




MEMORANDUM

TO: Honorable President and Members of the City Council
Attention: Karen Randle, Executive Secretary

FROM: M.J. Brodie, President 

DATE: May 9, 2008

SUBJECT: City Council Bill No. 08-0111
Planned Unit Development – Amendment 1 – Marketplace at Fell's Point

The Baltimore Development Corporation is pleased to support City Council Bill 08-0111. This Bill sets forth amendments to the previously approved Business Planned Unit Development (PUD) Designation in the Fells Point community. These amendments serve to refine and enhance the existing legislation that will result in a successful development project in today's business climate.

This approach still includes the cornerstones of the previous plan including the restoration of existing storefront facades along Broadway to attract new commercial tenants at street level and residential tenants above, the rehabilitation of Broadway Market buildings, the redevelopment and redesign of the existing streetscape, surface lots on Broadway, and pedestrian plazas and open space. The amended PUD legislation also seeks to include additional property, both public and private, increase the number of residential dwelling units, reduce the previously approved height limit on the west side of South Broadway to a more appropriate dimension, eliminate the office component, and reduce the required parking from 1.5 parking spaces per unit to 1 space per unit.

This project will eliminate retail vacancies along the 600, 700 and 800 blocks of Broadway, reinvigorate street level activity in these blocks, make a strong physical connection between the markets and waterfront, and provide significant financial returns to the City in the form of increased employment and taxes.

cc: Andrew Frank
Angela Gibson

sandra.gladen/ccbill08/08-0111

