



MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner

Date: July 13, 2022

Re: City Council Bill 22-0219 – Planned Unit Development - Amendment - Harbor Point

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 22-0219 for the purpose of approving certain amendments to the Development Plan of the Harbor Point Planned Unit Development.

If enacted, City Council Bill 22-0219 would update several aspects of the PUD to reflect the current conditions of the PUD, conform to the new zoning code, reflect past legislative authorizations and set the developer up for seeking approvals for future buildout.

At its regular meeting of April 28, 2022, the Planning Commission concurred with the recommendation of its departmental staff and recommended amendment and approval. Planning staff noted in their report that the Bill should be amended to formally attach the exhibits referenced in the bill to the legislation, delete PUD 8: Design Guidelines in its entirety and clean up an erroneous PUD sheet number change.

City Council Bill 22-0219 has no fiscal impact on DHCD. Amendments to the Development Plan of the Harbor Point Planned Unit Development would allow the development team to undertake the next phase of development that includes the new Point Park, T. Rowe Price World Headquarters, a temporary parking lot and a new apartment building on Parcel 4 that will include a garage and residential tower. In addition, they will seek approvals for the remainder of parcel 4 which will include a hotel, linear park and second residential tower and in the future the buildout of Parcel 1.

DHCD respectfully requests a **favorable** report on Council Bill 22-0219.

AK/sm

cc: Ms. Nina Themelis, Mayor's Office of Government Relations