


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 12-0012		

DATE: February 9, 2012

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

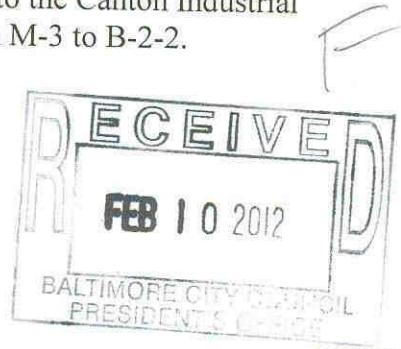
I am herein reporting on City Council Bill 12-0012 introduced by Councilman Kraft on behalf of BCP Investors, LLC.

The purpose of the Bill is to amend Ordinance 11-571 to add certain provisions that were inadvertently omitted.

Ordinance 90-528 established the Urban Renewal Plan for Canton Industrial Area and was last amended by Ordinance 07-390. The Canton Industrial Urban Renewal Area was originally established to retain the area for industrial uses along Boston Street and waterfront property for port- or marine-related activity. The intent was to protect the area as a job generating business area, and to protect water-dependent uses along Clinton Street and south of Boston Street. Office uses were to be accessory to water-dependent uses and not allowed as principal uses. Since the originating legislation, the City reconsidered uses in the Canton Industrial Area due to the nature of development in the Canton waterfront area. The protection line for waterfront industrial uses was shifted southerly to Danville Street, and office and mixed-use developments were built.

Ordinance 01-192 established the Canton Crossing Planned Unit Development (PUD) and was last amended by Ordinance 07-633. The PUD is located within the Canton Industrial Area Urban Renewal Plan and is bounded by the Harbor to the west, Boston Street to the north, Haven Street to the east, and Danville Avenue to the south. The PUD area is heavily industrial. Immediately south of the site are deep-water access piers for port-related uses, the beginning of the Maritime Industrial Zoning Overlay District (MIZOD).

Ordinance 11-571 established the BCP PUD for the properties owned by BCP Investors, LLC and Exxon Mobil Corporation and known as Block 6505, Lots 1/9, 9A, and 10. These properties, formally included in the Canton Crossing PUD, were removed under a separate ordinance to create the new BCP PUD. A commercial use was added to the Canton Industrial Urban Renewal Area for these properties and the zoning changed from M-3 to B-2-2.




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The BCP PUD area is approximately 32 acres in size and is a Brownfield site. A large portion of the site has been remediated and is currently used for surface parking. The remaining portion is still undergoing cleanup. The BCP PUD allows for the development of a single-story retail shopping center. Subsurface environmental conditions limit foundations and footings to no more than 20 feet below grade. This prohibition limits the ability to construct multi-story structures. Due to the nature of the site itself and under a deed restriction, neither residential nor medical uses are permitted as part of the development. The Development Plan includes a grocery store at the southwest corner of Boston Street and Conkling Street, a "big box" store located to the rear of the site at the end of Conkling Street, and smaller retail and restaurant businesses on the rest of the site, with some oriented around an extended Eaton Street (a secondary access point to the site).

City Council Bill 12-0012, if approved, would amend the PUD to require all owners and tenants of properties within the PUD to construct at least a 10-foot tall slatted fence along the southern boundary of the PUD due to the close proximity of the PUD to the MIZOD.

The Department of Public Works supports passage of City Council Bill 12-0012.



Alfred H. Foxx
Director

AHF/MMC:pat