


TJA

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #14-0429/SALE OF PROPERTY FORMER BEDS OF WILLS STREET		

TO

DATE:

The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

October 8, 2014

At its regular meeting of October 2, 2014, the Planning Commission considered City Council Bill #14-0429 for the purpose of selling the property known as the former bed of Wills Street.

In its consideration of this Bill, the Planning Commission reviewed the attached agenda, summary and previous staff report that recommended approval of closing the aforementioned street. Thus, the Planning Commission recommended approval of City Council Bill #14-0429 and adopted the following resolution; eight members being present (eight in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #14-0429 be passed by the City Council.

If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA

Attachment

- cc: Ms. Kaliopé Parthemos, Chief of Staff
Mr. Colin Tarbert, Deputy Mayor for Economic and Neighborhood Development
Mr. Leon Pinkett, Assistant Deputy Mayor for Economic and Neighborhood Development
Ms. Angela Gibson, Mayor's Office
The Honorable Rochelle "Rikki" Spector, Council Rep. to Planning Commission
Mr. David Tanner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Sharon Daboin, DHCD
Ms. Barbara Zektick, DOT
Ms. Natawna Austin, Council Services
Mr. Walter Horton, Department of Real Estate
Ms. Elena DiPietro, Law Dept.
Ms. Melissa Krafchik, PABC



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

SUMMARY

October 2, 2014



Thomas J. Stosur
Director


CONSENT AGENDA

CITY COUNCIL BILL #14-0429/ SALE OF PROPERTY - FORMER BED OF WILLS STREET (City Council President – Administration)

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain parcel of land known as the former bed of Wills Street, extending from Philpot Street southerly 477.0 feet, more or less, to the end thereof (Ward 03, Section 07, Block 1815) and no longer needed for public use; and providing for a special effective date. (First District)

On May 18, 2006 the Planning Commission found that the streets located within the Harbor Point PUD area (Dock St., Wills St., Block St., and Philpot St.) were no longer needed for public use, could be declared excess rights-of-way property, closed, and sold to the Harbor Point Development. This City Council Bill provides for the formal sale of the portions of property there were formally Wills Street to the Developer in order to move forward with the design and construction of the next phase of development.

Recommendation: Approval

FROM	NAME & TITLE	DOUGLAS B. MCCOACH III, DIRECTOR <i>DBM</i>	CITY of BALTIMORE MEMO	
	AGENCY / DEPARTMENT / ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	FINAL DESIGN APPROVAL/ MINOR AMENDMENT- HARBOR POINT PLANNED UNIT DEVELOPMENT-CORRECTIVE MEMO		

TO

DATE: May 15, 2007

Mr. David Tanner, Executive Director
Board of Municipal and Zoning Appeals
417 East Fayette Street, 14th Floor

Mr. Donald Small, Zoning Administrator
Zoning Administration and Enforcement Division
417 East Fayette Street, 1st Floor

This is to inform you that on May 18, 2006, the Planning Commission approved the Final Design Minor Amendment and Revised Final Design Approval for the Harbor Point PUD-Dock Building #1. Final Design Approval includes the building elevation drawings dated May 18, 2006 and site plan dated April 21, 2006. A copy of the staff report and drawings are attached.

The Ordinance #04-682, approved May 10, 2004 established the Harbor Point Planned Unit Development.

If you have any questions contact Mr. Gary W. Cole, Deputy Director, at 410-396-8337.

