



Stephanie Rawlings-Blake  
Mayor

## PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman



Thomas J. Stosur  
Director

### STAFF REPORT

October 21, 2010

**REQUEST:** City Council Bill #10-0594/Harbor Point Development District

**RECOMMENDATION:** Approval

**STAFF:** Robert Quilter

**PETITIONER:** Administration (BDC)

**OWNERS:** Various

#### **SITE/ GENERAL AREA**

**Site Conditions:** The properties that will comprise the Harbor Point Development District are owned by the Mayor and City Council and leased to the Living Classrooms Foundation, which has a campus of buildings at 802 South Caroline Street, the Ferndale Fence Company located at 1000 South Caroline Street and most of the property within the Harbor Point PUD. To date, Harbor Point is improved by the Thames Street Wharf office building at the western end of Thames Street and a facility maintenance building to the north.

**General Area:** The Harbor Point PUD is located along the western edge of the Fells Point Community. To the east of the site is the heart of Fells Point and to the north is the Living Classrooms Foundation main campus. Adjacent to the PUD to the east and along 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 residential units lining the street edges. South east of the site is Frederick Douglass/Isaac Myers Maritime Park, owned and operated by the Living Classrooms Foundation.

#### **HISTORY:**

- Ordinance #93-260, approved August 1993, established the Allied and related sites Planned Unit Development.
- Ordinance #04-0682, approved May 10, 2004, repealed the original Allied PUD and replaced it with the Harbor Point PUD
- On May 18, 2006, the Planning Commission approved a Minor Amendment and Final Design Approval for the Thames Street Wharf Building and Street Closings for Dock, Willis, Block and Philpot Streets within the Harbor Point PUD
- Ordinance #07-429, approved May 17, 2007, implemented the rezoning for Historic Southeast Baltimore

- Ordinance #07-555, approved November 26, 2007, established Fells Point as a Baltimore City Local Historic District
- Ordinance #07-575, approved November 27, 2007, re-established the Fells Point Urban Renewal Plan
- Ordinance #07- 625, approved December 3, 2007 amended the Development Plan of the Harbor Point PUD
- On March 6, 2008, the Planning Commission approved the Final Design for 803 South Caroline Street – The Black Olive Inn
- Ordinance #08-16, signed by the Mayor to the City Council on May 27, 2008, was Amendment #2 to the PUD and expanded the boundaries to include 803 South Caroline Street – The Black Olive Inn
- Ordinance #09-153, signed by the Mayor to the City Council on April 7, 2009 authorized the sale of the property known as 950 South Caroline Street

### **CONFORMITY TO PLANS**

Creation of the Harbor Point Development District is consistent with the overall goals of the Harbor Point PUD. It also addresses the Comprehensive Plan’s LIVE section, Goal 1 – Build Human and Social Capital by Strengthening Neighborhoods, Objective 2 – Strategically Redevelop Vacant Properties Throughout the City.

### **ANALYSIS**

This is the first of a series of required legislative actions that will work to establish a Tax Increment Financing structure (TIF) to aid the development of the Harbor Point project. Harbor Point is an established Planned Unit Development (PUD) at the western tip of Fells Point that proposes 1.8 million square feet of office, residential and hotel development with some 3,800 parking spaces. The ±25.8 acre PUD will also include a possible “cultural use,” significant amount of open space, a new street network with connections to existing streets and a waterfront promenade. To date, the Thames Street Wharf office building opened in late spring 2010 at the southeast corner of the PUD and its site improvements included a brick waterfront promenade and an adjacent temporary paved parking area and temporary promenade. Other than a small facility maintenance building located in the northeastern portion of the PUD, the remainder of the site is currently vacant and partially used for temporary parking.

City Council Bill #10-0594 establishes the boundaries of the Harbor Point Development District. Incremental tax that would be collected in the future, for a specific period of time, would be able to be used to finance public improvements (streets, utilities, open space, promenade, for example) within the bounds of the district. For Harbor Point, the boundaries are all properties west of Caroline Street and south of the Lancaster Street Canal. This includes the Living Classrooms Foundation’s main campus located at 802 South Caroline Street (owned by the City) and the Ferndale Fence Company property located at 1000 South Caroline Street. The entire Harbor Point PUD (owned by Honeywell International and ground leased to Harbor Point Development, LLC) is included except for two parcels. The Black Olive Inn property at 803 South Caroline (amended into the PUD in 2008) is excluded. Also, the proposed hotel site on Parcel 5, within the PUD, is excluded as well, for specific financing and construction reasons. Lastly, there is a place-saver included in the district boundaries for the proposed Central Avenue bridge.

Further legislative action will be required for designating the Harbor Point Special Taxing District and providing for the issuance of special obligation bonds for said district.

The following community organizations were notified of this meeting: Fells Point Task Force, Douglass Place Community Association, Perkins Homes Resident Advisory Council, Fells Point Community Organization, Fells Point Residents Association, Fells Point Main Street, The Preservation Society, Waterfront Coalition, Fells Prospect, Inc., Upper Fells Point Improvement Association, 1400 Lancaster Condominium, Albemarle Square, Southeast Community Development Corporation, Little Italy Business Association, Little Italy Restaurant Association, Little Italy Community Organization and Scarlett Place RCA, Inc.

**Thomas J. Stosur**  
**Director**