



FROM	NAME & TITLE	CHRIS RYER, DIRECTOR 	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR		
	SUBJECT	CITY COUNCIL BILL #22-0219 PLANNED UNIT DEVELOPMENT – AMENDMENT - HARBOR POINT		

TO The Honorable President and
Members of the City Council
City Hall, Room 400
100 N. Holliday Street

DATE: April 29, 2022

At its regular meeting of April 28, 2022, the Planning Commission considered City Council Bill #22-0219, for the purpose of approving certain amendments to the Harbor Point Planned Unit Development #81.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended amendment and approval of City Council Bill #22-0219 and adopted the following resolution, with eight members being present (eight in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff and recommends that City Council Bill #22-0219 be **amended and approved** by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

cc: Ms. Natasha Mehu, Mayor's Office
Ms. Nina Themelis, Mayor's Office
Mr. Ethan Cohen, Mayor's Office
The Honorable Eric Costello, Council Rep. to Planning Commission
Mr. Matthew Stegman, City Council President's Office
Ms. Nikki Thompson, City Council President's Office
Mr. Colin Tarbert, BDC
Ms. Kathleen Byrne, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Stephanie Murdock, DHCD
Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Mr. Liam Davis, DOT
Ms. Natawna Austin, Council Services
Mr. Jonathan Flesher, Beatty Development Group, LLC
Mr. Ryan Potter, Gallagher Evelius & Jones LLP



Brandon M. Scott
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



Chris Ryer
Director

April 28, 2022

REQUEST: City Council Bill #22-0219 Planned Unit Development - Amendment - Harbor Point

RECOMMENDATIONS: Amend and Approve

Amendments:

- Add in PUD sheets 1-7 as shown in the Appendix of this staff report
- In line 9 strike “; and PUD 8, Design Guidelines,”
- Add to line 11 “PUD 8, Design Guidelines in Ordinance 13-136 shall be deleted in its entirety.”
- Page 4 in lines 2, 7, and 11 delete the proposed change from 6 to 5. PUD sheet 6 is the “Proposed Open Space and Public Access Easement Plan”, not PUD 5.

STAFF: Tamara Woods

PETITIONER: Beatty Development

OWNER: Same

SITE/GENERAL AREA

General Area: The Harbor Point PUD is located on the western peninsula of the Fells Point community. Across Caroline Street to the east of the site is the heart of the Fells Point Historic District, to the north is the Living Classrooms Foundation main campus and beyond is the Harbor East development area. The Ferndale Fence property and The Living Classroom Foundation Frederick Douglass Isaac Myers Maritime Park are located immediately to the southeast.

Site Conditions: To date, the Harbor Point PUD is improved by the Thames Street Wharf office building at the western end of Thames Street, facility maintenance building to the north, Exelon Headquarters building, and the Central Plaza with structured parking below. The rest of the site contains some surface parking or is currently under construction for the Pointe Street Apartment Building. The site is divided by on-cap and off-cap portions that reflect the environmental clean-up that occurred for many years prior to any development.

HISTORY

- Ordinance #13-136, approved June 18, 2013, repealed the previous Harbor Point PUD and designated it anew.
- On October 17, 2013, the Planning Commission approved the Minor Amendment and Final Design Approval for Exelon, Central Plaza, Parking, and Phase 1 Roads.
- On March 12, 2015, the Planning Commission approved the Minor Amendment and Final Design Approval for the Pointe Street Apartment building.
- On May 21, 2015, the Planning Commission approved the Final Design of the Exelon Building Signage Package and the Minor Amendment and Final Design of Temporary Parking Lot Expansion on Parcel 3.
- On April 21, 2016, the Planning Commission approved the Minor Amendment and Final Design Approval of the Wills Wharf Office/Hotel Building.
- On March 23, 2017, the Planning Commission approved interim play space.
- On June 24, 2021 Planning Commission approved a minor change to modify the massing to Parcel 4 on the PUD Sheet 5
- On June 24, 2021 the Planning Commission approved the final design for temporary parking on Parcel 1, Point Park and T. Rowe Price on Parcel 3, Parcel 5 Child Care Center and the apartment building and tower I on Parcel 4.

