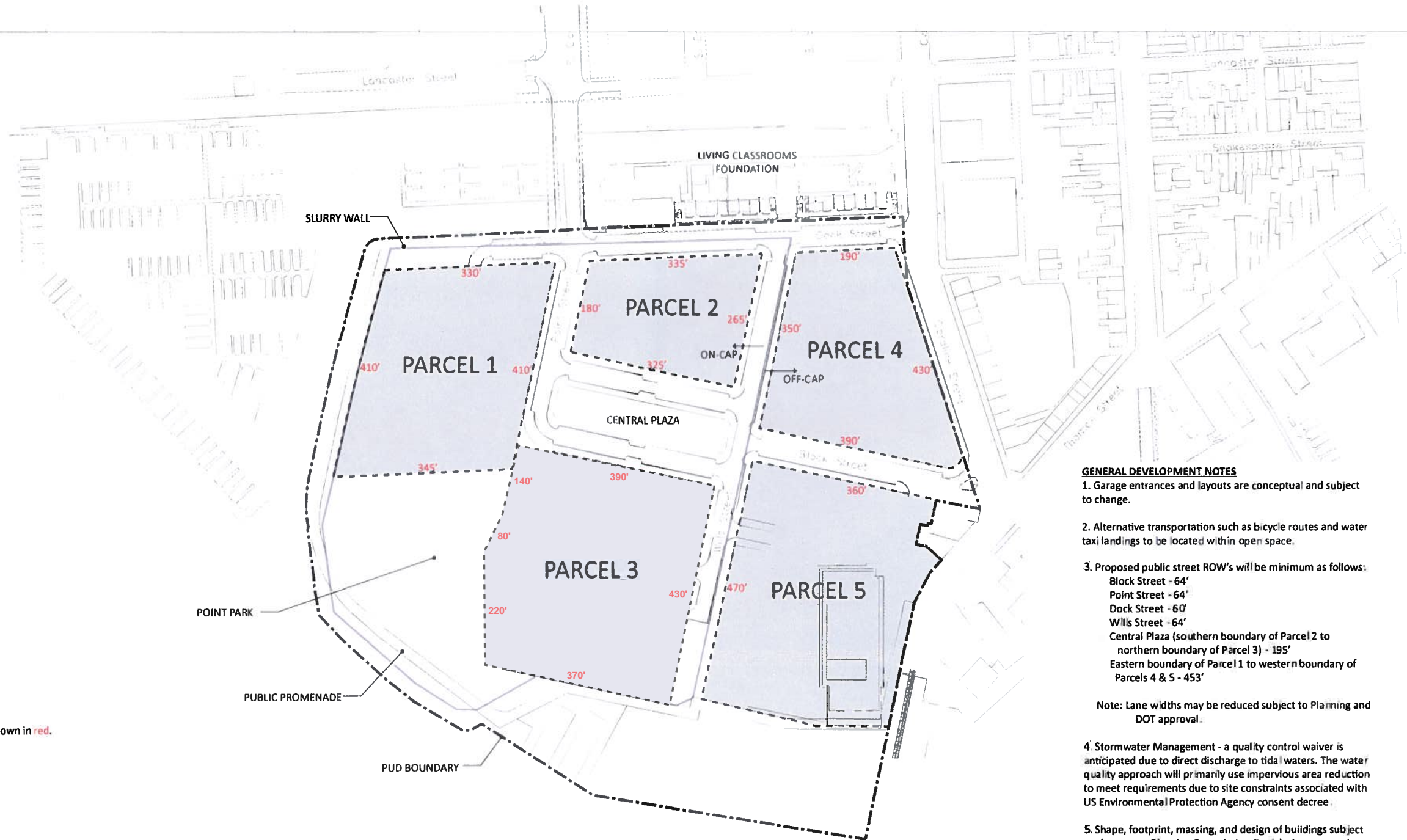
EXISTING CONDITIONS PLAN

Job Number: 20577.00  
 Date: 30 April 2013  
 Drawn by: [Name]  
 Scale: 1" = 100'

Drawing No.  
**PUD 2**

**EXHIBIT 2**

VICINITY MAP



PARCEL	GSF LAND AREA (+/-)
1	106,700
2	72,635
3	169,444
4	105,755
5	137,030

NOTE: Approximate parcel dimensions are shown in red.

