



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: November 2, 2011

Re: **City Council Bill 11-0761 - Planned Unit Development - Designation - BCP PUD**

The Department of Housing and Community Development has reviewed City Council Bill 11-0761, which was introduced for the purpose of approving the application of BCP Investors, LLC, and Exxon Mobil Corporation, which are the owner and ground lessee of Block 6505, Lots 1/9, 9A, and 10 (collectively, the "Property"), to have the Property designated a Business Planned Unit Development; and approving the Development Plan submitted by the applicant.

This bill proposes the creation of a BCP Planned Unit Development (PUD) consisting of the properties known as Block 6505, Lots 1/9, 9A, and 10, which will be amended out of the Canton Crossing PUD through companion legislation, City Council Bill 11-0760. The properties within the new BCP PUD will be a single-story multi-tenant retail shopping center. The Department of Planning, among other things, noted in its review of the BCP PUD that: (i) ordinarily, a site adjacent to a proposed new light rail stop would be ideal for high density mixed-use development, the development options for the subject properties are limited due to its history as being a former oil processing site, a portion of which still need to undergo environmental remediation and, by covenant, may never be used for residential or medical uses, as well as limiting the depth to which foundations/footings may be constructed to twenty (20) feet below grade; (ii) the master plan for the shopping center will feature a grocery store and a "big box" discount department store as the two key anchors, while providing additional space for a variety of "junior box" retailers and numerous smaller retail and restaurant uses; (iii) the site plan will also involve a small public park/plaza marking one entrance way and additional plaza and lawn spaces in other locations, including a pedestrian only connection to the adjacent Canton Crossing PUD development area; (iv) the adjacent active heavy rail line and heavy industrial uses of the properties to the south of this proposed BCP PUD will be buffered from the Canton Crossing PUD by the design of the proposed shopping center in a manner both safe and aesthetically pleasing, as a security fence and landscaping are incorporated into the plan; (v) the proposed site plan for the BCP PUD will provide a minimum of 450 trees under an afforestation requirement, additional open space and buffers to the Canton Crossing PUD area and will comply with certain Green Building requirements; and (vi) the developer has already negotiated a traffic mitigation agreement with the Department of Transportation.

At its regular meeting of October 20, 2011, the Planning Commission recommended the adoption of four amendments to this bill, which included: (i) revising the name of the PUD from "BCP PUD" to "The District at Canton Crossing PUD"; (ii) revising Section 1 of the bill to reflect the PUD name change; (iii) revising all the sheets of the Development plans to reflect revisions from October 19, 2011; and (iv) adding a new Section 5 clarifying that attempts to modify the PUD to allow for pedestrian or vehicular access between the southern boundary of the new PUD and the property known as Canton Branch shall be considered a major amendment to the new PUD, which requires approval by City Council ordinance.

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The Department of Housing and Community Development has no objection to the adoption of City Council Bill 11-0761.

PTG:nb

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