

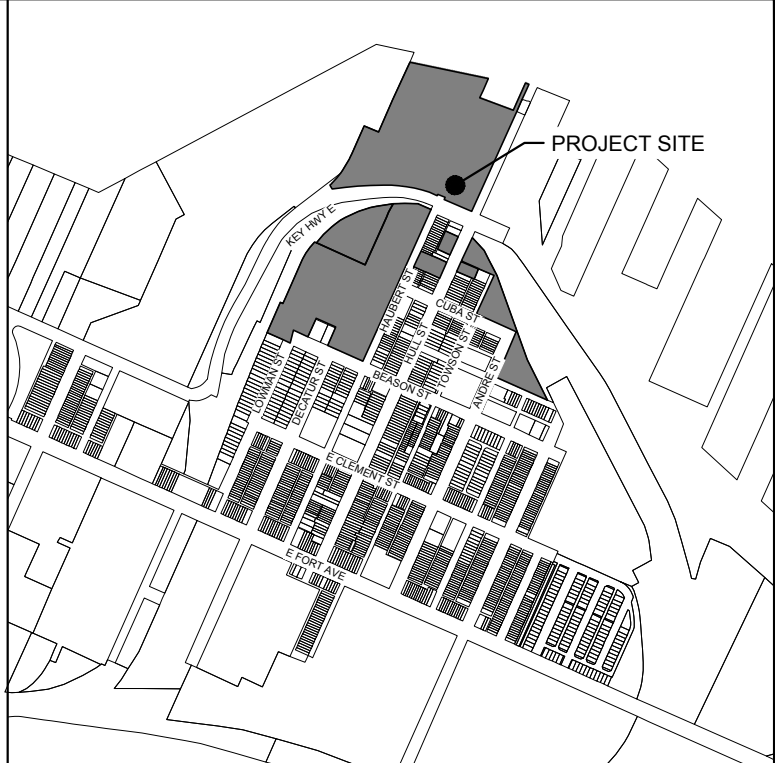
Plotted By: Monaca, Melanie (DeFazio) Street Set: AVB Brewers Hill - PUD - Layout: SCHOOL - September 12, 2025 08:44:39am G:\General Marketing\General Marketing\28 Walker Tide Point PUD Plans.dwg
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- LEGEND**
- ● ● ● ● ZONING LINE
 - — — — — LIMIT OF PROPOSED PLANNED UNIT DEVELOPMENT
 - — — — — APPROX. 1000' CRITICAL AREA LIMIT
 - — — — — APPROX. 100' CRITICAL AREA BUFFER LIMIT
 - ■ ■ ■ ■ MARITIME INDUSTRIAL OVERLAY DISTRICT BOUNDARY
 - - - - - APPROX. 100-YR FLOODPLAIN (EL.10')
 - - - - - APPROX. 500-YR FLOODPLAIN
 - — — — — BUS ROUTE
 - × × × × × × × × × × × PROPOSED BICYCLE NETWORK
 - □ □ □ □ PROMENADE EASEMENT

NORTHWEST BRANCH
PATAPSCO RIVER

NORTHWEST BRANCH
PATAPSCO RIVER

PUBLIC PEDESTRIAN AND BICYCLE ACCESS CORRIDOR ON HALBERT STREET FROM KEY HIGHWAY EAST TO THE PROMENADE EASEMENT SHALL BE PRESERVED AS APPROVED BY THE PLANNING COMMISSION IN CONJUNCTION WITH FUTURE FINAL DESIGN APPROVAL(S). AN ACCESS EASEMENT REFLECTING SUCH APPROVAL SHALL BE RECORDED IN THE LAND RECORDS WITHIN 60 DAYS AFTER FINAL APPROVAL OF THE EASEMENT AGREEMENT BY THE BOARD OF ESTIMATES.