**GENERAL DEVELOPMENT NOTES**

- Garage entrances and layouts are conceptual and subject to change.
- Alternative transportation such as bicycle routes and water taxi landings to be located within open space.
- Proposed public street ROW's will be minimum as follows:  
 Block Street - 64'  
 Point Street - 64'  
 Dock Street - 60'  
 Will's Street - 64'  
 Central Plaza (southern boundary of Parcel 2 to northern boundary of Parcel 3) - 195'  
 Eastern boundary of Parcel 1 to western boundary of Parcels 4 & 5 - 453'  
 Note: Lane widths may be reduced subject to Planning and DOT approval.
- Stormwater Management - a quality control waiver is anticipated due to direct discharge to tidal waters. The water quality approach will primarily use impervious area reduction to meet requirements due to site constraints associated with US Environmental Protection Agency consent decree.
- Shape, footprint, massing, and design of buildings subject to change per Planning Commission final design approval.
- The required total open space of 9.5 acres will include space within parcel boundaries.
- The finger piers depicted south of Parcel 3 represent a possible design option, and their construction is in the applicant's sole discretion.



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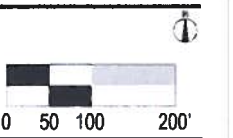
**HARBOR POINT PUD**

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**CIVIL ENGINEER**

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**ARCHITECTS + PLANNERS**

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**PARCEL AREA PLAN**

20577.00  
 10 April 2013  
 1" = 100'

**PUD 3**

**EXHIBIT 3**



VICINITY MAP



PARCEL	GSF LAND AREA (+/-)
1	106,700
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Currently Constructed Building Program\*

Parcel/Bldg	Office	Residential	Residential Unit Count	Retail	Hotel	Total SF	Required Parking	Parking Provided	
								On Site	
<b>Existing</b>									
Parcel 5, Bldg 7 (TSW)	254,895					254,895	316	0	
Parcel 2, Bldg 1 (Exelon)	443,820	77,817		103	38,486	560,123	658	754	
Central Garage								276	
Parcel 5, Bldg 8 (1405 Point)		212,613		289	17,759		161	50	
Parcel 5, Bldg 6 (Wills Wharf)	217,700				94,250	311,950	426	60	
<b>Under Construction</b>									
Parcel 3, Bldg 4 & 5 (T. Rowe Price)	511,690				38,911	550,601	695	244	
Parcel 4 (bldg 9 & 10 phase 1)		237,733		310	13,290	329,240	291	1,244	
Parcel 4 (phase 2)		188,136		206	3,129	191,471	96	-	
<b>Total</b>	<b>1,428,105</b>	<b>716,299</b>		<b>908</b>	<b>111,575</b>	<b>2,428,136</b>	<b>2643</b>	<b>2628</b>	

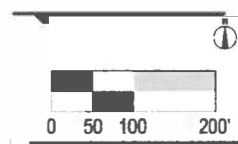
\* Future Development on Parcel 1 will follow underlying C-5-DC zoning that includes unlimited height and density with no parking requirement

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CIVIL ENGINEER  
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410.728.2834



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DEVELOPMENT PLAN  
30377.00  
10 April 2018  
1" = 100'  
PUD 4

EXHIBIT 4



# EXHIBIT 5



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## HARBOR POINT PUD

### ARCHITECT

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### CIVIL ENGINEER

Rumrill, Kipper & Kell  
21 Mosher Street  
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410.539.2500  
410.728.2834

### NOTES

1. Building heights to be measured from Central Plaza.
2. Parcel 2 height and density determined by underlying C-5-DC zoning: unlimited height, no parking required.
3. Parcel 3 must contain at least two distinct buildings with base heights as shown on diagram. In addition to base heights, one building is permitted to exceed base height up to 250'. Floor plates above base height is limited to 35,000 gross square feet and may not be more than 50% of the building area.
4. The massing diagrams shown here are illustrative in content and direction. The ultimate disposition of height and mass within the parcels, will be the result of the final program and proposed design, which will require review and approval by the City of Baltimore - Department of Planning.
5. If no specific dimensions are shown, refer to Notes for allowable heights.
6. Mechanical penthouses shall not exceed 20 feet in height except in the Iconic Zone (as defined in PUD 8).

