


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR <i>Wolde/for T.J.S.</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	CITY COUNCIL BILL #11-0783 /NORTH LOCUST POINT DEVELOPMENT DISTRICT –AMENDING ORDINANCE #03-642		

TO

DATE:

The Honorable President and
 Members of the City Council
 City Hall, Room 400
 100 North Holliday Street

October 7, 2011

At its regular meeting of October 6, 2011, the Planning Commission considered City Council Bill #11-0783, for the purpose of adding and modifying certain definitions, enlarging the boundaries of the development district, revising exhibit 1, to include the additional properties, ratifying Ordinance 03-642, providing for special effective date, and making the provisions of this Ordinance severable.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #11-0783; nine members being present (eight in favor and one recused).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #11-0783 be passed by the City Council.

If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA

Attachment

- cc: Ms. Kaliopé Parthemos, Deputy Mayor
 Mr. Peter O'Malley, Chief of Staff
 Ms. Angela Gibson, Mayor's Office
 The Honorable Bill Henry, Council Rep. to Planning Commission
 Mr. David Tanner, BMZA
 Mr. Geoffrey Veale, Zoning Administration
 Ms. Nikol Nabors-Jackson, DHCD
 Mr. M. J. Brodie, BDC
 Ms. Elena DiPietro, Law Dept.
 Ms. Karen Randle, Council Services



*Stephanie Rawlings-
Blake
Mayor*

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



*Thomas J. Stosur
Director*

October 6, 2011

REQUEST: City Council Bill #11-0783/North Locust Point Development District – Amending Ordinance 03-642.

FOR the purpose of adding and modifying certain definitions, enlarging the boundaries of the development district, revising Exhibit 1 to include the additional properties, ratifying Ordinance 03-642, providing for a special effective date, and making the provisions of this Ordinance severable. BY repealing and reordaining, with amendments Ordinance 03-642 Section(s) 1 and 3.

RECOMMENDATION: Approval

STAFF: Robert Quilter

PETITIONER: The Administration (Baltimore Development Corporation)

OWNERS: Under Armour and Fidelco

SITE/GENERAL AREA

Site Conditions: The properties to be added to the North Locust Point Development District are 1450 Beason Street and an adjoining wedge-shaped property known as 1100 Haubert Street. They are Lots 6 and 7/8 of Block 1987-B. The parcels are improved with a recently-renovated warehouse building now used as office space for Under Armour and associated parking. The existing North Locust Point Development District is basically the boundaries of the Tide Point Office Complex. The current Tide Point Planned Unit Development (PUD) is comprised of approximately 24.647 acres in Locust Point. The existing Tide Point office complex consists to four (4), three (3) level and one (1), four (4) level brick office buildings totaling approximately 400,000 square feet which were formerly used by Proctor & Gamble for the production of detergents. The area is bounded, going counterclockwise, by shoreline to the north, CSX ROW to the east, Beason Street to the south, Haubert and Hull Street to the east and a series of three (3) triangular lots that extend from the intersection of Hull Street and Key Highway East, moving in a south-easterly direction approximately 900 feet along the CSX ROW.

General Area: Locust Point is located on the South Baltimore peninsula, which terminates with Fort McHenry at its eastern tip. Tide Point PUD is located in the Locust Point neighborhood. There are industrial uses on the waterside of the peninsula that take advantage of the deep harbor access. The area consists of heavy industrial, office, and residential uses. Domino Sugars is located to the west adjacent to the Tide Point office complex. To the east of Hull Street are

storage tanks, operation buildings and storage tanks, CSX Railroad right-of-way and Pier #10 across Hull Street (zoned M-3 & M-2-2). South of the complex is CSX rights-of-way, two and three story row houses, and neighborhood commercial establishments in the Locust Point community. The Silo Point development is within the community to the southeast of this site.

HISTORY

- Ordinance #03-642, approved December 22, 2003, established the North Locust Point Development District.
- The Planning Commission adopted the Locust Point Comprehensive Plan in June 2004.
- Ordinance #09-103, approved January 28, 2009, established the current Tide Point Planned Unit Development.
- On September 24, 2009, the Planning Commission gave Final Design Approval for the Tide Point Signage Master Plan as well as approval for the Final Subdivision and Development Plan for 1450 Beason Street.
- On August 5, 2010, the Planning Commission gave Revised Final Design Approval for the Under Armour Innovation Center Façade Improvements.
- On October 7, 2010, the Planning Commission gave Final Design Approval for the Daycare Center Playground at Tide Point.

