

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 11-0761		

DATE: October 27, 2011

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 11-0761 introduced by Council Members Kraft and D'Adamo on behalf of BCP Investors, LLC.

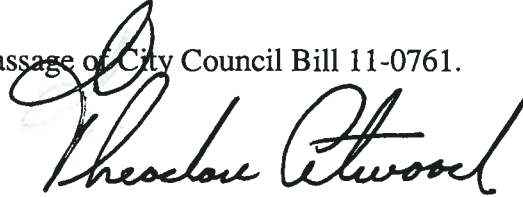
The purpose of the Bill is to approve the application of BCP Investors, LLC and Exxon Mobil Corporation, which are the owner and ground lessee of Block 6505, Lots 1/9, 9A, and 10 (collectively, the "Property"), to have the Property designated a Business Planned Unit Development; and approve the Development Plan submitted by the applicant.

Ordinance 01-192 established the Canton Crossing Planned Unit Development (PUD) and was last amended by Ordinance 07-633. The PUD area is industrial and is bounded by the Harbor, Boston Street, Haven Street, and Danville Avenue. The entire PUD is located within the Canton Industrial Urban Renewal Area and is adjacent to the Maritime Industrial Zoning Overlay District (MIZOD). Within the PUD are properties owned by BCP Investors, LLC and Exxon Mobil Corporation and known as Block 6505, Lots 1/9, 9A, and 10.

City Council Bill 11-0761, if approved, would create a new PUD for these properties, to be known as the BCP Planned Unit Development. Additional legislation (City Council Bill 11-0760) is needed that, if approved, would remove these properties from the Canton Crossing PUD. A commercial use would be added to the Canton Industrial Urban Renewal Area for these properties (City Council Bill 11-0758) and would change the zoning of these parcels from M-3 to B-2-2 (City Council Bill 11-0759).

The proposed BCP PUD area is a Brownfield site, a large portion of which has been remediated and is used for surface parking. The rest of the site is undergoing cleanup. The PUD Development Plan would allow for a single-story retail shopping center to be built. Site conditions limit the ability to construct multi-story structures. The Development Plan includes a grocery store, a "big box" store, and smaller retail and restaurant businesses.

The Department of General Services supports passage of City Council Bill 11-0761.



Theodore Atwood
Director



TA/MMC:pat