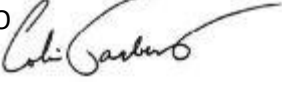




MEMORANDUM

DATE: June 14, 2022
TO: Economic and Community Development Committee
FROM: Colin Tarbert, President and CEO 
POSITION: Favorable
SUBJECT: City Council Bill No. 22-0219
 Planned Unit Development – Amendment – Harbor Point

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill No. 22-0219 introduced by Council Member Cohen at the request of Harbor Point Development, LLC.

PURPOSE

For the purpose of approving certain amendments to the Development Plan of the Harbor Point Planned Unit Development.

BRIEF HISTORY

By Ordinance 13-136, the Mayor and City Council designated a Planned Unit Development (“PUD”) at Harbor Point, the approximately 27.3 acre vacant, former-industrial property located between Fells Point and Harbor East, and approved the Developer Plan for the property. The PUD has been modified eight times, through both major and minor amendments, to address modifications to the development plan, in particular as it relates to site plans, building design, and the location and design of public infrastructure and open space.

This Bill will amend the current Development Plan, primarily to remove certain restrictions on density at Harbor Point, which were initially put in place prior to the Comprehensive Rezoning adopted by the City in 2017. That rezoning changed the underlying zoning of multiple parcels at Harbor Point. This amendment primarily updates the Land Use provisions of the PUD to match the underlying zoning in place since 2017. It also makes changes to the PUD to reflect current conditions on the property, including those that have been previously approved via Minor change and Final Design Approval.

FISCAL IMPACT [to BDC]

None

AGENCY POSITION

The Baltimore Development Corporation respectfully requests a **favorable** action on City Council Bill No. 22-0219. If you have any questions, please contact Kim Clark at 410-837-9305 or

KClark@baltimoredevelopment.com.

cc: Nina Themelis, Mayor’s Office of Government Relations
 Sophia Gebrehiwot, Mayor’s Office of Government Relations

[SO]