



FROM	NAME & TITLE	CHRIS RYER, DIRECTOR 	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR		
	SUBJECT	CITY COUNCIL BILL #21-0079/ REPEAL OF ORDINANCE 90-425 – PORT COVINGTON PLANNED UNIT DEVELOPMENT		

TO

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

DATE: July 9, 2021

At its regular meeting of June 24, 2021, the Planning Commission considered City Council Bill #21-0079/ Repeal of Ordinance 90-425 – Port Covington Planned Unit Development which is for the purpose of repealing Ordinance 90-425, as amended by Ordinance 00-57, Ordinance 02-431, Ordinance 04-884, and Ordinance 16-572, which designated certain properties as an Industrial Planned Unit Development known as Port Covington; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #21-0079 and adopted the following resolution; nine members being present (nine in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #21-0079 be passed by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

cc: Ms. Natasha Mehu, Mayor's Office
Ms. Nina Themelis, Mayor's Office
The Honorable Eric Costello, Council Rep. to Planning Commission
Mr. Matthew Stegman, City Council President's Office
Ms. Nikki Thompson, City Council President's Office
Mr. Colin Tarbert, BDC
Ms. Kathleen Byrne, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Stephanie Murdock, DHCD
Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Mr. Liam Davis, DOT
Ms. Natawna Austin, Council Services
Mr. Dominic McAlily, Council Services
Mr. Adam Genn, Weller Development



Brandon M. Scott
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



Chris Ryer
Director

June 24, 2021

REQUEST: City Council Bill #21-0079/ Repeal of Ordinance 90-425 – Port Covington
Planned Unit Development:

For the purpose of repealing Ordinance 90-425, as amended by Ordinance 00-57, Ordinance 02-431, Ordinance 04-884, and Ordinance 16-572, which designated certain properties as an Industrial Planned Unit Development known as Port Covington; and providing for a special effective date.

RECOMMENDATION: Approve

STAFF: Tamara Woods

PETITIONER: Baltimore Urban Revitalization, LLC.

OWNER: Baltimore Urban Revitalization, LLC.

SITE/GENERAL AREA

General Area: The Port Covington Planned Unit Development (PUD) is on the South Baltimore peninsula. To the immediate north and west is a mix of manufacturing, production and utility uses. The City's Ferry Bar Park is adjacent to the southwest corner of Port Covington. South Hanover and McComas Streets provide access to Cromwell Boulevard, the main entrance to the four Areas that make up the Port Covington PUD. Those three streets handle major traffic in all directions and provide access to and from Interstate 95. Just beyond those streets to the north are the South Baltimore and Riverside neighborhoods, with the Locust Point neighborhood to the northeast.

Site Conditions: The 68-acre Port Covington PUD is located at the southwest end of the South Baltimore peninsula along the Middle Branch of the Patapsco River. Port Covington is part of Baltimore's Critical Area; portions of the PUD fall within Baltimore's 100 Year Floodplain and the Critical Area's 100 Foot Buffer.

HISTORY (this includes the entire Port Covington development area)

- In January 1985, the Planning Commission approved a Marina Master Plan for Baltimore City.
- Ordinance #87-1075 established the Port Covington Urban Renewal Area.
- On December 3, 1987, the Planning Commission approved a Final Subdivision and Development Plan for Port Covington.
- Ordinance #90-0425 established the Port Covington Planned Unit Development for approximately 72 acres of undeveloped land owned by CSX Railroad.