MASSING - Looking NE

MASSING - Looking SW

### BUILDING HEIGHTS

- 70 ft.
- 75 ft.
- 100 ft.
- 135 ft.
- 180 ft.
- 200 ft.
- 250 ft.
- 350 ft.

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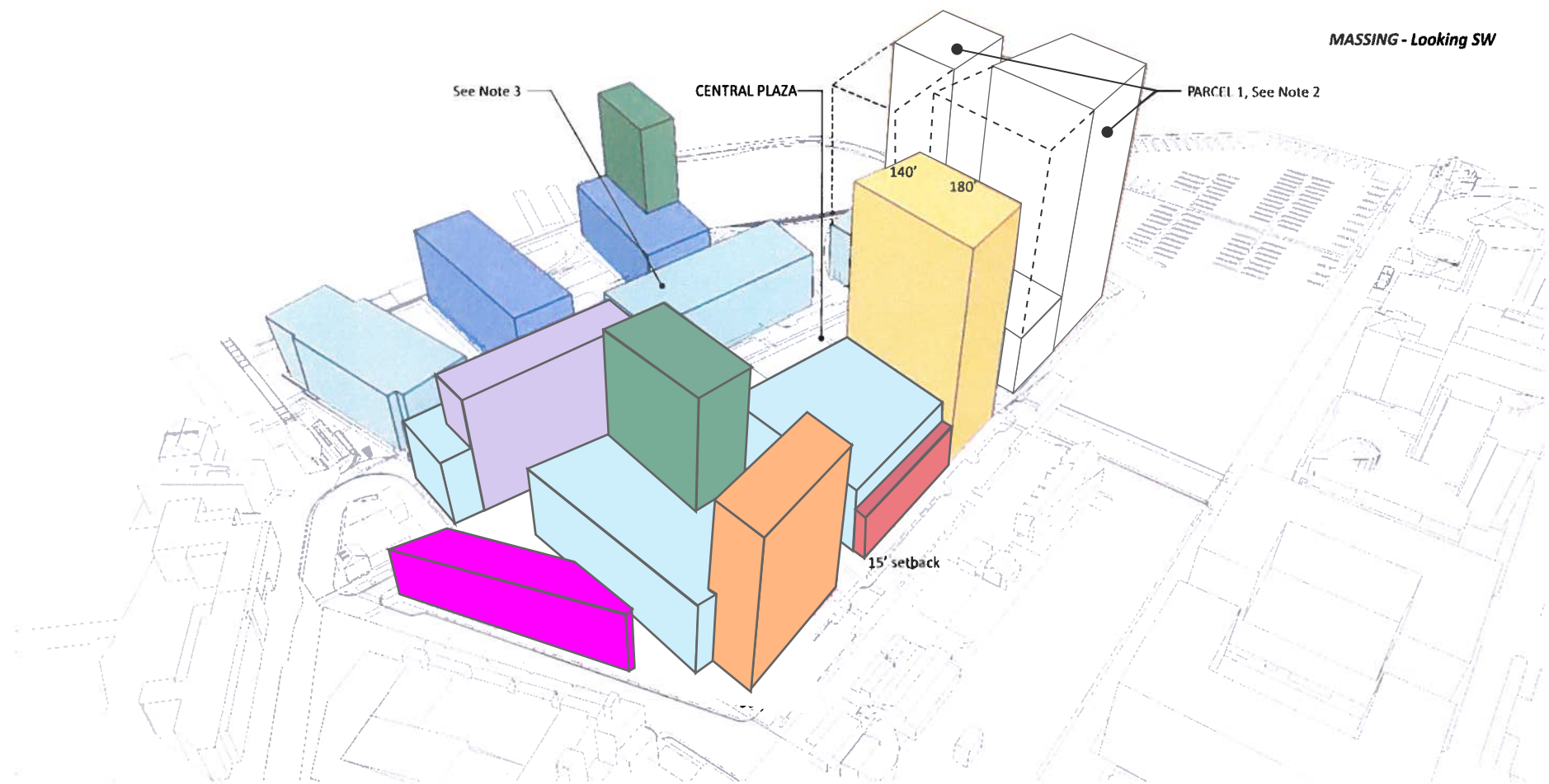
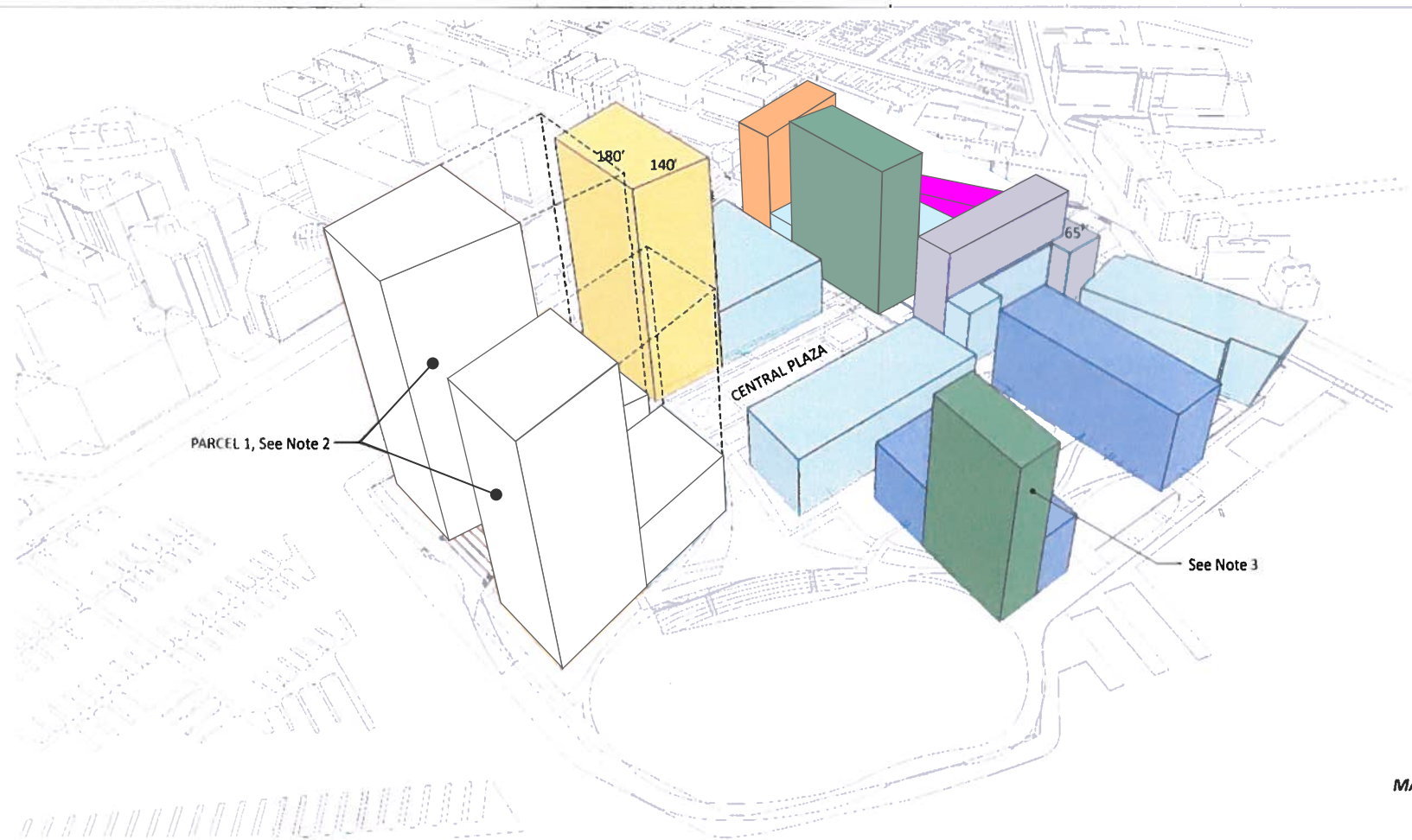
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DEVELOPMENT PLAN

