

**AMENDMENTS TO COUNCIL BILL 22-0219  
(1<sup>st</sup> Reader Copy)**

By: Economic and Community Development Committee  
{To be offered to the Council Floor}

**Amendment No. 1**

On page 2, strike beginning with “submitted” in line 6 down through and including “2022” in line 10 and substitute:

“contained in this Ordinance, including Exhibit 1, “PUD 1, Title Sheet” dated March 2022; Exhibit 2, “PUD 2, Existing Conditions Plan” dated April 10, 2013, and last revised March 2022; Exhibit 3, “PUD 3, Parcel Area Plan” dated April 10, 2013, and last revised March 2022; Exhibit 4, “PUD 4, Development Plan” dated April 10, 2013, and last revised March 2022; Exhibit 5, “PUD 5, Development Plan” dated April 10, 2013, and last revised March 2022; Exhibit 6, “PUD 6, Proposed Open Space & Public Access Easement Plan” dated April 10, 2013, and last revised March 2022; and Exhibit 7, “PUD 7, Proposed Illustrative Plan” dated April 10, 2013, and last revised March 2022”.

**Editor’s Note:** In connection with Amendment No. 1 Exhibit 1, Exhibit 2, Exhibit 3, Exhibit 4, Exhibit 5, Exhibit 6, and Exhibit 7 will be appended to Council Bill 22-0219. Full scale exhibits will be posted on the City Council’s “Legislative Public Information Portal”.

**Amendment No. 2**

On page 2, after line 11, insert:

“SECTION 2. AND BE IT FURTHER ORDAINED, That the Mayor and City Council approve the deletion of the “PUD 8, Design Guidelines” in its entirety from the Development Plan originally approved in Ordinance 13-136.”;

and, on page 2, in line 12, strike “2.” and substitute “3.”; and, on page 3, in lines 14, 16, and 37, strike “3.”, “4.”, and “5.”, respectively, and substitute “4.”, “5.”, and “6.”, respectively; and, on page 4, in lines 20, 23, and 32, strike “6.”, “7.”, and “8.”, respectively, and substitute “7.”, “8.”, and “9.”, respectively.

**Amendment No. 3**

On page 4, in lines 2, 7, and 11, in each instance, strike the brackets; and, on that same page, in those same lines, in each instance, strike “5”.

**EXHIBIT 1**

**HARBOR POINT**  
Baltimore, Maryland

*Planned Unit Development*

March 2022



Benny Development Group, LLC  
1301 Thimble Shoar, Suite 10  
Baltimore, MD 21221

**HARBOR POINT  
PUD**

**ARCHITECT**  
AYERS SAINT GROSS  
1000 North E Street, Suite 100  
Baltimore, MD 21202  
410.528.1000  
www.ayers-saint-gross.com

**OWNER**  
BENNY DEVELOPMENT GROUP, LLC  
1301 Thimble Shoar, Suite 10  
Baltimore, MD 21221  
410.528.1000  
www.bennydevelopment.com

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



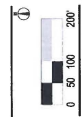
**PUD 1**

Bentley Development Group, LLC  
 1300 Thames Street, Suite 110  
 Savannah, GA 31401-2310  
 (912) 233-1100

