


MEMORANDUM

TO: Honorable President and Members of the City Council
Attention: Karen Randle, Executive Secretary

FROM: M. J. Brodie, President 

DATE: November 12, 2010

SUBJECT: City Council Bill No. 10-0614
Planned Unit Development – New East Baltimore Community – Amendment 1

The Baltimore Development Corporation (BDC) supports Amendment 1 to the New East Baltimore Community Planned Unit Development (PUD). The proposed changes to the approved heights appear to reflect the continued evolution of the project's Life Sciences influenced Master Plan as construction and occupancy occur on the site north of the Johns Hopkins campus. The previous plan included three structured parking garages. This revision will provide for two structured parking garages and a transfer of the height limits on the garage designated at P-1 to a parcel designated for office use to the south. The transferred height is compatible with other height designations on-site.

Further changes to the PUD and overall project Master Plan that may impact future heights, prescribed land uses, and development patterns onsite should be considered carefully by the City as a whole because of the City's investment in this project and surrounding areas including the East Monument Street Corridor and Old Town redevelopment. Also, the impact of private development initiatives surrounding the New East Baltimore Community may influence the project's Master Plan and goals of the emerging community.

cc: Kaliopé Parthemos
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