



Stephanie Rawlings-Blake  
Mayor

**PLANNING COMMISSION**  
*Wilbur E. "Bill" Cunningham, Chairman*

**SUMMARY**

**October 21, 2010**



Thomas J. Stosur  
Director

**3. CITY COUNCIL BILL #10-0594/HARBOR POINT DEVELOPMENT DISTRICT**  
(President Young – Administration)

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 development and 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. 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 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. 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.

**Recommendation: Approval**

**4. STREET CLOSING/PORTIONS OF BRADY AVENUE, TATE STREET, FAIRFIELD ROAD, REMEY STREET WEEDON STREET, CARBON AVENUE AND VARIOUS ALLEYS** (Tenth District)

The Baltimore Scrap Corporation has requested condemnation proceedings to close certain streets and alleys. Baltimore Scrap Corporation operates a junk and scrap yard at

this site. Baltimore Scrap has acquired additional abutting properties in this area and together with the closed street beds, is proposing to expand their business at this location. These right-of-ways fall within the boundary of the Fairhaven Redevelopment Site. The R.O.W closings will become part of 5 parcels of land for disposition. All remaining abutting properties are either under Baltimore Scrap Inc. control or the consent owners was secured.

In advance of today's hearing on this matter, staff mailed the Brooklyn and Curtis Bay Coalition, Community of Curtis Bay Association, and the Concerned Citizens For A Better Brooklyn notification of this action.

**Recommendation:** Approval, subject to comments from the Department of General Services.

**5. STREET CLOSING/PORCTIONS OF FAIRFIELD ROAD, TATE STREET, CARBON AVENUE, AND REMLEY STREET (Tenth District)**

The Baltimore Development Corporation has requested condemnation proceedings to close certain streets and alleys bounded by Sun Street, Chesapeake Avenue, Weedon Street and Carbon Street. These right-of-ways fall within the boundary of the Fairhaven Redevelopment Site. The ROW closings will become part of 5 parcels of land for disposition. All remaining abutting properties are either under City control or the consent owners was secured.

In advance of today's hearing on this matter, staff mailed the Brooklyn and Curtis Bay Coalition, Community of Curtis Bay Association, and the Concerned Citizens For A Better Brooklyn notification of this action.

**Recommendation:** Approval, subject to comments from the Department of General Services.

**6. CITY COUNCIL BILL #10-0597/SALE OF PROPERTY - 1301, 1303, 1305, 1307, AND 1309 EAST LOMBARD STREET (President Young – Administration)**

A Request for Proposals (RFP) was issued by the Baltimore Development Corporation (BDC), in partnership with the Housing Authority of Baltimore City (HABC) and the Department of Housing and Community Development (HCD), in August 2008 for the redevelopment of scattered sites throughout the Jonestown and Washington Hill communities including properties known as 1301-1309 East Lombard Street. The Lombard Street properties were acquired by the City in the late 1970's and are currently vacant and unimproved lots. As a result of the RFP, the BDC Board of Directors recommended to the Mayor in March 2009 that the properties be awarded to Mitey, LLC. Mitey, LLC is a real estate entity owned by Terrance Cook, owner of Gerry's Tire Service at 39 South Central Ave in the Washington Hill community. The Sales Ordinance will allow for the disposition of the properties and future redevelopment as part of a planned business expansion for Gerry's Tire Service.

Staff has notified the Downtown Partnership of Baltimore, Inc., Albemarle Square, Baltimore Development Corporation, Broadway Area Business Association, and Citizens for Washington Hill, Inc., Historic Jonestown Business Association, Jonestown Planning Council, Inc., Little Italy Business Association, and the City Council Representative of this action.

**Recommendation:** Approval

**7. CCB #10-0598/FRANCHISE – PRIVATE FUEL PIPELINE UNDER AND ACROSS A PORTION OF FRANKFURST AVENUE RIGHT-OF-WAY**  
(President Young – Administration)

For the purpose of granting a franchise to Apex Oil Company to construct, use and maintain a private fuel pipeline under and across a portion of the 1800 block of Frankfurst Avenue right-of-way, connecting facilities located on the properties known as NuStar-LP Terminal pier and Center Point Terminal on Vera Street, subject to certain terms, conditions, and reservations; and providing for a special effective date.

The Brooklyn and Curtis Bay Coalition was notified of this action.

**Recommendation:** Approval, subject to comments from the Department of General Services