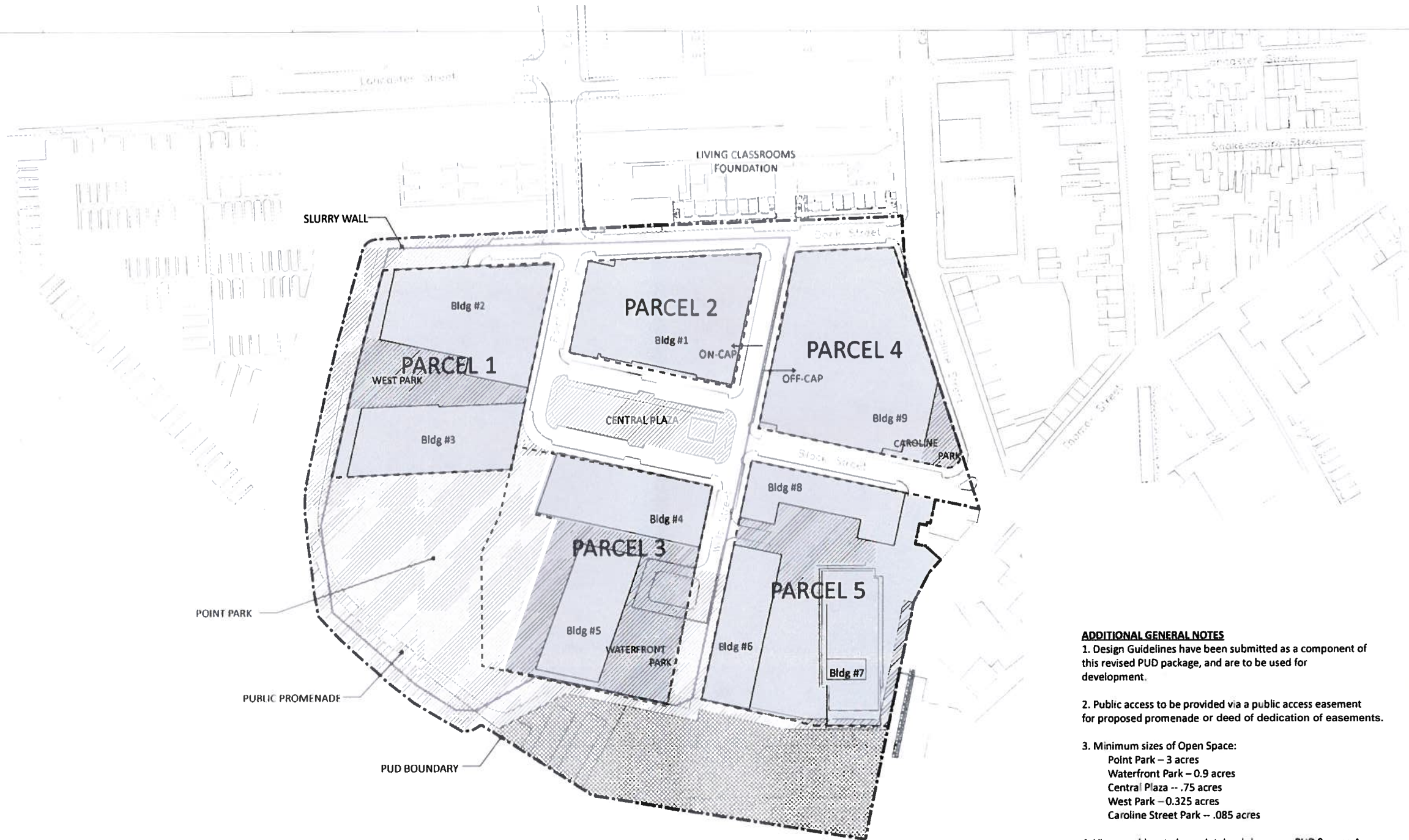
Job Number: 20577.00 Date: 10 April 2013  
Drawn By: Scale: 1" = 100'