DBM/GWC/jrm

Attachments

- cc: Mr. Otis Rolley III, Mayor's Chief of Staff
- Mr. Andy Frank, Deputy Mayor
- Mr. Demuane Millard, Mayor's Office
- Ms. Angela Gibson, Mayor's Office
- The Honorable "Rikki" Spector, City Council Commission Representative
- Ms. Nikol Nabors-Jackson, DHCD
- Ms. Linda Barclay, Law Department
- Ms. Jennifer Coates, Councilmanic Services
- Ms. Tonja Potter, SBER

PLANNING COMMISSION

STAFF REPORT

May 18, 2006

REQUEST

- Minor Amendment/Harbor Point PUD
- Final Design Approval/Harbor Point PUD – Thames Street Wharf
- Street Closings/Dock Street, Wills Street, Block Street and Philpot Street – For the Harbor Point PUD

RECOMMENDATION:

- Minor Amendment/Harbor Point PUD: Approval
- Final Design Approval/Harbor Point PUD – Thames Street Wharf: Approval, subject to Critical Area, MDE and Army Corps of Engineers Review and Approval
- Street Closings: Approval

STAFF: Robert Quilter

PETITIONER: Harbor Point Development; LLC

OWNER: Same

SITE/ GENERAL AREA

Site Conditions: The Harbor Point Planned Unit Development (PUD) is the 26-acre site bound by Caroline Street on the east, Thames Street and the water on the south, the harbor on the west and the Living Classroom site/Lancaster Street on the north. The site is currently used for surface parking and contains a small water transfer building for environmental testing purposes located on the northern portion. An environmental remediation concrete cap covers the western sixty percent of the PUD area. The site has B-2 zoning.

General Area: The site, formerly a peninsula is located within the western edge of the Fells Point Urban Renewal Plan. To the east of the site is the heart of Fells Point, to the north Inner Harbor East and the Living Classrooms main campus, to the west and south is water. Directly east of the site on Caroline Street is the Ferndale Fence property, a historic two story brick building occupied by a fence business. Across Caroline Street is the Caroline Street garage with apartments lining the street edges. To the south east of the site is newly-completed Frederick Douglass/Isaac Myers Maritime Park. This is a three-story brick adaptive reuse complex that will house indoor and outdoor programs by the Living Classroom Foundation.

HISTORY:

- Ordinance #75-0999, approved October 14, 1975, established the Fells Point Urban Renewal Plan
- On October 26, 1989, the Planning Commission approved the Marina Master Plan

- Ordinance #93-260, approved August 1993, established the Allied and related sites Planned Unit Development.
- Ordinance #00-0115, approved December 20, 2000, was the last amendment to the Fells Point Urban Renewal Plan, Amendment #18
- Ordinance #04-0682, approved May 10, 2004, repealed the original Allied PUD and replaced it with the Harbor Point PUD

CONFORMITY TO PLANS

The proposed changes are consistent with the overall goals of the Fells Point Urban Renewal Plan and the existing PUD.

ANALYSIS

The developer for the project, Harbor Point Development; LLC, is ready to move forward with the construction of the first building on the Harbor Point PUD site. In order to do so, the development proposed requires a minor amendment to the PUD and Final Design Approval for the building, to be known as Thames Street Wharf. Additionally, there is a need to close four streets on the site to allow the development to proceed.

Minor Amendment:

In 2005, the developer was ready to move forward with the first office building on the Harbor Point PUD site. It was designed to be located partially on a pier structure on Parcel #5. Upon application to the Army Corps of Engineers for the project's pier location, they were unable to receive an assured approval. In order to construct the building in an expeditious manner, the pier concept was abandoned in favor of a total land-based structure. This change required a modified master plan that essentially moves the development of Parcel #5 northward wholly on land, relocating portions of the PUD development formerly in its place to other locations on the site. There is no change in the development program, only for the configuration and disposition of it on the PUD site. The program remains at a maximum of 1.8 million square feet

In the current PUD Thames Street was envisioned to extend into the site as the southern entrance. In the proposed amended development plan, that extension will be deleted and Thames Street will serve as an entrance to the garage and service court of the Phase I complex. The main entrance to the PUD is now proposed to be Block Street, to the north. As before, Phase I will include a three building complex located above a parking and plaza podium.

