

FROM

NAME & TITLE	David E. Scott, Director
AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building
SUBJECT	CITY COUNCIL BILL 08-0111

CITY of
BALTIMORE
MEMO



DATE: June 2, 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 08-0111 introduced by Councilman Kraft on behalf of South Broadway Properties, LLC.

The purpose of the Bill is to approve certain amendments to the Development Plan of the Marketplace at Fell's Point Planned Unit Development.

Ordinance 07-435 established a Business Planned Unit Development (PUD) called Marketplace at Fell's Point. The PUD includes the properties known as 600, 602, 606, 610, 616, 622, 607, 609, 611, 617, 619, 621, 623, 625, and 627 South Broadway; 611, 613, 615, 617, 619, 621, and 623 South Bethel Street; 1621, 1625-1631, and 1641 Fleet Street; 608 and 614 South Register Street; 1640 and 1641 Aliceanna Street; and 1641 Lancaster Street. Taken together, these properties consist of approximately 4.405 acres of land. The focus of the PUD is the rehabilitation of the Broadway Markets and renovation and redevelopment of the blocks to the east and west of the Markets. The Plan includes mixed uses of office, retail, and residential properties along Broadway and Fleet Street, with structured parking off of the 1600 block of Fleet Street and mixed uses along the frontage. Building heights step back from street fronts to push taller structures toward the center of the development sites.

City Council Bill 08-0111, if approved, would expand the PUD to approximately 5.91 acres with the inclusion of two privately held properties (616 South Register Street and 620 South Broadway) and two City-owned properties (the old Comfort Station at 1630 Aliceanna Street and the Broadway Pier at 920-950 South Broadway). The Ordinance would not affect the privately held properties unless or until the properties were acquired by the developer. The property known as Broadway Pier would remain as open space. In addition, the PUD would allow for up to 159 residential units to be developed in the area bounded by Fleet, Bethel, Aliceanna, and South Broadway, with parking ratios amended downward to adjust to the change in emphasis from office to residential uses. The allowable height for this area would be adjusted downward, from 90 feet to 60 feet. This change would result in two levels of parking (one below grade), and four residential levels above. The historic facades along South Broadway would be rehabilitated and used primarily for retail. The new construction would be set back from the South Broadway edge of the site. The City-owned Comfort Station (1630 Aliceanna Street) front portion would be preserved, with the expansion of up to 60 feet occurring to the rear of the Comfort Station.

No obj.