**HARBOR POINT  
 PUD**

**ARCHITECT**  
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 (912) 233-1100

**CIVIL ENGINEER**  
 MICHAEL J. HARRIS, P.E.  
 1115 WEST BROADWAY  
 SAVANNAH, GA 31401  
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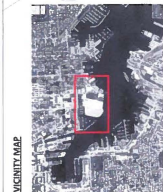
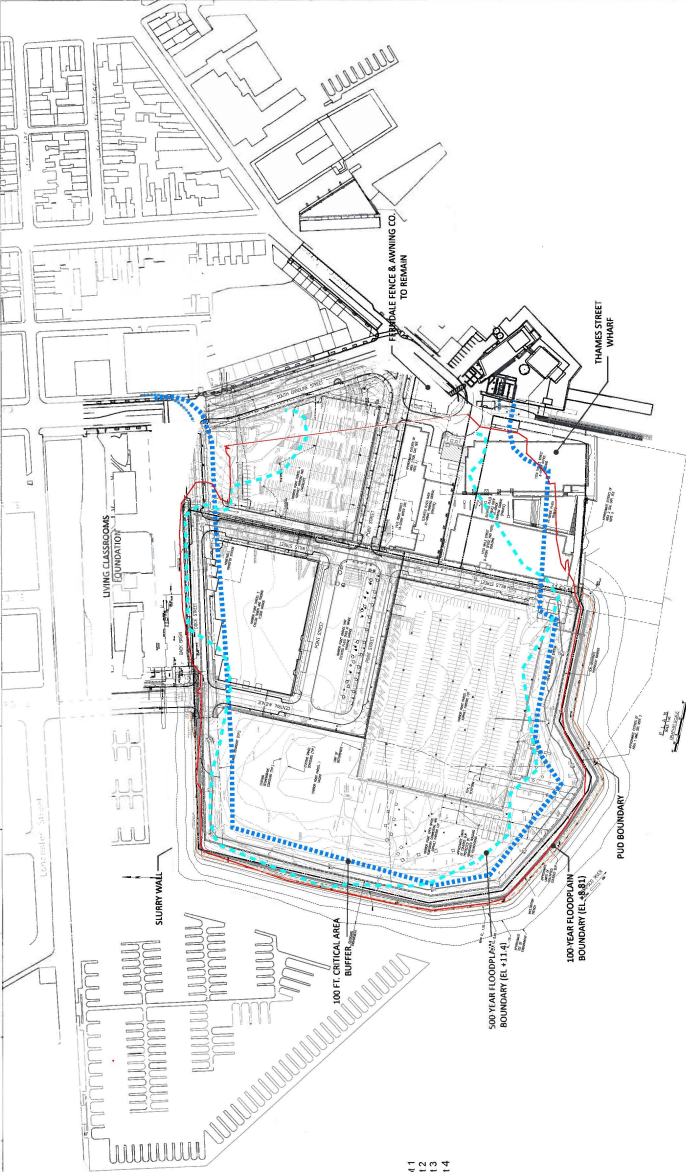
**AYERS  
 SAINT  
 GROSS**

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 (912) 233-1100

**EXISTING CONDITIONS PLAN**

DATE: 08-14-2022  
 DRAWN BY: JG  
 CHECKED BY: JG

Project No: **PUD 2**



- 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 Vine 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

**EXHIBIT 2**

Bentley Development Group, LLC  
 1100 Thomas Street, Suite 10  
 Pittsburgh, PA 15219

**HARBOR POINT  
 PUD**

**ARCHITECTS & PLANNERS**  
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 Pittsburgh, PA 15222  
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 F: 412.464.1101



**AYERS  
 SAINT  
 GROSS**  
 ARCHITECTS & PLANNERS

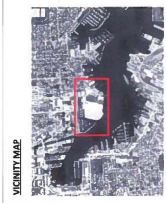
**PARCEL AREA PLAN**

DATE: 08/15/2022  
 SCALE: 1" = 100'

**PUD 3**



- 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:  
 Point Street - 64'  
 Blood Street - 64'  
 WWS Street - 64'
 Central Plaza (Southern boundary of Parcel 2 to northern boundary of Parcel 3), 185'  
 northern boundary of Parcel 2 to western boundary of Parcel 4 & 5 - 453'
- Note: These widths may be reduced subject to Planning and DOT approval.
- Stormwater Management - a quality control water is required. The design 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 larger open depicted south of Parcel 3 represents a possible design option, and their construction is in the applicant's sole discretion.

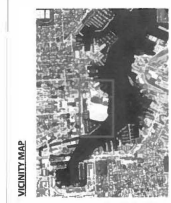


PARCEL	GSF LAND AREA (V/V)
1	106,700
2	168,444
3	105,755
4	105,755
5	137,030

NOTE: Approximate parcel dimensions are shown in red.

**EXHIBIT 3**

Bessy Development Group, LLC
   
 1500 California Street, Suite 10
   
 San Francisco, CA 94109
   
 HARBOUR POINT
   
 PUD
   
 ARCHITECTS
   
 AYERS SAINT GROSS
   
 ARCHITECTS & PLANNERS
   
 DEVELOPMENT PLAN
   
 2022.08
   
 1/8" = 1'-0"
   
 PUD 4



PARCEL	GSI LAND AREA (V/L)
1	126,700
2	169,444
3	169,444
4	105,755
5	137,030

Currently Constructed Building Program\*

Parcel/Bldg	Office	Residential Unit Count	Retail	Hotel	Total SF	Resulted Parking	Parking Provided On Site
Parcel 1	254,895				254,895	316	0
Parcel 2, Bldg 7 (TSW)	443,820	77,817	103	38,486	560,123	658	754
Central Garage						161	276
Parcel 5, Bldg 8 (1405 Point)	217,700	211,613	289	17,759	311,950	426	60
<b>Under Construction</b>							
Parcel 3, Bldg 4 & 5 (T. Rowe)	511,690	237,733	310	13,290	771,907	695	244
Parcel 4 (Bldg 9 & 10 phase 1)	188,136	188,136	206	3,129	191,471	293	1,244
Parcel 4 (phase 2)			908	111,575	172,157	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>2,043</b>	<b>2,628</b>