Drawing No:  
PUD 5





VICINITY MAP



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**HARBOR POINT  
PUD**

**ARCHITECT**

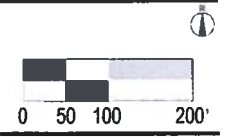
Ayers/Saint/Gross Architects + Planners  
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**CIVIL ENGINEER**

Runnel, Kappou & Kafi  
610 Maple Street  
Baltimore, MD 21217  
410.528.2900  
410.728.3834

- ADDITIONAL GENERAL NOTES**
- Design Guidelines have been submitted as a component of this revised PUD package, and are to be used for development.
  - Public access to be provided via a public access easement for proposed promenade or deed of dedication of easements.
  - Minimum sizes of Open Space:  
Point Park – 3 acres  
Waterfront Park – 0.9 acres  
Central Plaza – .75 acres  
West Park – 0.325 acres  
Caroline Street Park – .085 acres
  - View corridors to be maintained shown on PUD 8, page 4.

LAND USE AREA	GSF	ACREAGE	% OF SITE
DEVELOPMENT PARCEL	495,525	11.4	41%
OPEN SPACE	413,838	9.5	34%
STREETS	167,239	3.8	14%
RIPARIAN	126,517	2.9	11%
<b>TOTAL</b>		<b>27.6</b>	<b>100%</b>



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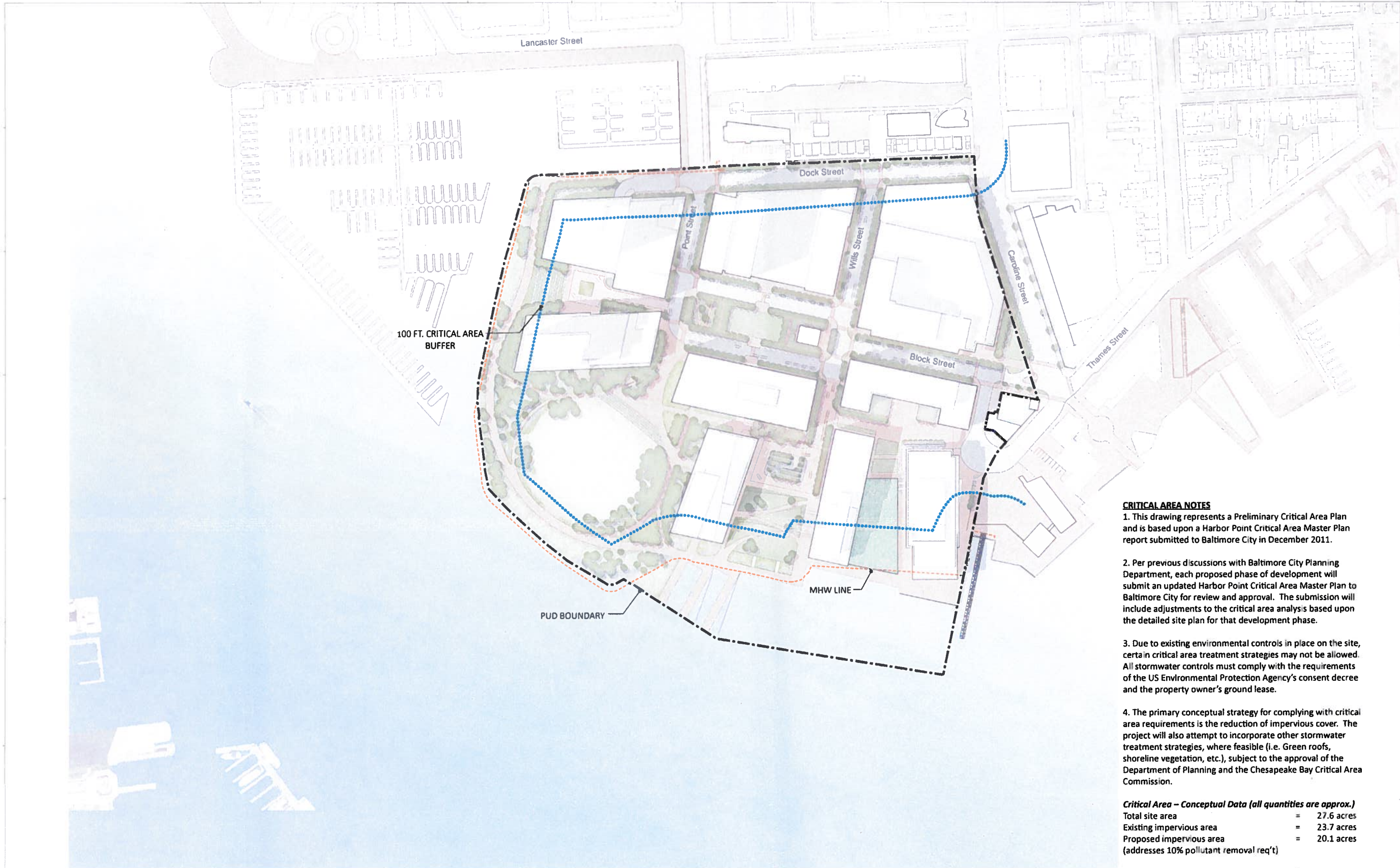
**PROPOSED OPEN SPACE &  
PUBLIC ACCESS EASEMENT  
PLAN**

