



MEMORANDUM

STEPHANIE
RAWLINGS-BLAKE,
Mayor

PAUL T. GRAZIANO,
Executive Director, HABC
Commissioner, HCD

To: The Honorable President and Members of the Baltimore City Council
c/o Karen Randle, *Executive Secretary*

From: Paul T. Graziano, *Commissioner*

Date: May 10, 2013

Re: **City Council Bill 13-0195 – Planned Unit Development – Designation – Harbor Point**

The Department of Housing and Community Development (HCD) has reviewed City Council Bill 13-0195, which was introduced for the purpose of repealing the existing Development Plan for the Harbor Point Planned Unit Development and approving a new Development Plan for the Harbor Point Planned Unit Development.

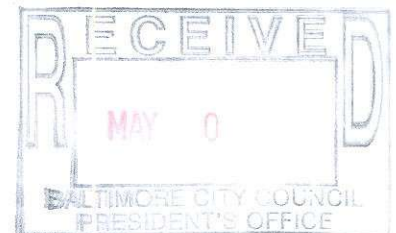
This bill, if enacted, would repeal the current Planned Unit Development (PUD), which encompasses the area on the western peninsula of the Fells Point community, located between the Fells Point Historic District to the east, the Living Classrooms Foundation main campus to the north, and the Ferndale Fence property and The Living Classroom Foundation's Frederick Douglass Isaac Myers Maritime Park to the southeast. The original PUD for this location was created by OR 93-260 in 1993, which established the Allied and Related Sites PUD. This PUD was repealed in 2004, when OR 04-0682 was enacted and replaced the Allied PUD with the Harbor Point PUD. Subsequently, the Harbor Point PUD was amended in 2006, 2007, 2008, 2009 and 2010, and the proposed legislation would repeal the current version of this amended PUD in its entirety, replacing it with a new Harbor Point PUD. It is the understanding of HCD that the new version of the Harbor Point PUD proposed by City Council Bill 13-0195 is needed to allow for the redevelopment of this site into a master planned mixed-use community.

Additionally, HCD has reviewed a set of amendments proposed by the Department of Planning, which would make certain changes including, but not limited to, the types of parking uses allowable within the PUD.

The Department of Housing and Community Development has no objection to the adoption of City Council Bill 13-0195, provided that the amendments offered by the Department of Planning are adopted.

PTG:nb

cc: Ms. Angela Gibson, *Mayor's Office of Government Relations*
Ms. Kaliope Parthemos, *Deputy Mayor*



Ms. City / A.