CONFORMITY TO PLANS

This request is compatible with the Comprehensive Master Plan for Baltimore City, specifically: LIVE section, Goal One: Objective 2 - Strategically Redevelop Vacant Properties Throughout the City of Baltimore and EARN Goal 1 (Strengthen Identified Growth Sectors), Objective 1 (Retain and Attract Businesses in all Growth Sectors);

ANALYSIS

Background

Ordinance #13-136, approved on June 18, 2013, repealed the former PUD for the Harbor Point development site and designated a new PUD and corresponding development plan. The action increased the allowable build-out on the site to a maximum of 3.02 million square feet (pursuant to its underlying zoning) and is based on a master plan that underwent extensive design and technical reviews, with high density mixed-use and transit-oriented development at its core. With construction complete on the Exelon building parcel and the new Central Park and Garage, Pointe Street Apartment, Wills Wharf and the Sand Lot, the development team is now underway with 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.

City Council Bill #22-0219

The purpose of the major change amendment outlined in City Council Bill #22-0219 is to update several aspects of the PUD since the repeal and replacement of the PUD through Ordinance #13-136. The 2013 Ordinance set the current development plan, but since that time many of the buildings have been built or approved. In addition, in 2017 the City enacted a new zoning code

that changed the underlying zoning of Harbor Point. This amendment sets to reflect the current conditions of the PUD, approvals gained and set up for the future approvals that will be sought. The proposed amendments include:

- All existing PUD exhibits would be replaced with new exhibits, specifically consisting of PUD 1, Title Sheet; PUD 2, Existing Conditions Plan; PUD 3, Parcel Area Plan; PUD 4 and PUD 5, Development Plan; PUD 6, Proposed Open Space & Public Access Easement Plan; PUD 7, Proposed Illustrative Plan; and PUD 8, Design Guidelines, all dated March 2022, which shall supersede any and all previous versions of the same referenced in Ordinance 13-136.
- Replacement of Section 4 of the PUD with an updated Land Use section that reflects the C-5 underlying zoning and outlines both permitted and conditional uses
- Amend Section 5 of the PUD to remove reference to the former B-2-2 zoning, change the duration of the permitted temporary parking lots from 24 months to 36 months and reword the existing Planning Commission authority to make changes to the temporary parking.
- Makes clear that the public access and the parks improvements are shown on PUD sheet 5 and that Point Park (design approved by Planning Commission on June 24, 2021) will be completed on or before completion of the building on Parcel 3

In addition, the PUD sheets that are referenced show the updated development plan with the buildings that have been built as well as the buildings and massing change to Parcel 4 that were approved via Minor Change and Final Design Approval on June 24th, 2021. The Planning Commission approvals represented are the current development plan.

Also, PUD 4 “Development Plan” updates the Parking table to reflect the now existing parking on the site since the 2013 Ordinance. It also, includes the “under construction” parking for approved, but not yet built projects for Parcels 3 and 4. In addition, it clarifies that Parcel 1 will not have a parking requirement as allowed in the underlying zoning of C-5-DC established in 2017 with the zoning code rewrite. Any parking provided on the Parcel 1 will be market driven.

Recommendation

Planning staff recommends that City Council Bill #22-0219 be amended and approved. The proposed amendments are to formally attach the exhibits referenced in the bill to the legislation (as shown in the Appendix), delete PUD 8: Design Guidelines in its entirety and clean up an erroneous PUD sheet number change. Though referenced in the First Reader, the new PUD Exhibits 1-8 were not formally attached. Without the actual exhibits the new content will not be included. But the bill will be further amendment to only add in exhibits PUD 1-7 and delete PUD 8, Design Guidelines and to undo a PUD sheet numbering change. The proposed amendments are:

- Page 2, In line 9 strike “; and PUD 8, Design Guidelines,”
- Page 2, Add to line 11 “PUD 8, Design Guidelines in Ordinance 13-136 shall be deleted in its entirety.”

- Page 4 in lines 2, 7, and 11 delete the proposed change from 6 to 5. PUD sheet 6 is the “Proposed Open Space and Public Access Easement Plan”, not PUD 5.

The rationale for removing the design guidelines is that much of the PUD is built out and with the exception of Parcel 1 all other development has been approved or in design with expectation of approval in 2022. Any future development for Parcel 1 will have to respond to the existing conditions and will require UDAAP design review.

Notification: Notification for this application was given to the Fells Point Task Force and City Councilman Zeke Cohen. In addition, the site was posted as required.



