


FROM	NAME & TITLE	Shirley A. Williams, Acting Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 08-0017		

DATE: February 28, 2008

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

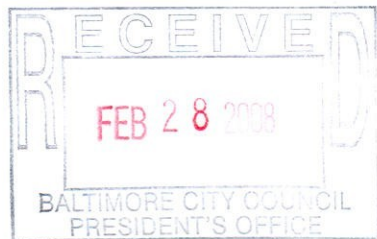
I am herein reporting on City Council Bill 08-0017 introduced by Council President Rawlings Blake on behalf of the Administration (Department of Planning).

The purpose of the Bill is to approve certain amendments to the Development Plan of the Harbor Point Planned Unit Development.

Ordinance 93-260 established the Allied and Related Sites Business Planned Unit Development (PUD) and approved the Development Plan of SBER Harbor Point, LLC (authorized by Honeywell International, Inc., fee simple owner). Ordinance 04-682 repealed the original PUD and replaced it with a new PUD and Development Plan, and was last amended by Ordinance 07-625. The PUD area is approximately 26.8 acres in size and bounded generally by the Baltimore Harbor to the south and west, the Living Classrooms' site to the north, and Caroline Street to the east. Most of the PUD site was once used for the manufacture of chromium products (beginning in 1845). Allied Chemical purchased the chromium plant in 1954 and, after closing the chromium plant in 1985, entered into a consent order with the State and the Environmental Protection Agency the following year. After the remediation plan was completed, Allied Signal began discussing development options for the site, which resulted in the originating PUD ordinance. No development resulted from the approved PUD and the site was purchased by a new owner (Harbor Point Development, LLC) with new development plans for the area.

City Council Bill 08-0017, if approved, would expand the boundary of the PUD to include the property known as 803 South Caroline Street (Block 1818, Lot 55). The owner of the property, Black Olive Development Company, LLC, has requested this action to assist in the planned redevelopment of their site, and Harbor Point Development, LLC concurred. The property would be known as Parcel 6 of the PUD. Appropriate changes would be made to the Development Plan exhibits, and the corresponding increases in gross building area square footage (from 1.8 million to 1.82 million square feet) and the size of the overall PUD area (from 26.8 to 26.9 acres) would be changed in the text of the Ordinance.

Based on these findings, the Department of Public Works supports passage of City Council Bill 08-0017.



Shirley A. Williams
 SHIRLEY A. WILLIAMS
 ACTING DIRECTOR

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