


<b>FROM</b>	NAME & TITLE	Alfred H. Foxx, Director	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Department of Public Works 600 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 90-528 established the Urban Renewal Plan for Canton Industrial Area and was last amended by Ordinance 07-390. The Canton Industrial Urban Renewal Area was originally established to retain the area for industrial uses along Boston Street and waterfront property for port- or marine-related activity. The intent was to protect the area as a job generating business area, and to protect water-dependent uses along Clinton Street and south of Boston Street. Office uses were to be accessory to water-dependent uses and not allowed as principal uses. Since the originating legislation, the City has reconsidered uses in the Canton Industrial Area due to the nature of development in the Canton waterfront area. The protection line for waterfront industrial uses was shifted southerly to Danville Street, and office and mixed-use developments were built.

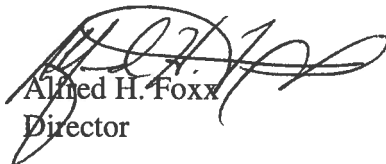
Ordinance 01-192 established the Canton Crossing Planned Unit Development (PUD) and was last amended by Ordinance 07-633. The PUD is located within the Canton Industrial Area Urban Renewal Plan and is bounded by the Harbor to the west, Boston Street to the north, Haven Street to the east, and Danville Avenue to the south. The PUD area is heavily industrial. Immediately south of the site are deep-water access piers for port-related uses, the beginning of the Maritime Industrial Zoning Overlay District. Within this PUD are properties owned by BCP Investors, LLC and Exxon Mobil Corporation and known as Block 6505, Lots 1/9, 9A, and 10. These properties are a Brownfield site that has been partially remediated. City Council Bill 11-0761, if approved, would create a new BCP PUD for these properties. Companion legislation (City Council Bill 11-0760) is necessary to remove these properties from the Canton Crossing PUD. Related legislation would add a commercial use 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).



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The proposed BCP PUD area is approximately 32 acres in size and is a Brownfield site. A large portion of the site has been remediated and is currently used for surface parking. The remaining portion is still undergoing cleanup. The proposed PUD would develop a single-story retail shopping center. Subsurface environmental conditions limit foundations and footings to no more than 20 feet below grade. This prohibition limits the ability to construct multi-story structures. Due to the nature of the site itself, under a deed restriction, neither residential nor medical uses are permitted as part of the development. The Development Plan proposes to construct a grocery store at the southwest corner of Boston Street and Conkling Street, a "big box" store located to the rear of the site at the end of Conkling Street, and smaller retail and restaurant businesses on the rest of the site, with some oriented around an extended Eaton Street (a secondary access point to the site). A pedestrian-only access point will be located at the westernmost portion of Cardiff Avenue. Plazas and green areas will be at both ends of Cardiff Avenue and an entry plaza will be located at the southeast corner of Boston and Conkling Street marking the main entrance to the site.

The Department of Public Works supports passage of City Council Bill 11-0761.



Alfred H. Foxx  
Director

AHF/MMC:pat