Chris Ryer
Director

APPENDIX

Replacement PUD Sheets

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

HARBOR POINT

Baltimore, Maryland

Planned Unit Development

March 2022



Beatty 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 21211
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
- PUD 8**
Design Guidelines

AYERS
SAINT
GROSS

ARCHITECTS + PLANNERS

1040 Mt. St., Suite 100, Baltimore, MD 21202
410.547.8500
81 Mount St., Baltimore, MD 21211
410.728.2900

Continued on
PUD 1

VICINITY MAP



LEGEND

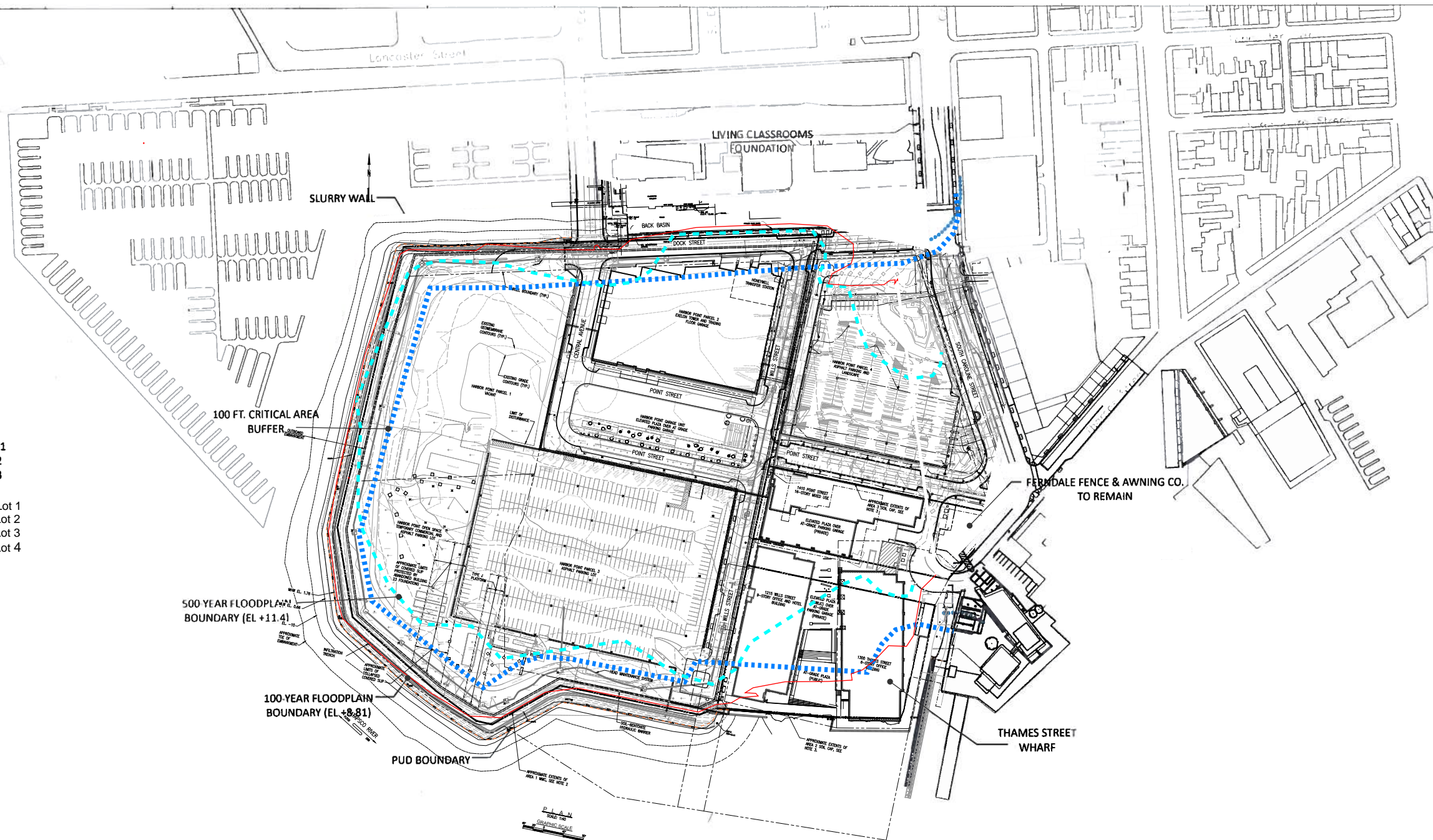
- PUD BOUNDARY
- 100 YEAR FLOODPLAIN BOUNDARY
- - - 500 YEAR FLOODPLAIN BOUNDARY
- 100 FOOT CRITICAL AREA BUFFER
- - - - MEAN HIGH WATER (MHW) LINE

