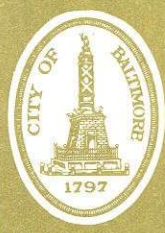


FROM	NAME & TITLE	Steve Sharkey, Acting Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of General Services 800 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 13-0195		

DATE: April 26, 2013

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 13-0195 introduced by Council Member Kraft on behalf of Harbor Point Development LLC.

The purpose of the Bill is to repeal the existing Development Plan for the Harbor Point Planned Unit Development and approving a new Development Plan for the Harbor Point Planned Unit Development.

City Council Bill 13-0195 would repeal the existing Development Plan established under Ordinance 04-682 (last amended by Ordinance 08-16) and would approve a new Development Plan for the Harbor Point Planned Unit Development (PUD). The PUD is bounded by Caroline and Thames Streets, the Living Classrooms complex, and the Baltimore Harbor. The PUD encompasses the former Allied Chemical site where a chromium facility operated since 1845 (Allied Signal purchased the property in 1954). A significant portion of the site is capped as part of an EPA-approved remediation plan. A monitoring facility is located in the northeast portion of the PUD. The site contains a temporary surface parking lot and a temporary promenade. The Thames Street Wharf office building and a portion of brick promenade is located in the southeast area of the PUD and adjacent to the temporary parking area.

The proposed Development Plan would do the following:

- Significantly increase the amount of development that would be allowed to accommodate residential and hotel uses on a portion of the capped area of the PUD site;
- Create five park and green space areas that open up the site to casual or more organized recreational uses;
- Adjust the height and massing of the buildings within the five development parcels to open up view corridors and keep the tallest buildings toward Inner Harbor East and the lower buildings toward Fells Point and Caroline Street; and
- Adopt design guidelines that include completing a promenade connection between Fells Point and Harbor East, a street and sidewalk network with well defined and protected pedestrian areas, and street tree locations and tree species recommendations.

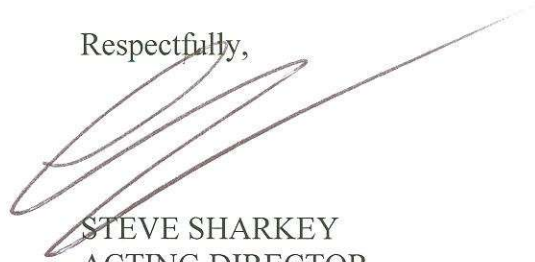
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The Honorable President and Members
of the Baltimore City Council
April 26, 2013
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The Department of General Services has no objection to the passage of City Council Bill
13-0195.

Respectfully,

A handwritten signature in dark ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

STEVE SHARKEY
ACTING DIRECTOR

SS/MMC:ela