

<b>FROM</b>	NAME & TITLE	Rudolph S. Chow, P.E., Director
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building
	SUBJECT	<b>CITY COUNCIL BILL 16-0709</b>

CITY of  
**BALTIMORE**  
**MEMO**



**TO**

DATE: August 31, 2016

The Honorable President and Members  
of the Baltimore City Council  
c/o Natawna Austin  
Room 400 – City Hall

I am herein reporting on City Council Bill 16-0709 introduced by Councilman Costello at the request of UA Port Covington Holdings, LLC.

The purpose of this Bill is to approve certain amendments to the Development Plan of the Port Covington Planned Unit Development.

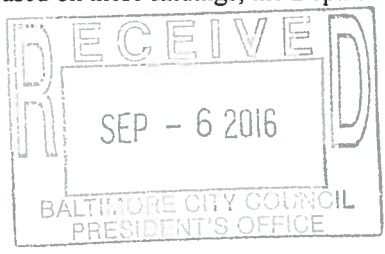
Ordinance 90-425 established the Industrial Planned Unit Development (PUD) for Port Covington, which was later amended by Ordinances 00-57, 02-431, and 04-884. This Planned Unit Development is located on the southwest end of the South Baltimore peninsula and consists of 68 acres, more or less. It covers a portion of the larger, 260 acre Port Covington neighborhood which is located just to the south of the Riverside and South Baltimore neighborhoods and to the southwest of the Locust Point neighborhood. It is currently mostly industrial, with some vacant areas and some recent new development.

In October of 2015, the South Baltimore Gateway Master Plan was approved and in June of 2016, the Port Covington Master Plan was approved. The Master Plan calls for the redevelopment of the Port Covington peninsula into a mixed-use community. The proposed plan includes apartments, condos, office space, retail space, public parks, manufacturing spaces, a distillery, and a new office campus for the Under Armour headquarters. At its completion, the project is expected to house approximately 12,070 residents. This 25 year project will include approximately 15 million square feet of new construction, adding approximately 42 newly developed city blocks and 41 acres of public open space.

The underlying zoning of the Port Covington PUD is M-3, which allows for uses from the M-1 and M-2 zoning districts as well as certain other listed uses. City Council Bill 16-0709, if approved, would amend the Development Plan to allow for additional uses and to replace the existing Development Plan Exhibit Sheets with new ones. This legislation is necessary to accommodate the proposed development plans for the Port Covington peninsula. It would expand upon the list of approved uses within the area of the Development Plan to include uses such as distilleries, distribution facilities, helistops, offices, gyms, and theaters. The proposed legislation would also amend the list of uses currently prohibited under the PUD so that uses such as bowling establishments, day care facilities, hotels, schools, swimming pools, taverns, and theaters, would no longer be prohibited.

It is the understanding of this Department that notice was given to the nearby community associations as well as to approximately 4,600 interested stakeholders.

Based on these findings, the Department of Public Works has no objection to City Council Bill 16-0709.



Respectfully,

*Rudolph S. Chow*  
Rudolph S. Chow, P.E.  
Director

RSC/KTO:ela

*No obj*