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



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

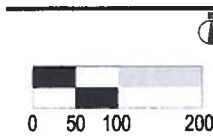
HARBOR POINT PUD

ARCHITECT

Ayers/Saint/Gross Architects - Planners
 940 N. 4th Street, Suite 100
 Baltimore, MD 21202
 410.547.8500
 410.547.8619

CIVIL ENGINEER

Ronald Klappner & Kuhn
 81 Mosher Street
 Baltimore, MD 21217
 410.726.2900
 410.726.2948 F



**AYERS
 SAINT
 GROSS**

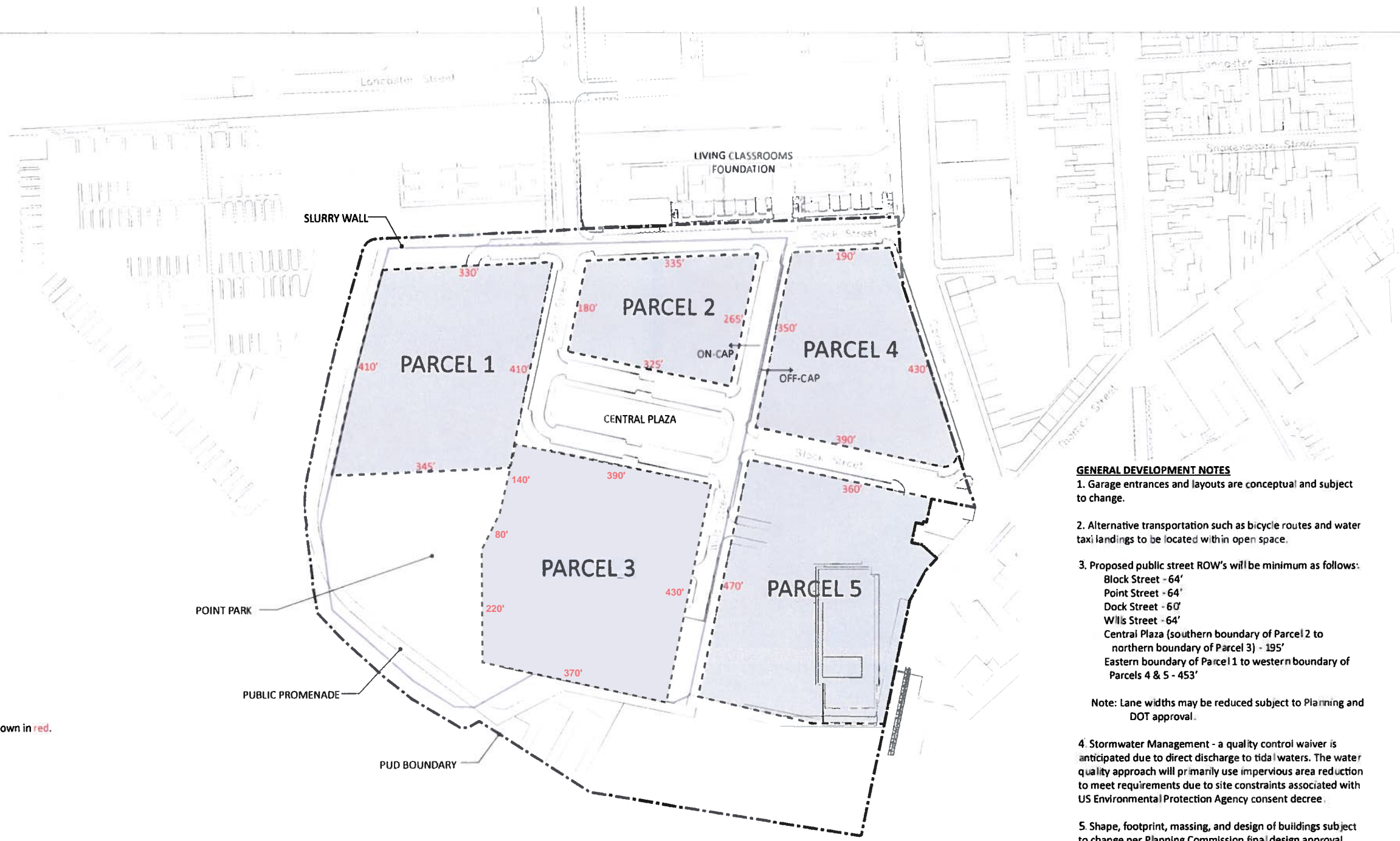
ARCHITECTS + PLANNERS
940 N. 4th St., Suite 100, Baltimore, Maryland 21202
 925 I Street, SE, 8th Floor, Washington DC 20001
 410.547.8500 202.678.1000