VICINITY MAP
SCALE: 1" = 1000'

1 OWNER:
UALOCUST POINT HOLDINGS, LLC
UA-CHEER PARKING LOT, LLC
UA-HULL STREET, LLC
UA-HULL STREET II, LLC
C/O UNDER ARMOUR, INC.
1040 HULL STREET
BALTIMORE, MD 21230

2 SITE ADDRESS CHART:

OWNER	STREET ADDRESS	BLOCK	LOT	PARCEL AC	EX. ZONING
UALOCUST POINT HOLDINGS, LLC*	NO ADDRESS	2024	6A	1.852	R-8
UALOCUST POINT HOLDINGS, LLC*	1000-1050 HULL STREET	1976	1	9.746**	B-2-3
BEASON PROPERTIES LLC**	1450 BEASON STREET	1987B	6	7.175	R-8
UA-CHEER PARKING LOT, LLC*	1100 HALBERT STREET	1987B	7	1.417	R-8
UA-HULL STREET, LLC*	1134 HULL STREET	1981B	8	0.301	R-8
UA-HULL STREET II, LLC*	1116 HULL STREET	1981B	12	0.172	R-8
UALOCUST POINT HOLDINGS, LLC*	1113 HULL STREET	1982	1	0.096	R-8
SUBTOTAL				20.759	
MAYOR & CITY COUNCIL				3.888	
TOTAL				24.647	

*C/O UNDER ARMOUR, INC.
**C/O FIELDCO REALTY GROUP
***THIS ACREAGE EXCLUDES RIPARIAN RIGHTS

- 3 AREA WITHIN PROPOSED PLANNED UNIT DEVELOPMENT: +/- 24.647AC
4 ZONING: EXISTING R-8, B-2-3, AND CURRENT TIDE POINT PUD 09-103. CALCULATIONS FOR FAR AND DENSITY ARE CUMULATIVE FOR THE PUD AND NOT LOT-BY-LOT.
5 URBAN RENEWAL AREA: THE SITE IS NOT LOCATED WITHIN ANY URBAN RENEWAL BOUNDARY.
6 HISTORIC DISTRICT: THE SITE IS NOT LOCATED WITHIN A DESIGNATED HISTORIC DISTRICT.
7 CRITICAL AREA: THIS SITE IS MOSTLY WITHIN THE CRITICAL AREA MANAGEMENT PROGRAM PORTIONS OF THE SITE ARE WITHIN THE 100-FT BUFFER AREA AS DEPICTED.
8 FLOOD PLAIN: THIS SITE IS PARTIALLY WITHIN THE 100-YEAR FEMA TIDAL FLOODPLAIN AS DEPICTED.
9 FOREST CONSERVATION: THIS SITE IS WITHIN THE CHESAPEAKE BAY CRITICAL AREA THEREFORE, THE SITE WILL BE SUBJECT TO THE PLANTING REQUIREMENTS UNDER THE CRITICAL AREA REGULATIONS.
10 PROMENADE ACCESS EASEMENT: THE EXISTING PROMENADE ACCESS EASEMENT WILL BE AMENDED TO PERMIT THE PROPOSED BUILDING FOOTPRINTS AT SUCH TIME AS THE BUILDINGS ARE CONSTRUCTED AND SHALL MAINTAIN THE INTENT TO PROVIDE PEDESTRIAN ACCESS BETWEEN KEY HIGHWAY AND THE WATERFRONT. SOME PORTIONS OF THE PROMENADE MAY BE CONSTRUCTED ABOVE OCCUPYABLE SPACE/PARKING, BUT WILL REMAIN OPEN TO THE PUBLIC CONSISTENT WITH THE PROMENADE ACCESS EASEMENT AGREEMENT.
11 ROAD CLOSING: AN EXISTING ALLEY LOCATED ON PARCEL D1 WILL NEED TO BE CLOSED.
12 DESIGN GUIDELINES: THE DESIGN GUIDELINES RECOMMENDED WITH THE LOCUST POINT MASTER PLAN ARE RECOMMENDED TO CARRY FORTH TO THIS PUD.
13 BUILDING VI: THIS BUILDING MAY BE EXPANDED WITHIN THE OVERALL SQUARE FOOTAGE LIMITS NOTED ON THIS DEVELOPMENT PLAN AND SUBJECT TO PLANNING COMMISSION APPROVAL.
14 HEIGHT LIMIT:

BUILDING/AREA	HEIGHT
H INCL. IV & V	128 FT ABOVE SEA LEVEL AND 85 FT ABOVE SEA LEVEL, AS SHOWN ON THE DRAWING
I, II, III, J, F, V	85 FT ABOVE SEA LEVEL
VI	EXISTING HEIGHT EXCEPT AS MAY BE APPROVED BY THE PLANNING COMMISSION FOR A SCHOOL GYMNASIUM

