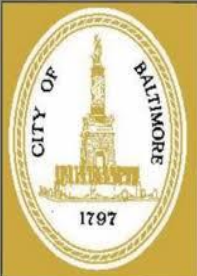


FROM	NAME & TITLE	Jason W. Mitchell, Director	CITY of BALTIMORE <i>MEMO</i>	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	City Council Bill 22-0219		

June 15, 2022

TO:

Economic and Community Development Committee

I am herein reporting on City Council Bill 22-0219 introduced by Council Member Cohen on behalf of Harbor Point Development, LLC.

The purpose of the Bill is to approve certain amendments to the Development Plan of the Harbor Point Planned Unit Development (PUD).

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 Ordinance 93-260, establishing the Allied and Related Sites Business Planned Unit Development (PUD) and approving the Development Plan of SBER Harbor Point, LLC (authorized by Honeywell International, Inc., fee simple owner). No development resulted from the approved PUD and the site was purchased by a new owner, Harbor Point Development, LLC. The new owner proposed a new development plan for the area that became Ordinance 04-682. The PUD was last amended by Ordinance 13-136.

City Council Bill 22-0219, if approved, would, among other things, update the Plan to reflect the current state of development, correct the reference to the “Proposed Open Space and Public Access Easement Plan” from PUD 6 to PUD 5, increase the time allowed for temporary parking from 24 months to 36 months, and recognize the change in underlying zoning resulting from the enactment of the new Zoning Code in 2017.

On April 28, 2022 the Planning Commission recommended approval of this Bill with additional amendments that include formally attaching PUD Exhibits 1 – 7 (Exhibit 8 are design guidelines that are being struck from the PUD), and making other technical corrections.

The Honorable President and Members
of the Baltimore City Council
June 15, 2022
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The Department of Public Works supports passage of City Council Bill 22-0219 inclusive of the amendments proposed by the Planning Commission.

A handwritten signature in black ink, appearing to read "Jason W. Mitchell", is written over a horizontal line.

Jason W. Mitchell
Director

JWM/MMC