


FROM	NAME & TITLE	Alfred H. Foxx, Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 11-0007		

DATE March 7, 2012

TO

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

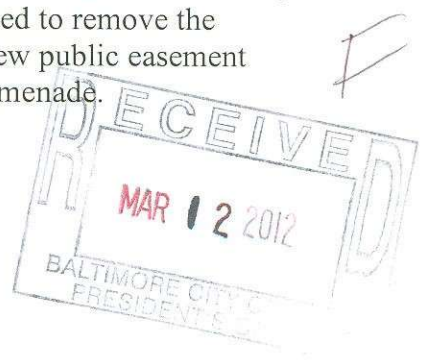
I am herein reporting on City Council Bill 11-0007 introduced by Council Members Cole, Scott, President Young, Council Members Spector, Middleton, Holton, Welch, Reisinger, Branch and Clarke at the request of UA Locust Point Holdings, LLC.

The purpose of the Bill is to approve certain amendments to the Development Plan of the Planned Unit Development.

Ordinance 99-502 established the Whetstone Point (Industrial) Planned Unit Development (PUD) and approved a Development Plan submitted by the applicant, Hull Point, LLC. The PUD included the former Proctor and Gamble manufacturing site located in the Locust Point area. The PUD allowed for the repurposing of the former Proctor and Gamble site by converting to office, accessory commercial, industrial, and storage uses, with associated parking lots; a mixed use office-light industrial development.

Ordinance 09-103 rescinded the original Development Plan and replaced it with a new Development Plan, changed the name of the PUD to Tide Point, amended the boundaries of the PUD, amended certain uses and densities, and generally provided a mixed use development that included retail and residential uses. The PUD grew to a 25 acre site with more than 549,590 square feet of corporate office space, retail, and up to 140 dwelling units. There is open space leading to and on the water which is part of the public promenade.

City Council Bill 11-0007, if approved, would change the name of the PUD to Under Armour Headquarters, reflecting the purchase of the complex by UA Locust Point Holdings, LLC. Under Armour is continuing to grow and is developing a master plan to meet anticipated growth needs over the next 10 years, including expanding to the water side portion of the PUD. As a result, some changes in the retail and net leasable office space square footage is necessary, along with expanding residential restrictions in certain areas of the PUD and adjusting some building height limits. The existing promenade agreement will need to be modified to remove the easements between the Joy, Cascade, and Ivory buildings and create a new public easement along the former Haubert Street to connect Key Highway east to the promenade.



The Honorable President and Members
of the Baltimore City Council
March 7, 201
Page 2

The Surface Water Management Division of the Department of Public Works has been working with the development team on a stormwater management concept plan for the PUD area that is the subject of this amendment. It is important to note that most of the PUD is located within the Critical Area and a portion is within the Critical Area 100-foot buffer. Therefore, as the PUD is implemented it will need to comply with Critical Area regulations. For the purposes of stormwater management, the site is considered redevelopment, as more than 40% of the area is impervious. Concept approval will be done on a project by project basis. While the concept plans are not complete, the following is being considered: the overall impervious area will reduce; no structured treatment is proposed at this time; environmental site design may include the use of a west side bio-swale to treat runoff from the parking area; micro-bioretenion facilities for the plaza in front of the retail area, for in front of the Dawn buildings, and for the eastern side of the Dawn building; and a green roof for the main building. While treatment from the parking garage runoff flowing into the micro-bioretenion is not required, the concept includes a gravel diaphragm and sand layer.

The Department of Public Works supports passage of City Council Bill 11-0007.



Alfred H. Foxx
Director

AHF/MMC