EXISTING CONDITIONS PLAN

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

Drawing No. PUD 2

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

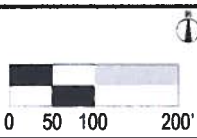
- Garage entrances and layouts are conceptual and subject to change.
- Alternative transportation such as bicycle routes and water taxi landings to be located within open space.
- Proposed public street ROW's will be minimum as follows:
 Block Street - 64'
 Point Street - 64'
 Dock Street - 60'
 Will's 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.

B • D
 Beatty Development Group, LLC
 1300 Thames Street, Suite 10
 Baltimore, MD 21231

HARBOR POINT PUD

ARCHITECT
 Ayers/Saint/Gross Architects + Planners
 1040 Hull Street, Suite 100
 Baltimore, MD 21230
 410.547.8500
 410.547.8518

CIVIL ENGINEER
 Raymond Klappner & Kutz
 81 Harbor Street
 Baltimore, MD 21201
 410.778.2900
 410.778.2541



**AYERS
 SAINT
 GROSS**
ARCHITECTS + PLANNERS

1300 Hull Street, Suite 100
 Baltimore, MD 21230
 410.547.8500

PARCEL AREA PLAN

20577.00
 10 April 2013
 1" = 100'

PUD 3

VICINITY MAP



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

Currently Constructed Building Program*

Parcel/Bldg	Office	Residential	Residential Unit Count	Retail	Hotel	Total SF	Required Parking	Parking Provided	
								On Site	
Existing									
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	
Under Construction									
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	-	
Total	1,428,105	716,299		908	111,575	2,428,136	2643	2628	

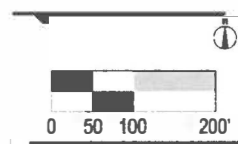
* Future Development on Parcel 1 will follow underlying C-5-DC zoning that includes unlimited height and density with no parking requirement

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

HARBOR POINT PUD

ARCHITECT
 Ayers Saint Gross Architects - Planners
 1540 Mid Street, Suite 100
 Baltimore, MD 21230
 410.547.8500
 410.547.8519

CIVIL ENGINEER
 Russell, Klyce & Field
 81 Harbor Street
 Baltimore, MD 21217
 410.728.2800
 410.728.2834