\* Future Development on Parcel 1 will follow underlying C5-DC zoning that includes unlimited height and density with no parking requirement

**EXHIBIT 4**

# EXHIBIT 5

**B • D**

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 1500 University Blvd., Suite 100  
 Baltimore, MD 21201

**HARBOR POINT  
 PUD**

ARCHITECTS  
 AVERS SAINT GROSS  
 ARCHITECTS & PLANNERS  
 1000 N. E. Street, Suite 100  
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 Phone: 410.524.1100  
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DATE: 08/15/2022  
 DRAWING NO.: 22-0219-01  
 SHEET NO.: 1 OF 1

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DEVELOPMENT PLAN

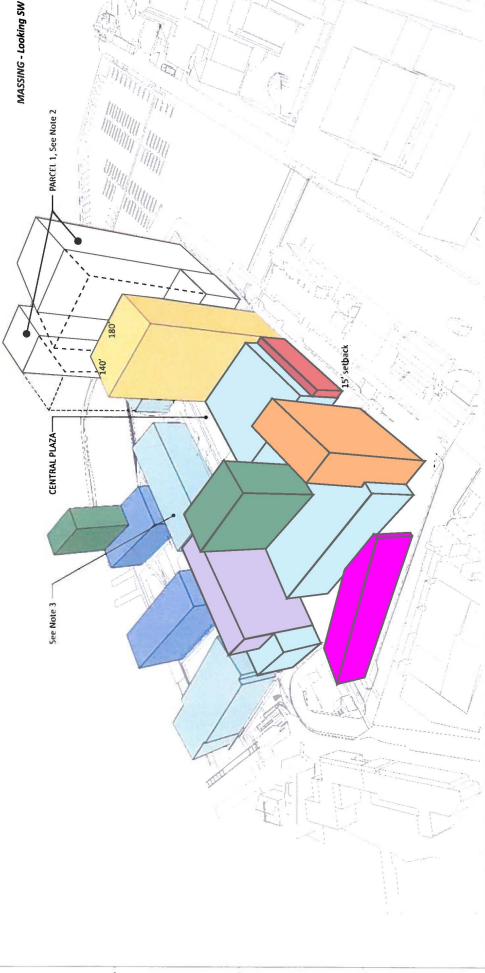
DATE: 08/15/2022  
 DRAWING NO.: 22-0219-01  
 SHEET NO.: 1 OF 1

**PUD 5**

- NOTES**
1. Building height 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 height, one building is permitted to exceed base height up to 200' 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 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 Historic Zone (as defined in PUD B).

**BUILDING HEIGHTS**

70 ft.
75 ft.
100 ft.
135 ft.
180 ft.
200 ft.
280 ft.
300 ft.



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**HARBOR POINT PUD**

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 (214) 750-1000

**DATE:** 08/15/2022  
**SCALE:** 1" = 100'

**AVERS SAINT GROSS**  
 ARCHITECTS & PLANNERS  
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 DALLAS, TEXAS 75207  
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**PLANNING SERVICES & PUBLIC ACCESS PLAN**

2022/08  
 10/04/2022  
 P-1009

**PUD 6**



- ADDITIONAL GENERAL NOTES:**
1. Public access to the waterfront promenade and park areas is a component of this revised PUD package, and are to be used for development.
  2. Public access to be provided as a public access easement for proposed promenade or deed dedication of easements.
  3. Minimum Size of Open Space:  
 Point Park - 3 Acres  
 Waterfront Park - 0.9 acres  
 Centre Plaza - 7.5 acres  
 Waterfront Promenade - 0.5 acres  
 Caroline Street Park - 0.85 acres
  4. View corridors to be maintained shown on PUD 6, 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%
RIPOURAN	126,517	2.9	11%
<b>TOTAL</b>		<b>27.6</b>	<b>100%</b>