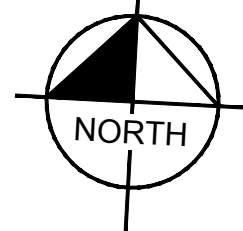
ANY HEIGHT ADDITIONS TO THE DAWN BUILDING (VI) SHALL MAINTAIN A 1:1 SETBACK FROM THE SOUTH FAÇADE OF THE EXISTING BUILDING

- 15 THIS BASE PLAN WAS CREATED BY COMPILING INFORMATION FROM VARIOUS SOURCES INCLUDING BALTIMORE CITY GIS DATA, TIDE POINT SURVEY REVISED THROUGH 1/24/2003, AND DESIGN DRAWINGS FOR BALTIMORE CITY DOT LOCUST POINT INDUSTRIAL ROAD (CONTRACT NUMBER TR01027) DATED 4/15/2004. KIMLEY-HORN CANNOT GUARANTEE THE ACCURACY OF THIS INFORMATION DEPICTED ON THIS PLAN.
16 THIS DEVELOPMENT PLAN AND DEVELOPMENT PROGRAM ARE CONCEPTUAL IN NATURE AND ARE SUBJECT TO FINAL DESIGN APPROVAL BY THE PLANNING COMMISSION.
17 REFER TO THE PUD TEXT FOR PHASED TRAFFIC MITIGATION
18 GARAGE ACCESS AND SERVICE ACCESS ALONG HULL STREET ARE CONCEPTUAL AND SUBJECT TO FINAL DESIGN APPROVAL BY THE PLANNING COMMISSION.
19 CONTACT INFORMATION: KIMLEY-HORN AND ASSOCIATES, INC.
ATTN: MELANIE MONACA, PE
3904 BOSTON STREET, SUITE 202
BALTIMORE, MD 21224
443-743-34700

DEVELOPMENT PROGRAM		
BUILDING/AREA	NAME	PROPOSED USE
II	JOY	51,497 NLSF OFFICE (EXISTING)
III	CASCADE	112,261 NLSF OFFICE (EXISTING)
IV**	IVORY	96,167 NLSF OFFICE (EXISTING)
V	TIDE	48,310 NLSF OFFICE (EXISTING)
VI	DAWN	74,048 NLSF OFFICE (EXISTING)
VII	HARBORVIEW	2,500 NLSF RETAIL
A	CHEER	138,188 SF SCHOOL*
B		SCHOOL* OR 49 TOWNHOUSES
C		SCHOOL* OR 15 TOWNHOUSES
D1		14 TOWNHOUSES
D2		13 TOWNHOUSES
D3		18 TOWNHOUSES
E		25 TOWNHOUSES
F		530 CAR PARKING GARAGE OR SCHOOL*
G		80,000 NLSF OFFICE/RETAIL PLUS PARKING
H**		819 CAR PARKING GARAGE
I, II, III, V	INFILL/ADLT FLRS	250,000 NLSF OFFICE/RETAIL PLUS PARKING
PUMP HOUSE		127,600 NLSF OFFICE

*SCHOOL USE INCLUDES ACCESSORY PARKING AND/OR ATHLETIC FIELDS AND IS ONLY PERMITTED IN AREAS A, B, E, AND VI.
**TIDE BUILDING NLSF IS MUTUALLY EXCLUSIVE OF AREA IN H NLSF

NOTE: EXISTING CONNECTING BRIDGES MAY BE MAINTAINED, AND NEW CONNECTING BRIDGES MAY BE CONSTRUCTED BETWEEN EXISTING OR FUTURE BUILDINGS, SO LONG AS THEY DO NOT RESTRICT PEDESTRIAN ACCESS OTHERWISE REQUIRED BY THIS DEVELOPMENT PLAN OR ANY EASEMENT AGREEMENT. ANY OCCUPYABLE SPACE IN NEW OR EXISTING BRIDGES SHALL BE INCLUDED IN THE SQUARE FOOTAGE CALCULATIONS FOR THE PUD. NEW BRIDGES SHALL RESPECT EXISTING VIEW CORRIDORS.



GRAPHIC SCALE IN FEET
0 60 120 240

CALL 48 HOURS
BEFORE YOU DIG



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KHA PROJECT
DATE
9/11/2025
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY MLM

UNDER ARMOUR HEADQUARTERS
PLANNED UNIT DEVELOPMENT
BALTIMORE CITY, MARYLAND

LICENSED PROFESSIONAL

PROPOSED DEVELOPMENT PLAN
(REPLACEMENT SHEET)

SHEET NUMBER

2 OF 3