


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 11-0760		

TO

DATE: October 26, 2011

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

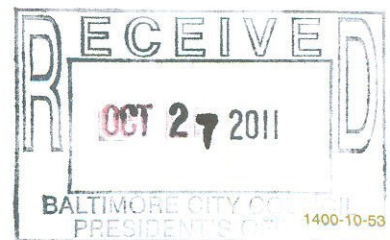
I am herein reporting on City Council Bill 11-0760 introduced by Council members Kraft and D'Adamo on behalf of BCP Investors, LLC.

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

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 has 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.

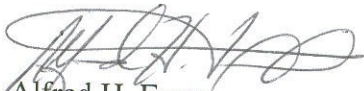
Ordinance 01-192 established the Canton Crossing Planned Unit Development (PUD) and was last amended by Ordinance 07-633. The PUD is bounded by the Harbor to the west, Boston Street to the north, Haven Street to the east, and Danville Avenue to the south, and is located within the Canton Industrial Urban Renewal Area. 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. Within the PUD are properties owned by BCP Investors, LLC and Exxon Mobil Corporation and known as Block 6505, Lots 1/9, 9A, and 10. These properties are a Brownfield site that has been partially remediated. City Council Bill 11-0760, if approved, would remove these properties from the Canton Crossing PUD and companion legislation would create a new PUD for these properties (City Council Bill 11-0761). The new easternmost boundary of the PUD would be Baylis Street and the area known as Parcel G would no longer be part of the PUD. Related legislation would add a commercial use to the Canton Industrial Urban Renewal Area for these properties (City Council Bill 11-0758) and would change the zoning of these parcels from M-3 to B-2-2 (City Council Bill 11-0759).

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Based on these findings, the Department of Public Works supports passage of City Council
Bill 11-0760.



Alfred H. Foxx
Director

AHF/MMC:pat

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