Scale: 1" = 100'  
Date: 10 April 2013  
Drawing No. 20577.00

**PUD 6**

**EXHIBIT 6**





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**HARBOR POINT  
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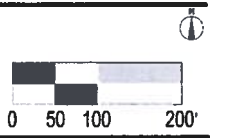
**CIVIL ENGINEER**  
 Russell, Kasper & Kark  
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 410.728.2000  
 410.728.2834 F

**CRITICAL AREA NOTES**

1. This drawing represents a Preliminary Critical Area Plan and is based upon a Harbor Point Critical Area Master Plan report submitted to Baltimore City in December 2011.
2. Per previous discussions with Baltimore City Planning Department, each proposed phase of development will submit an updated Harbor Point Critical Area Master Plan to Baltimore City for review and approval. The submission will include adjustments to the critical area analysis based upon the detailed site plan for that development phase.
3. Due to existing environmental controls in place on the site, certain critical area treatment strategies may not be allowed. All stormwater controls must comply with the requirements of the US Environmental Protection Agency's consent decree and the property owner's ground lease.
4. The primary conceptual strategy for complying with critical area requirements is the reduction of impervious cover. The project will also attempt to incorporate other stormwater treatment strategies, where feasible (i.e. Green roofs, shoreline vegetation, etc.), subject to the approval of the Department of Planning and the Chesapeake Bay Critical Area Commission.

**Critical Area – Conceptual Data (all quantities are approx.)**  
 Total site area = 27.6 acres  
 Existing impervious area = 23.7 acres  
 Proposed impervious area = 20.1 acres  
 (addresses 10% pollutant removal req't)

100 ft. buffer area = 6.8 acres  
 100 ft. buffer open space = 1.3 acres  
 100 ft. buffer developed area (bldg/rdwy) = 1.7 acres  
 100 ft. buffer credit (green space) = 1.9 acres



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 PROPOSED  
 ILLUSTRATIVE PLAN

20577.00 10 April 2013  
 1" = 100'

**PUD 7**

**EXHIBIT 7**