


FROM	NAME & TITLE	David E. Scott, P.E., Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 08-0027		

TO

DATE: November 3, 2008

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 08-0027 introduced by Council Member Reisinger on behalf of Hull Point, LLC.

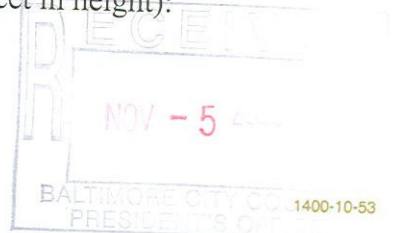
The purpose of the Bill is to repeal the existing Development Plan for Whetstone Point Planned Unit Development and approve a new Development Plan for the Tide Point Planned Unit Development.

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 is located in the Locust Point area of Baltimore City and includes the former Proctor and Gamble manufacturing site. The PUD area is approximately 15.25 acres in size and includes the following noncontiguous properties: 1422 Nicholson Street (previously, 1000 Haubert Street); 1113 Hull Street; 1116 Hull Street; 1134-1144 Hull Street; a portion of 1450 Beason Street; and 1.852 acres located north of Marriott and Cuba Streets and east of Hull Street, Cooksie Street, and Towson Street (Block 2024, Lot 6A). 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.

City Council Bill 08-0027, if approved, would rescind the original Development Plan and replace it with a new Development Plan. The new Plan would change the name of the PUD to Tide Point, would amend the boundaries of the PUD, amend certain uses and densities, and generally provide a mixed use development that would include retail and residential uses. The Development Plan as currently written would include a 15-story parking and residential building; a 7-story, 200,000 square foot office building; 10,000 square feet of retail along Key Highway; two 4-story apartment buildings; three 4-story condominium buildings; 15 3-story townhouses; and a Baltimore Immigration Museum along the waterfront.

In their review of the legislation, the Planning Commission recommended amendments to the Bill that reflect negotiations between the developer and a community task force, resulting in a more modest development plan. The development plan would include the following specific development areas (none of the residential structures would exceed 35 feet in height):


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- Area A – 49 townhouses
- Area B – 15 townhouses, and a potential alternative use for 12,000 square feet of retail or a daycare center
- Area C – 14 townhouses
- Area D1, D2, D3 – three triangular-shaped lots with a total of 56 townhouses
- Area E – 530 space parking garage
- (No Area F)
- Area G – 819 space parking garage
- Area H – planned Baltimore Immigration Museum exhibit space (3,000 square feet) and museum gift shop space (4,000 square feet)

A preliminary landscape plan has been developed for the PUD, including landscaping along Key Highway to create a more boulevard-like street. A waterfront promenade already exists, with a pedestrian pathway along Haubert Street connecting the promenade to an open space area adjacent to a church on Beason Street. The Planning Commission also recommended that once the traffic impact study and mitigation plan is completed, that it be included in the PUD as an amendment to the Bill. Stormwater management and Critical Areas requirements will be required of the developer as plans proceed.

Based on these findings, the Department of Public Works has no objection to the passage of City Council Bill 08-0027 as proposed to be amended by the Planning Commission.



David E. Scott, P.E.
Director

DES/MMC:pat

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