CONFORMITY TO PLANS

The action is consistent with Baltimore City's Comprehensive Master Plan, specifically EARN Goal 1 Strengthen Identified Growth Sectors, Objective 1: Retain and Attract Businesses in all Growth Sectors. The request is also in conformity with the Locust Point Community Plan.

ANALYSIS

Background on Tide Point PUD:

Located in Locust Point, a neighborhood rich in character and history, Struever Bros. Eccles & Rouse, Inc. (SBER) transformed the former Procter & Gamble soap factory, circa 1929, into Tide Point, a 15-acre, 400,000 square foot corporate office campus. The five building site features fully renovated Class A office complex. In revitalizing the property SBER preserved the buildings' heritage and original façade. There are several on site amenities that make up Tide Point. Tide Point Day Care Center is a 22,000 square foot daycare center for children six weeks to five years of age. Tide Point Athletic Club is a fully-appointed corporate fitness center. A restaurant, Harvest Table, 2,500 square feet, provides breakfast, lunch, dinner and catering services. Tide Point also has Waterfront Park which is part of Baltimore's public promenade.

The current PUD authorizes an aggregate net leasable area of approximately 549,590 square feet and up to 140 dwelling units. Currently there exists 530,578 square feet of office/retail that is comprised of Tide Point and Overflow office complex. Off-street parking is required at 2 spaces per residential dwelling unit, 3 spaces per 1,000 square feet of office space and 1 space per 300 square feet in excess of 1,000 square feet of retail space.

City Council Bill 11-0783:

The North Locust Point Development District was established by Ordinance 03-642 in December, 2003 to provide public infrastructure improvements related to the Tide Point complex, specifically for the extension of Key Highway to the site. Since then, Tide Point has become a successful office development with companies such as Advertising.com, Ayers Saint Gross Architects, and Under Armour, employing over a thousand people at the project. In December 2009, Under Armour opened as a tenant in the “Cheer Building”, formerly an Overflow Warehouse, by redeveloping it into a 138,198 square foot office building (currently occupied by various Under Armour departments, a cafeteria, and product retail showrooms).

Initiated at the request of Under Armour, City Council Bill 11-0783 proposes an expansion of the North Locust Point Development District so that the increment of property taxes created by redevelopment of the former Overflow warehouse into the Cheer Building may be captured. This redevelopment encompassed two properties - 1450 Beason Street and the adjoining wedge-shaped parcel known as 1100 Haubert Street. The tax increment would then be used in a Tax Increment Financing (“TIF”) to finance future public improvements, potentially including a parking garage, a pedestrian bridge over the CSX rail line at Hull Street, and development of a new linear park (“Greenway”) connecting the Tide Point area to Fort McHenry. These improvements will not only create value for the Locust Point community, but will help retain Under Armour’s headquarters in the City of Baltimore.

Three additional bills which are companions to this bill will be introduced in the future. The three other bills are for the creation of a “special tax district,” issuance of special obligation bonds, and the capital appropriation authority. Under the TIF, the City will issue special obligation bonds and pledge the local real property tax increments generated by the redevelopment of the North Locust Point properties as the repayment source for the bonds; the TIF bonds will not constitute a general obligation or other debt of the City of Baltimore or a pledge of the City’s “full faith and credit” or taxing power.

It should be noted that Under Armour, as the new owner of the Tide Point complex, is currently working on a new development master plan for the site with the City, Baltimore Development Corporation and the Locust Point community. They plan to introduce legislation in the near future to reflect additional development potential and associated public infrastructure and open space improvements that may be covered by the benefits of this proposed North Locust Point Development district boundary expansion.

Summary of Economic Benefits:

Economic Benefits: Jobs and Incremental Taxes

- Retains approximately 1,176 jobs
- Adds approximately 617 jobs
- Continues attraction of well-paid young professional residents

Other Factors:

- **Company Retention.** The retention of Under Armour's headquarters has importance for Baltimore City. Of the company's current employee base, 88% live in Baltimore City and 28% own a home in Baltimore City.
- **Expansion Potential.** Under Armour expects to add more than 600 jobs in the next four years.

In advance of today's hearing, staff has notified Locust Point Civic Association, Inc., the Maryland Port Administration, Domino Sugars and the Fort McHenry Business Association of this action.

A handwritten signature in cursive script that reads "Thomas J. Stosur". The signature is written in black ink and is positioned above the printed name and title.

Thomas J. Stosur
Director