

ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE

FINDINGS OF FACT

City Council Bill No. 22-0189

MOTION OF THE CHAIR OF THE ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE, AFTER A PUBLIC HEARING AT WHICH AGENCY REPORTS AND PUBLIC TESTIMONY WERE CONSIDERED, AND PURSUANT TO ARTICLE 32, SECTION 13-205 OF THE BALTIMORE CITY CODE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING A REPEAL OF A PLANNED UNIT DEVELOPMENT (PUD)FOR:

Repeal of Ordinances 07-609 and 09-139 – Westport Waterfront Planned Unit Development

IN GENERAL:

*To approve the repeal of this PUD, the City Council has considered and finds that:
(check to evidence consideration)*

- the repeal of the planned unit development is in the public interest for the following reasons:

The purpose of Bill 22-0189 and 22-0190 is to repeal the previously- approved Planned Unit Development and Special Taxing District associated with the failed redevelopment of the Westport Waterfront by Turner Development. This will revert the Westport waterfront parcels back to the TOD-4/W-2 base zoning so that the current redevelopment scheme proposed by the current owner, Stonewall Capital, LLC, may proceed according to these development standards. In addition to the current development plans being in accordance with the underlying zoning, Stonewall Capital is not seeking any Tax Increment Financing participation from the City to undertake the current One Westport redevelopment project.

The Planned Unit Development (PUD) was established for the Westport waterfront in 2007 (and a corrective bill was passed in 2009) to facilitate a mixed-use redevelopment by a previous owner of the site that ultimately never materialized. At the time, the underlying zoning did not permit the kinds of uses envisioned for the site, and so a PUD was established to permit and guide the redevelopment. CCB #22-0189 will repeal the existing PUD so that the current

redevelopment proposal may proceed according to the base Transit-Oriented Development zoning.

Westport Waterfront Development District / Special Taxing District / State Obligations Pledge (TIF): In 2008, a trio of ordinances created a financing structure for the then recently approved Westport Waterfront PUD. The first two ordinances created the development district and the special taxing district while the third ordinance authorized the City to pledge the required funding through a TIF of up to \$160 million.

As the development envisioned by Turner Development never materialized, no bonds authorized through this legislation were ever issued by the City and given the new development plans now proposed, it is appropriate to repeal this legislation. The current development proposal from Stonewall Capital is not requesting any TIF participation by the City.

and finds that

- the repeal of the planned unit development is in the public interest; and
- the approved final development plan of the planned unit development:
(check all that apply)
 - has been substantially completed;
 - is no longer necessary in light of the property's underlying zoning;
 - is no longer consistent with the City's Master Plan; or
 - has been abandoned by the property owner.

SOURCE OF FINDINGS (Check all that apply):

- Planning Commission's report, dated February 24, 2022, which included the Department of Planning Staff Report, dated February 10, 2022.
- Testimony presented at the Committee hearing

Oral – Witness:

- Martin French, Planning Department
- Elena DiPietro, Law Department

Written:

- Board of Municipal and Zoning Appeals, Agency Report – Dated January 18, 2022
- Law Department, Agency Report – Dated June 17, 2022
- Department of Transportation, Agency Report – Dated August 5, 2022
- Department of Housing and Community Development, Agency Report – Dated August 2, 2022
- Baltimore Development Corporation, Agency Report – Dated March 21, 2022
- Department of Public Works, Agency Report – Dated June 16, 2022
- Fire Department, Agency Report – Dated January 21, 2022
- Parking Authority, Agency Report – Dated February 4, 2021

COMMITTEE MEMBERS VOTING IN FAVOR

Sharon Green Middleton, Chair
John Bullock
Ryan Dorsey
Antonio Glover
Odette Ramos
Robert Stokes