



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman



Thomas J. Stosur
Director

STAFF REPORT

November 18, 2010

REQUEST: City Council Bill #10-0595/Sale of Property – 2 Parcels of Land Known As “Canal Parcel” And “Lot 3”, Located In Ward 03, Section 7, Block 1816

FOR the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in (1) a parcel of land known as “Canal Parcel”, located in Ward 03, Section 07, Block 1816, consisting of approximately 0.317 acres of land, and (2) a parcel of land known as “Lot 3”, located in Ward 03, Section 7, Block 1816, a portion of Lots 002 and 003, consisting of approximately 0.149 acres, and no longer needed for public use; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Robert Quilter

PETITIONER: The Administration (On behalf of the Baltimore Development Corporation)

OWNERS: Mayor and City Council

SITE/ GENERAL AREA

Site Conditions: These two parcels of land are located between the Living Classroom Foundation’s 802 South Caroline Street Campus and the Harbor Point PUD development site. The lots comprise approximately .466 acres and are unimproved. Caroline Street is the eastern boundary of the site. 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: These parcels of land are located on the western waterfront of the Fells Point Community. The Harbor Point PUD site is located to the south. To the east of the site is the heart of Fells Point and to the north is the Living Classrooms Foundation main campus and beyond is the Harbor East development area.

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- Ordinance #04-0682, approved May 10, 2004, repealed the original Allied PUD and replaced it with the Harbor Point PUD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
- On July 8, 2010, the Planning Commission approved a horizontal and vertical Final Subdivision Plan for the Harbor Point Property and adjacent city owned property.
- On October 21, 2010, the Planning Commission recommended approval of City Council Bill #10-0594/Harbor Point Development District

CONFORMITY TO PLANS

City Council Bill #10-0595/Sale of Property 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

City Council Bill #10-0595 would authorize the City to sell all or a portion of two parcels of land known as “Canal Parcel” and “Lot 3” located in Ward 3, Section 7, Block 1816. They have been deemed no longer needed for public purposes. These parcels are located between two significant parcels of land and will be able to be consolidated with said adjacent parcels to facilitate additional development. The parcel to the north is owned by the Mayor and City Council and long-term leased to the Living Classrooms Foundation for their main campus. The combined parcels to the south form the Harbor Point Planned Unit Development (PUD) with its associated development plans.

Historically, these parcels, along with the one to the north were under water. On November 21, 1990, a Wetlands License No. 90-1157 dated November 21, 1990 was issued by the State of Maryland Board of Public Works, Wetlands Administration to the City to fill in the body of water that subsequently became these two parcels of land. Honeywell, rather than the City, performed all of the remedial work authorized by the License, and paid for the cost of the work, as well as a \$150,000 fee required under the License.

More recently, on July 8, 2010, the Planning Commission approved a horizontal and a vertical subdivision that created the canal parcel and Lot #3. The “Canal Parcel” (± 0.317 acre) will be addressed 1000 Wills Street. It is adjacent to Honeywell International, Inc. property. The new Lot 3 parcel is ± 0.149 acre in size and is newly created fast land. It is also adjacent to Honeywell International, Inc. property.

The City has therefore determined that the two parcels of land known as “Canal Parcel” and “Lot 3”, located in Ward 03, Section 7, Block 1816 are no longer needed for public purposes, can be declared surplus and sold.

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.

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Director