**EXHIBIT 6**

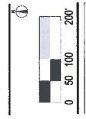



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**HARBOR POINT  
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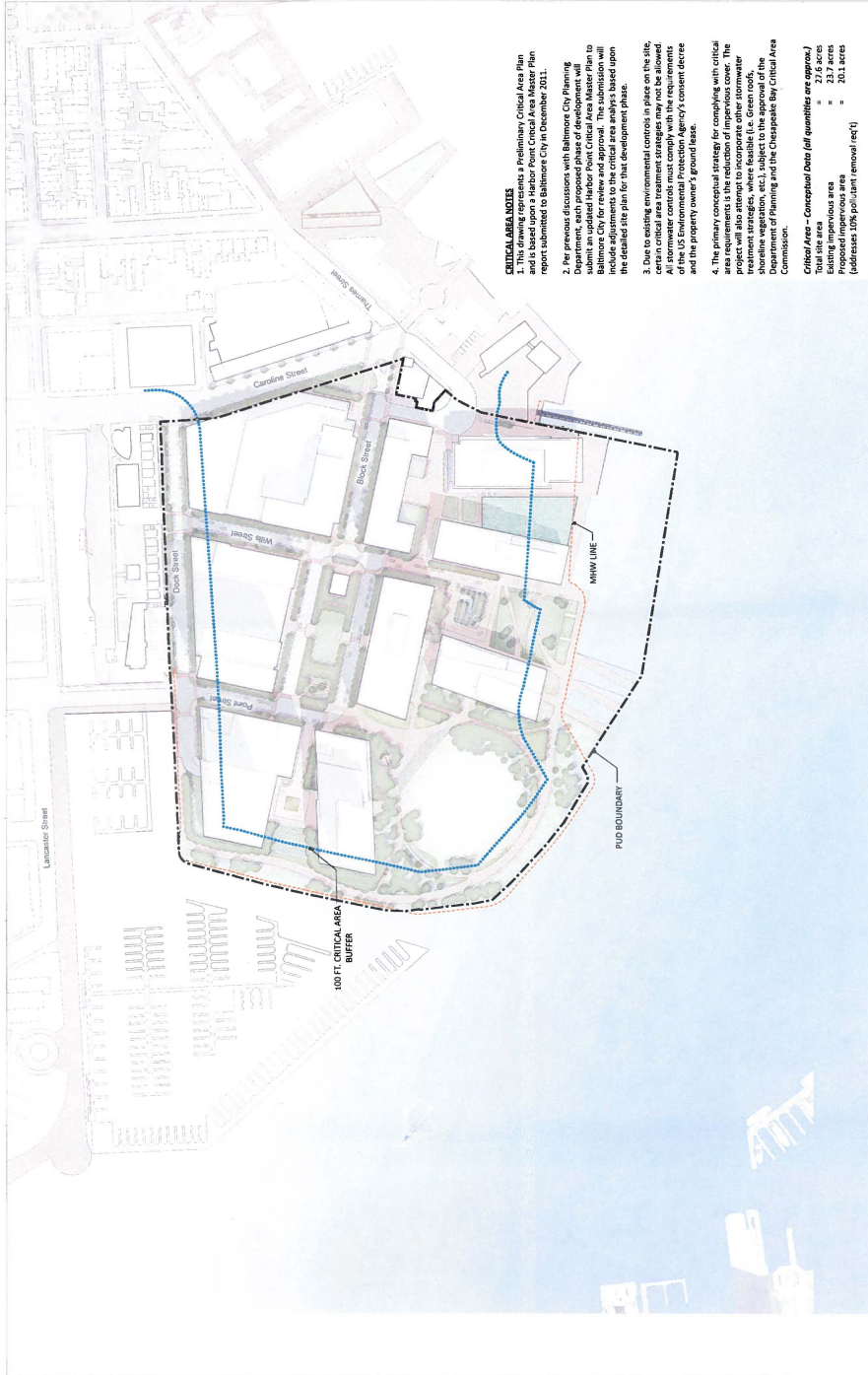


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**PROPOSED  
ILLUSTRATIVE PLAN**

Approved by: [Signature]  
 Date: 11/15/2022

**PUD 7**



**CRITICAL AREA NOTES**

1. This drawing represents a Preliminary Critical Area Plan for the Harbor Point PUD. The Critical Area Plan report submitted to Baltimore City in December 2021.
2. Per previous discussions with Baltimore City Planning Department, the applicant is required to 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 this development phase.
3. Due to existing environmental controls in place on the site, the applicant is required to submit a Stormwater Management Plan to 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 management strategies such as permeable pavement, rainwater harvesting, 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
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/row)	= 1.7 acres
100 ft. buffer credit (green-space)	= 1.9 acres

**EXHIBIT 7**