

FROM

NAME & TITLE	Alfred H. Foxx, Director
AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building
SUBJECT	CITY COUNCIL BILL 13-0195

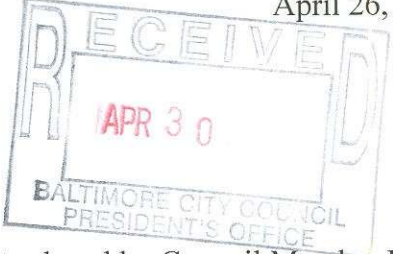
CITY of
BALTIMORE
MEMO



TO

DATE: April 26, 2013

The Honorable President and Members
of the Baltimore City Council
c/o Karen Randle
Room 400 – City Hall



I am herein reporting on City Council Bill 13-0195 introduced by Council Member Kraft on behalf of Harbor Point Development LLC.

The purpose of the Bill is to repeal the existing Development Plan for the Harbor Point Planned Unit Development and approving a new Development Plan for the Harbor Point Planned Unit Development.

Ordinance 93-260 established the Allied and Related Sites Business Planned Unit Development (PUD) and approved the Development Plan of SBER Harbor Point, LLC (authorized by Honeywell International, Inc., fee simple owner). Ordinance 04-682 repealed the original PUD and replaced it with a new PUD and Development Plan, and was last amended by Ordinance 08-16. The PUD area is approximately 27 acres and bounded generally by the Baltimore Harbor to the south and west, the Living Classrooms' site to the north, and Caroline Street to the east (including 803 Caroline Street). Most of the PUD site was once used for the manufacture of chromium products (beginning in 1845). Allied Chemical purchased the chromium plant in 1954 and, after closing the chromium plant in 1985, entered into a consent order with the State and the Environmental Protection Agency the following year. After the site remediation plan was completed, Allied Signal began discussing development options for the site, which resulted in the originating PUD ordinance. No development resulted from the approved PUD and the site was purchased by a new owner, Harbor Point Development, LLC with new development plans for the area. Currently, there is an office building at the southeast corner of the PUD, a portion of brick promenade, and an adjacent temporary paved parking area and temporary promenade. The Black Olive Inn at 803 South Caroline Street is nearing completion. A facility monitoring building is located in the northeast area of the PUD.

City Council Bill 13-0195, if approved, would repeal the existing Development Plan and approve a new Development Plan for the Harbor Point PUD. The proposed Development Plan would increase the maximum development from 1.8 million to 3.02 million gross square feet. The bulk of the increase in development square footage is for a proposed residential and hotel use not previously permitted on the capped portion of the PUD site. The proposed massing of the buildings would shift from the existing proposal of higher buildings toward the center of the PUD, to the tallest building heights toward Inner Harbor East, with declining building heights as the development structures near Fells Point along Caroline Street. There are five park zones: Caroline Street park at Caroline and Block Street; Central Plaza between Wills Street and Point Street; West Park located

no obj/comment

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west of Point Street and adjacent to the promenade; Point Park along the promenade and waterfront; and Waterfront Park at the end of Wills Street and adjacent to the promenade and waterfront. View corridors would be from Point Street looking south to the waterfront, Wills Street looking south to the waterfront, and Block Street looking west to the waterfront. Design guidelines include a streetscape plan for the street and sidewalk network, safe pedestrian areas, placement of loading bays, and street tree locations and tree species recommendations. The guidelines also recommend different open space approaches for the proposed parks to encourage and support a variety of public uses. Design recommendations for the promenade are included, and this portion of the promenade will provide a connection between Harbor East and Fells Point.

The proposed Development Plan provides opportunities for permeable areas and tree plantings, however, the developer has not yet submitted stormwater management conceptual plans for review and consideration. The Department of Public Works has no objection to the passage of City Council Bill 13-0195, with the understanding that submittal of stormwater management plans will be a necessary part of the development process as it moves forward.

Respectfully,



ALFRED H. FOXX
DIRECTOR

AHF/MMC:ela