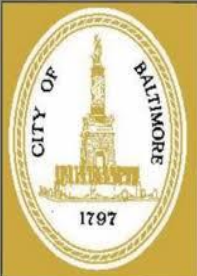


<b>FROM</b>	<b>NAME &amp; TITLE</b>	Jason W. Mitchell, Director	CITY of BALTIMORE  <b>MEMO</b>	
	<b>AGENCY NAME &amp; ADDRESS</b>	Department of Public Works 600 Abel Wolman Municipal Building		
	<b>SUBJECT</b>	City Council Bill 22-0189		

June 16, 2022

**TO:**

Economic and Community Development Committee

I am herein reporting on City Council Bill 22-0189 introduced by Council Member Porter on behalf of Stonewall Capital, LLC.

The purpose of the Bill is to repeal Ordinance 07-609, which designated certain properties as a Business Planned Unit Development known as the Westport Waterfront; repeal Ordinance 09-139, which amended Ordinance 07-609; and provide for a special effective date.

Ordinance 07-609 established a Business Planned Unit Development (PUD) along the waterfront of the Middle Branch of the Patapsco River and approved a development plan submitted by the applicant (Westport Development, LLC, Inner Harbor West LLC, Inner Harbor West II LLC, and Turner Development Group, Inc.). The properties included within the PUD are 2001, 2033, 2099, 2101-2121-2301, and 2401-2417 Kloman Street. The PUD is bounded by Waterview Park, Waterview Avenue, Kloman Street, the northerly and easterly property lines of 2001-2031 Kloman Street, and the waterfront. Ordinance 09-139 amended Ordinance 07-609 to specify agreed upon height limits for specific parcels within the PUD. The mixed-use development plan approved under these PUDs were never built.

City Council Bill 22-0189, if approved, would repeal the originating and amending PUDs so that the redevelopment plan proposed by the new owner (Stonewall Capital, LLC) will be able to proceed. The redevelopment plan is compatible with the underlying Transit-Oriented Development zoning, a zoning category that did not exist prior to the enactment of the new Zoning Code in 2017.

Companion legislation (CCB 22-0190) was enacted to repeal ordinances that created the Westport Waterfront Development District, the Westport Waterfront Special Taxing District, and the authorization of Tax Increment Revenues and Special Tax Revenues for the financing of infrastructure improvements. The new owner is not interested in pursuing any Tax Increment Financing for this redevelopment project.

The Honorable President and Members  
of the Baltimore City Council  
June 16, 2022  
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Based on this information, the Department of Public Works supports passage of City Council  
Bill 22-0189.

A handwritten signature in black ink, appearing to read "Jason W. Mitchell", is written over the printed name.

Jason W. Mitchell  
Director

JWM/MMC