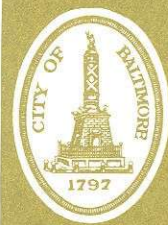


FROM	NAME & TITLE	Theodore Atwood, Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of General Services 800 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 11-0007		

TO

DATE:
March 7, 2012

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 11-0007 introduced by Council Members Cole, Scott, President Young, Council Members Spector, Middleton, Holton, Welch, Reisinger, Branch and Clarke at the request of UA Locust Point Holdings, LLC.

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

Ordinance 99-502 established the Whetstone Point (Industrial) Planned Unit Development (PUD) and approved a Development Plan submitted by the applicant, Hull Point, LLC. The PUD included the former Proctor and Gamble manufacturing site located in the Locust Point area. The PUD allowed for the repurposing of the former Proctor and Gamble site by converting to office, accessory commercial, industrial, and storage uses, with associated parking lots; a mixed use office-light industrial development.

Ordinance 09-103 rescinded the original Development Plan and replaced it with a new Development Plan, changed the name of the PUD to Tide Point, amended the boundaries of the PUD, amended certain uses and densities, and generally provided a mixed use development that included retail and residential uses. The PUD grew to a 25 acre site with more than 549,590 square feet of corporate office space, retail, and up to 140 dwelling units. There is open space leading to and on the water which is part of the public promenade.

City Council Bill 11-0007, if approved, would change the name of the PUD to Under Armour Headquarters, reflecting the purchase of the complex by UA Locust Point Holdings, LLC. Under Armour is continuing to grow and is developing a master plan to meet anticipated growth needs over the next 10 years, including expanding to the water side portion of the PUD. As a result, some changes in the retail and net leasable office space square footage is necessary, along with expanding residential restrictions in certain areas of the PUD and adjusting some building height limits. The existing promenade agreement will need to be modified to remove the easements between the Joy, Cascade, and Ivory buildings and create a new public easement along the former Haubert Street to connect Key Highway east to the promenade.

[Handwritten signature]



The Honorable President and Members
of the Baltimore City Council
March 7, 201
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Based on these findings, the Department of General Services supports passage of City Council
Bill 11-0007.

A handwritten signature in black ink, reading "Theodore Atwood". The signature is written in a cursive style with a large initial "T".

Theodore Atwood
Director

TA/MMC