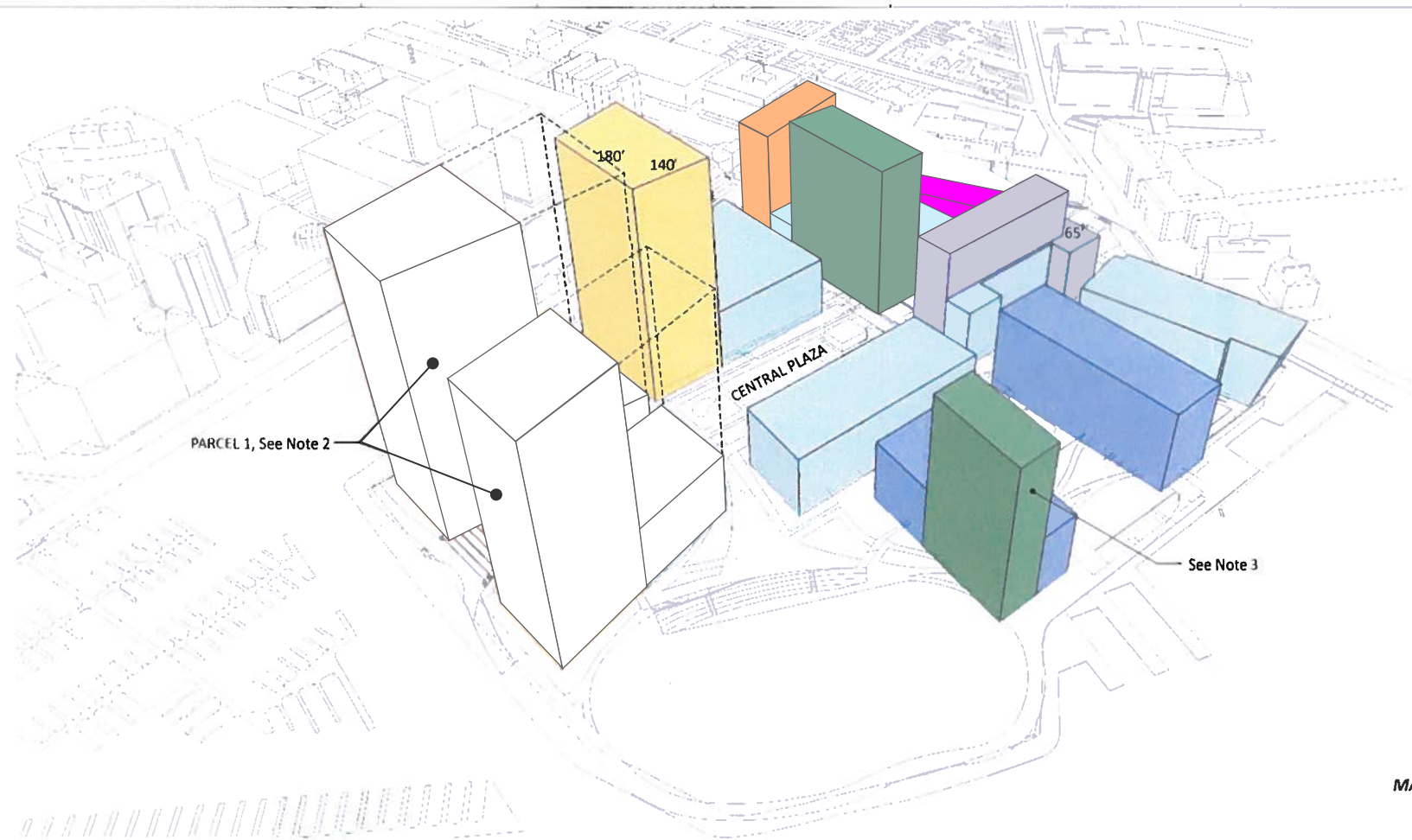
AYERS
 SAINT
 GROSS

ARCHITECTS + PLANNERS

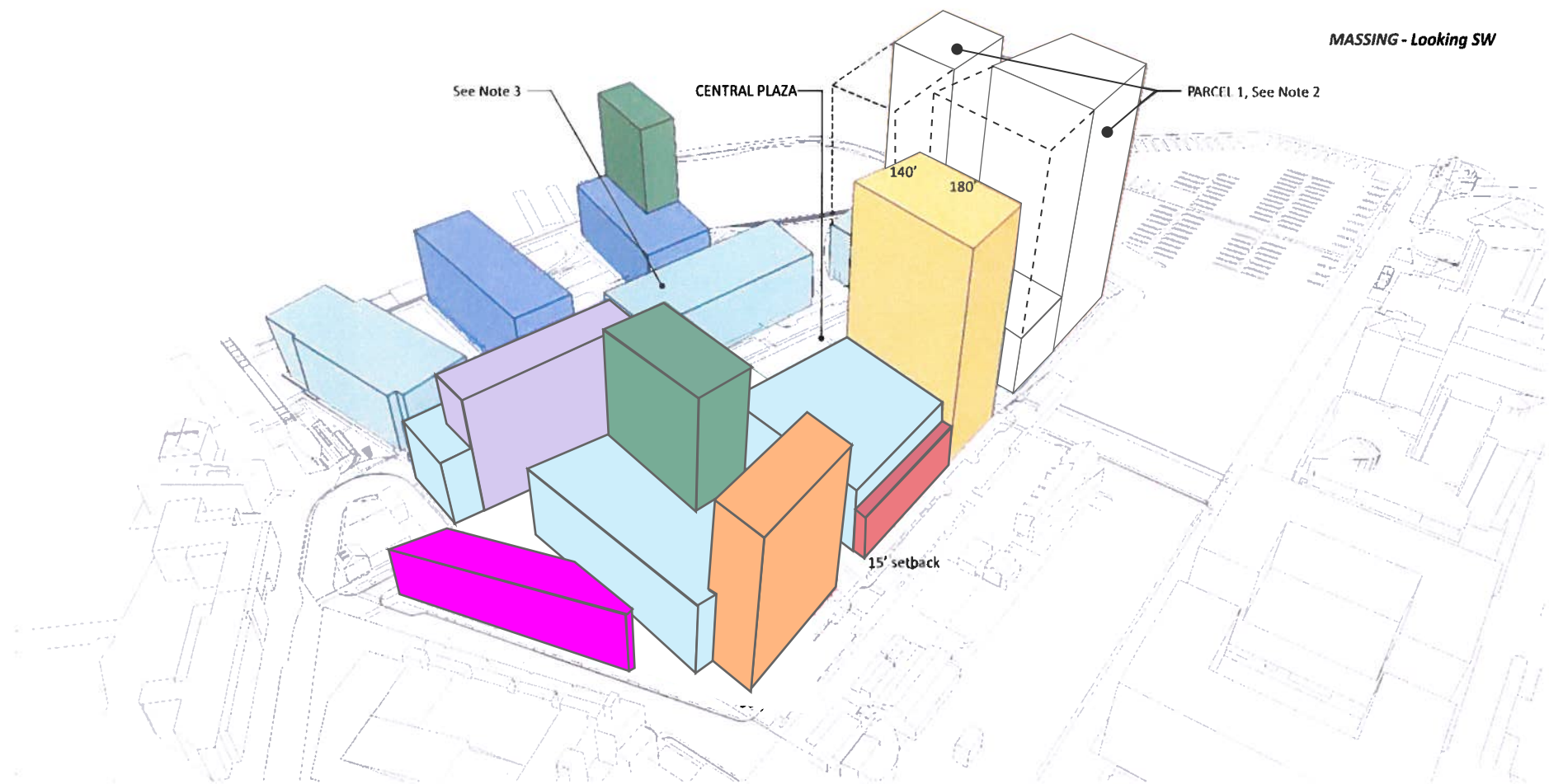
DEVELOPMENT PLAN

20177.00 10 April 2018
 1" = 100'

PUD 4



MASSING - Looking NE



MASSING - Looking SW

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).

BUILDING HEIGHTS

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



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

**HARBOR POINT
PUD**

ARCHITECT
Ayers Saint Gross Architects - Planners
940 Hill Street Suite 100
Baltimore MD 21230
410.547.4500
+ 0.347.26.18

CIVIL ENGINEER
Rummel, Kipper & Kell
21 Mosher Street
Baltimore MD 21217
+ 0.336.2500
+ 0.728.2834