Final Design Approval/Thames Street Wharf:

Thames Street Wharf is an office and retail building that will include the construction of the Phase I parking and plaza podium. The building will rest on the east side of the podium adjacent to the Frederick Douglass/Isaac Myers Maritime Park. The seven story building will include 260,000 square feet of space with 7,000-15,000 square feet of waterfront restaurant/retail along the promenade. The lower level garage provides 266 spaces. Outboard of the parking podium will be a permanent brick promenade and above the podium a landscaped plaza that will separate this building from the future Parcel #5 building to the west.

The building's main entrance will be at the northwest corner off a circular court atop the podium. The court will be accessed off Block Street and Wills Street through the raise in grade created by the site's cap. The service court will be at the parking level, off Thames Street at the northeast corner.

The building's materials are brick, metal and glass in a contemporary, yet historically-sensitive design. A large canted glazed window element forms the southern end of the building facing the promenade and the water. A setback top floor of metal panel and glass construction is surmounted with the mechanical penthouse. From the promenade, the building is eight levels, from the raised entry plaza it is seven levels.

In reviewing the project, staff considered the following:

Site Plan – The project was reviewed and approved by the Site Plan Review Committee on April 19, 2006. Of main concern to SPRC were the service area and its relationship to the adjoining promenade. The issues were resolved with the incorporation of a minimum twenty foot promenade along the east side of the building and a landscaped screen planter as a dividing element.

Architecture – The project proposed as a pier building was approved by the Urban Design and Architecture Review Panel on September 16, 2004 with a subsequent meeting to review the landscape design. Staff reviewed the minor modifications made to the building as it was repositioned wholly on land.

Critical Area, MDE and Corps of Engineers Review and Approval – The project is in the process of completing its Critical Area Requirements. This includes reducing impervious surface, meeting the Critical Area landscaping requirements and installing appropriate best management practices.

Promenade – The project includes a brick promenade and terraced landscape plaza with water feature. The developer has agreed to give a permanent promenade easement to the City provided the conditions of the agreement meet the satisfaction of the City's Law Department. The promenade will connect to the temporary promenade now in place on the Harbor Point site and the promenade at the Frederick Douglass/Isaac Myers site to the east.

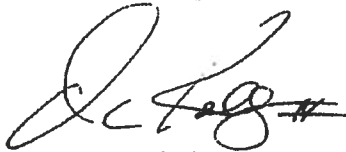
Subject to Critical Area Review and Approval, as stated above, the developer proposes an enhanced promenade area with an additional outdoor retail seating area adjacent to the building. Significant portions of the promenade are proposed to extend over the water into the riparian rights portion of the site. Should the Army Corps of Engineers restrict the limits of the promenade due to its coverage of water; a minimum twenty foot width will be provided, thereby meeting the promenade requirements as set forth in the PUD and the Fells Point Urban Renewal Plan.

Street Closings:

In order to fulfill the development of Phase I of the Harbor Point PUD, existing Dock, Block, Wills and Philpot Streets are proposed to be closed. Dock, Block and Wills Streets will be reconstructed as private streets in their approximate locations. The Department of Public Works has noted that there are existing utilities in these streets and it will be necessary for the developer to enter into the usual form of agreement and pay all costs and expenses associated with this matter.

Staff's analysis indicates that these streets are no longer needed as public streets. Also, the abutting property owners have consented to the street closing. Therefore, staff finds that Dock, Block, Wills and Philpot Streets can be declared excess right-of-way property, closed, and sold to SBER Harbor Point LLC.

The following community organizations were notified of this action: Fells Point Task Force, Douglass Place Community Association, Mid-Point Community Association, Perkins Homes Resident Advisory Council, Little Italy Owners-Residents Association, Little Italy Restaurant Association, Little Italy Community Organization, Fells Point Community Organization, Fells Point Homeowners Association, Fells Point Development Corporation, The Preservation Society, Waterfront Coalition, Fells Prospect, Inc., Scarlett Place Residential Condominium Association, Inc., East Harbor Village Center, Southeast Baltimore Business Association and Southeast Community Organization.

A handwritten signature in black ink, appearing to read 'Otis Rolley III', with a horizontal line through the middle of the signature.

Otis Rolley III
Director