- On November 9, 1995, the Planning Commission approved a revised Final Subdivision Plan for the larger Port Covington tract.
- On January 23, 1997, the Planning Commission approved the Final Subdivision for the CSX property within the Port Covington Planned Unit Development to create a 40.26 acre Parcel A and 14.90 Parcel B for disposition purposes.
- On March 6, 1997, the Planning Commission approved a Minor Amendment to allow two naval vessels to dock on Pier 6 at the Port Covington PUD.
- On December 4, 2003, the Planning Commission replaced the 1985 Marina Master Plan with the Maritime Master Plan for Baltimore City and adopted that plan. This plan makes specific recommendations for Port Covington, including limiting the number of marina slips to 400.
- On August 13, 2004, the Mayor and City Council approved Ordinance #04-0803 (City Council Bill #04-1343) concerning the construction of structures on piers.
- On September 20, 2007, the Planning Commission approved the Middle Branch Master Plan.
- On October 29, 2015, the Planning Commission approved the South Baltimore Gateway Master Plan.
- On June 23, 2016, the Planning Commission Approved the Port Covington Master Plan.
- On October 24, 2016, the Mayor signed Ordinance 16-528 for the creation of the Port Covington Development District, Ordinance 16- 259 for the Port Covington Bond Issuance and Ordinance 16-530 for the creation of the Port Covington Special Taxing District, in relation to the issuance of a TIF bond.
- On November 4, 2016 the Mayor signed Ordinance 16-539 for the repeal of the Port Covington Urban Renewal Area and Plan.
- On December 5, 2016 the Mayor signed Ordinance 16-572 for the Major Amendment to the Port Covington PUD to update for the Sagamore Spirit and Under Armour Redevelopments.
- On June 5, 2017, Article 32 (Zoning Code) went into effect with the new PC-1 through PC-4 zoning districts.
- On June 15, 2017, the Planning Commission approved the “Port Covington Subdivision I” that reorganized existing lot lines in order to facilitate future subdivisions to create development parcels and establish a new street grid.
- On April 18, 2019 the Planning Commission Approved Port Covington Subdivision II for the creation on the new streets and parcels for the first development parcels north of Cromwell Street.
- On July 11, 2019- Planning Commission Approved Final Development Plans for Parcels E1- 250 Atlas Street, E5A & E5B - 2200 Anthem Street, E6 -10 Rye Street, E7- 301 Atlas Street.
- On April 16, 2020 – Planning Commission recommended approval of City Council Bill #20-0511 for the Sale of City Property for portions of Cromwell Street.
- On June 18, 2020- Planning Commission approved the Major Subdivision Final Development Plan Approval for Triangle Park- 300 Atlas Street.
- On November 12, 2020- Planning Commission approved the Revised Development Plan for 301 Atlas Street (Rye Street Market).

CONFORMITY TO PLANS

This request is compatible with the Port Covington Master Plan and the Comprehensive Master Plan for Baltimore City, specifically:

- EARN Goal 1(Strengthen Identified Growth Sectors), Objective 1 (Retain and Attract Businesses in all Growth Sectors);

ANALYSIS

The Port Covington Master Plan was adopted by the Baltimore City Planning Commission on June 23, 2016 after a six-month public master planning process conducted with the Urban Design and Architectural Review Panel. Implementation of the Master Plan will redevelop approximately 260 acres of underutilized industrial land into a new City neighborhood. The Master Plan provides for approximately 46 blocks of mixed-use development and more than 40 acres of open space and is envisioned to span over the course of the next 20 years.

In order to facilitate the redevelopment of Port Covington from mostly larger industrial parcels to a full street grid that is envisioned to have varying scale mixed-use buildings, there are many steps that are required. The plan outlines the major areas for implementation, one of which is Land Use and Zoning. As noted in the Master Plan and the staff report for the Port Covington Master Plan adoption, there are many land use approvals needed that will incrementally happen over the course of many years, there are several items that are outlined to happen in the first couple of years to set the stage for development. These items include:

- Repeal of the Urban Renewal Plan
- Amend or Repeal the Planned Unit Development
- Modify the impending new City of Baltimore Zoning Code
- Create new streets and subdivide parcels for new development

In 2016, the Urban Renewal Plan was amended and there was a major amendment to the Planned Unit Development. At that time, the new zoning code was not yet adopted and amendments were needed to the PUD in order to help facilitate the proposed redevelopment. In December 2016, the new zoning code was adopted that included four Port Covington zoning categories. Though the new code went into effect in June 2017, there was not enough comfort in removing the PUD at that time. In 2019 the major subdivision for Chapter I, which included this area were approved and final design for the first 5 parcels. In the last several months the developer received building permits and is well underway with construction of both the infrastructure and new buildings. With this progress and several other parcels in development review the comfort level and timing of the removal of the PUD is ripe.

Given the master plan recommendations and the subsequent implementation of that plan over the last several years, staff recommends approval of City Council Bill #21-0079 for the repeal of the Port Covington Planned Unit Development.

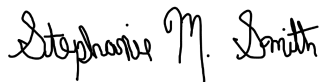
Equity:

- Impact: This action does not have a negative impact and very minimal impact, if any, on the surrounding community. This action was planned for at least five years ago. On a broader

scale, the PUD repeal actually helps remove existing patterns of inequity by removing a layer of process needed for development approvals.

- **Engagement:** The community has been notified of this action and the developer is active with the surrounding community groups, though there are no community groups for the particular parcels in the PUD. Overall, many community groups have been actively involved and engaged with the developer over the past several years during the planning of Port Covington and the implementation.
- **Internal Operations:** This action will improve internal operations as several projects may have fewer approvals needed.

Notification: Notification for this application was given to the South Baltimore Neighborhood Association, South Baltimore Gateway Partnership and City Councilman Eric Costello. In addition, the site was posted as required.

A handwritten signature in black ink that reads "Stephanie M. Smith". The signature is written in a cursive, flowing style.

Stephanie M. Smith
Assistant Director
(For Director Chris Ryer)