**AYERS
SAINT
GROSS**

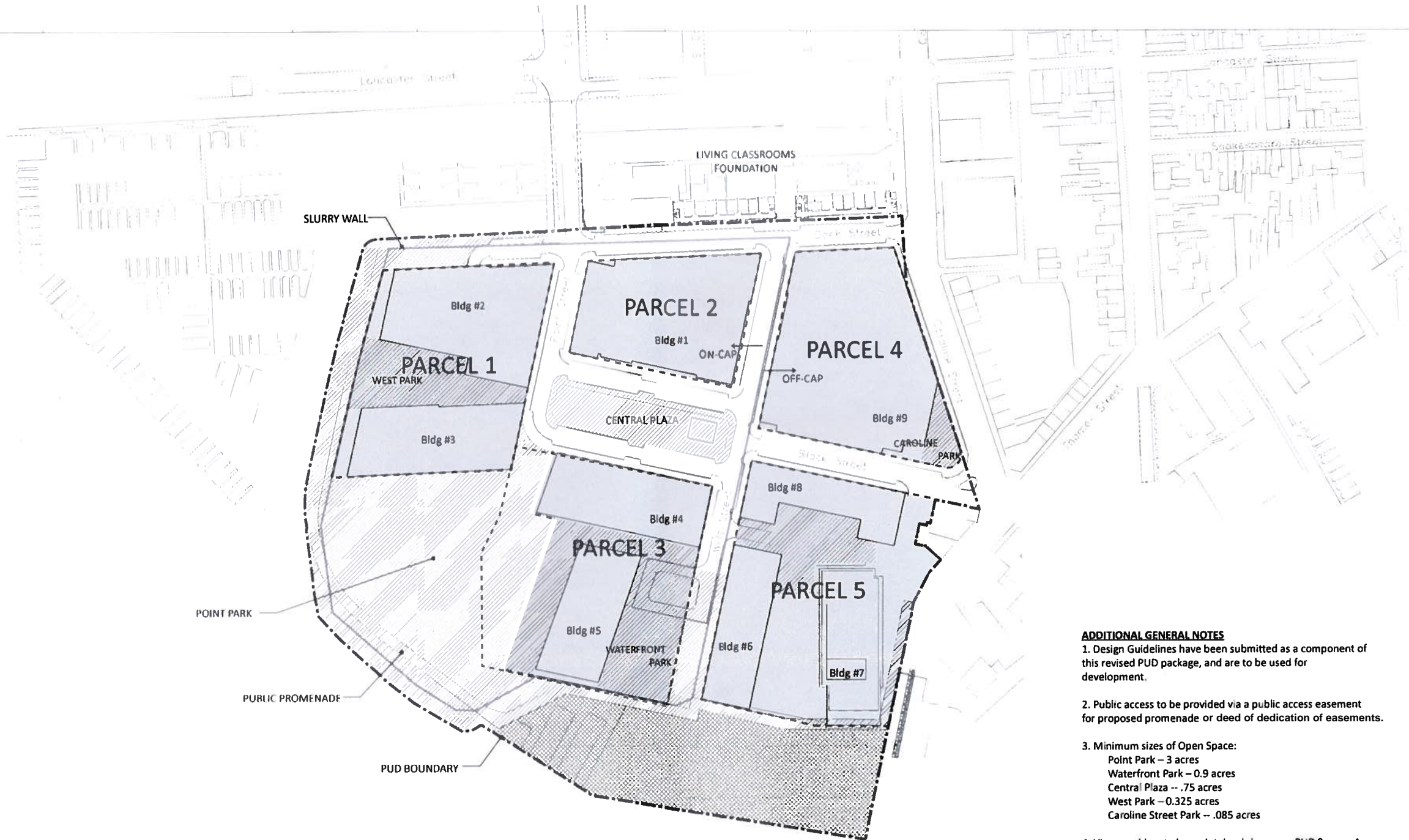
ARCHITECTS + PLANNERS
940 Hill St., Suite 100 Baltimore, Maryland 21230
940 Hill St., Suite 100 Baltimore, Maryland 21230
410.547.4500 410.547.4500

DEVELOPMENT PLAN

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

Drawing No
PUD 5

VICINITY MAP



- 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.

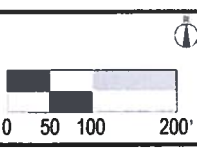
LAND USE AREA	GSF	ACREAGE	% OF SITE
DEVELOPMENT PARCEL	495,525	11.4	41%
OPEN SPACE	413,838	9.5	34%
STREETS	167,239	3.8	14%
RIPARIAN	126,517	2.9	11%
TOTAL		27.6	100%

B • D
 Beatty Development Group, LLC
 1300 Thames Street, Suite 10
 Baltimore, MD 21231

HARBOR POINT PUD

ARCHITECT
 Ayers/Saint/Gross Architects + Planners
 1040 Hull Street Suite 100
 Baltimore, MD 21230
 410.547.8500
 410.547.8519

CIVIL ENGINEER
 Runnel, Kappas & Kell
 610 Maple Street
 Baltimore, MD 21217
 410.528.2900
 410.728.3834



**AYERS
 SAINT
 GROSS**

ARCHITECTS + PLANNERS

1040 Hull Street, Suite 100
 Baltimore, MD 21230
 410.547.8500

PROPOSED OPEN SPACE & PUBLIC ACCESS EASEMENT PLAN

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

PUD 6



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

**HARBOR POINT
PUD**

ARCHITECT

Ayers/Saint/Gross Architects + Planners
1040 Hill Street Suite 100
Baltimore, MD 21230
410.547.8500
410.547.8519

CIVIL ENGINEER

Alvord, Kasper & Kutz
#1 Mosher Street
Baltimore, MD 21217
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.

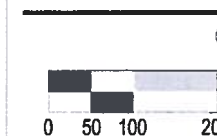
3. Due to existing environmental controls in place on the site, certain critical area treatment strategies may not be allowed. All stormwater controls must comply with the requirements of the US Environmental Protection Agency's consent decree and the property owner's ground lease.

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 (addresses 10% pollutant removal req't)	=	20.1 acres

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



**AYERS
SAINT
GROSS**

ARCHITECTS + PLANNERS

1040 Hill Street, Suite 100
Baltimore, Maryland 21230
410.547.8500

**PROPOSED
ILLUSTRATIVE PLAN**

20577.00 10 April 2013

1" = 100'

PUD 7

