




## MEMORANDUM

DATE: July 27, 2021  
TO: Economic and Community Development Committee  
FROM: Colin Tarbert, President and CEO   
POSITION: Support  
SUBJECT: City Council Bill No. 21-0079  
Repeal of Ordinance 90-425 Port Covington Planned Unit Development

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### **INTRODUCTION**

The Baltimore Development Corporation (BDC) is reporting on City Council Bill No. 21-0079 introduced by Councilmember Costello at the request of Baltimore Urban Revitalization, LLC.

### **PURPOSE**

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 (PUD) known as Port Covington; and providing for a special effective date.

### **BRIEF HISTORY**

Port Covington is a 266-acre formerly underutilized industrial area featuring approximately three miles of waterfront between Interstate 95 and the Middle Branch of the Patapsco River and is located within two miles of downtown Baltimore, Maryland. The Port Covington PUD was created to enable the redevelopment of 68 acres on the eastern portion in the formerly industrial site. The PUD, and through subsequent amendments allowed for more dynamic development including commercial uses and amenities that did not comply with the existing zoning designations of the heavy-industrial zoned area.

The Port Covington Master Plan adopted by the Planning Commission in 2016 further solidified the vision and intent of the Port Covington site. The plan calls for innovative uses and employment opportunities across multiple industries, while creating additional green space and expanded public access to the waterfront. In 2017, when the new Zoning Code went into effect, it established subdistricts within the Port Covington project area which allowed for the full realization of a high density, mixed used neighborhood with office, residential and entertainment uses. Repealing the PUD is consistent with the Port Covington Master Plan (2016), and Comprehensive Master Plan for Baltimore City.

The fully revitalized Port Covington is \$5.5 billion of total investment in Baltimore City, and will expand waterfront access by 2.5 miles. Port Covington is projected to create economic development and housing opportunities with plans for over 9,500 new residences, 2.7 million

square feet of office space and 2.2 million square feet of retail, restaurant, and entertainment space. This multi-year project will create thousands of jobs, build green spaces, parks, enhanced public access to the waterfront, provide outdoor recreation opportunities and bring significant long-term economic benefit to Baltimore City.

**FISCAL IMPACT**

None

**AGENCY POSITION**

BDC **Supports** City Council Bill No. 21-0079 which repeals the Port Covington Planned Unit Development.

If you have any questions, please do not hesitate to contact Kim Clark at 410-837-9305 or [kclark@baltimoredevelopment.com](mailto:kclark@baltimoredevelopment.com).

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