



Catherine E. Pugh  
Mayor

## PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

### STAFF REPORT



Thomas J. Stosur  
Director

March 23, 2017

**REQUEST:** Final Design Approval– Interim Public Open Space/ Harbor Point PUD #81

**RECOMMENDATION:** Approval.

**STAFF:** Anthony Cataldo

**PETITIONER:** Beatty Development

**OWNER:** Same

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

General Area: The Harbor Point PUD is located on the western peninsula of the Fells Point community. Across Caroline Street to the east of the site is the heart of the Fells Point Historic District, to the north is the Living Classrooms Foundation main campus and beyond is the Harbor East development area. The Ferndale Fence property and The Living Classroom Foundation Frederick Douglass Isaac Myers Maritime Park are located immediately to the southeast.

Site Conditions: To date, the Harbor Point PUD is improved by the Thames Street Wharf office building at the western end of Thames Street, facility maintenance building to the north, Exelon Headquarters building, and the Central Plaza with structured parking below. The rest of the site contains some surface parking or is currently under construction for the Pointe Street Apartment Building. The site is divided by on-cap and off-cap portions that reflect the environmental clean-up that occurred for many years prior to any development.

#### **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- Ordinance #04-0682, approved May 10, 2004, repealed the original Allied PUD and replaced it with the Harbor Point PUD.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- Ordinance #07-555, approved November 26, 2007, repealed the old URP, and established Fells Point as a Baltimore City Local Historic District.

- Ordinance #07-575, approved November 27, 2007, established the Fells Point Waterfront 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 February 18, 2010, the Planning Commission approved the Minor Amendment and Revised Final Design Approval for Harbor Point PUD – Thames Street Wharf
- On October 21, 2010, the Planning Commission recommended approval of the City Council Bill #10-0594/Harbor Point Development District
- On November 18, 2010, the Planning Commission approved the Minor Amendment for US Lacrosse
- Ordinance #13-136, approved June 18, 2013, repealed the previous Harbor Point PUD and designated it anew.
- On October 17, 2013, the Planning Commission approved the Minor Amendment and Final Design Approval for Exelon, Central Plaza, Parking, and Phase 1 Roads.
- On March 12, 2015, the Planning Commission approved the Minor Amendment and Final Design Approval for the Pointe Street Apartment building.
- On May 21, 2015, the Planning Commission approved the Final Design of the Exelon Building Signage Package and the Minor Amendment and Final Design of Temporary Parking Lot Expansion on Parcel 3.
- On April 21, 2016, the Planning Commission approved the Minor Amendment and Final Design Approval of the Wills Wharf Office/Hotel Building.

## **CONFORMITY TO PLANS**

The project is consistent with the Comprehensive Master Plan's LIVE section, Goal One: Objective 2- Strategically Redevelop Vacant Properties Throughout the City of Baltimore.

## **ANALYSIS**

Ordinance #13-136, approved on June 18, 2013, repealed the former PUD for the Harbor Point development site and designated a new PUD and corresponding development plan. The action increased the allowable build-out on the site to a maximum of 3.02 million square feet (pursuant to its underlying zoning) and is based on a master plan that underwent extensive design and technical reviews, with high density mixed-use and transit oriented development at its core. With construction complete on the Exelon building parcel and the new Central Park and Garage, and current construction for the Pointe Street Apartment building moving along with Will Wharf currently in permits review, the development team would like to begin proactively activating the 'point' with more pedestrian uses. The development team installed the temporary public promenade and open space in the fall of 2016 and with more residents moving into the on-site apartments and retailers beginning to open, there is increased demand for additional outdoor space.

- **Site Plan:** The interim public open space plan adds to the existing temporary promenade and open space. The plan calls for 3 beach volleyball courts, 2 bocce courts, storage and restroom facilities, decks, benches, chairs and the potential for a sand beach. The decking provides locations for food trucks and trailers to roll into the site to provide food and beverage service to the area. The improvements are open to the public and with the additional lighting and activation, will become a place making space in what will ultimately be the large public park as the PUD continues to build-out. This plan and the uses associated with this approval do not impact, in any way, the future permanent park improvements to this area of the PUD.
- **Landscape/Critical Area:** The open space plan is intended to be an interim improvement and, as such, uses building and planting techniques that sit above the existing cap. Trees and plant material will be located in constructed boxes, new lights will be on poles that have modified foundations, and the decking and pre-fab shipping containers will sit on permit approved foundations above the cap. A portion of the improvements sit within the Critical Area Buffer and, as such, will be submitted for Critical Area Commission review and approval.
- **Architectural Elevations:** The main structures proposed are pre-fabricated shipping containers for storage and facilities that will be modified and painted to add dynamic graphic elements to the interim space. There is also a proposed scaffolding structure to help create a threshold into a portion of the new space.
- **Signage:** Signage is considered for the containers as shown in the design documents. Intended to be graphic and energetic in nature, the signs are large scale and are used to help foster the creation of a place out on the ‘point’.

**Community Notification:** The Fells Point Residents’ Association, Fells Point Community Organization, Fells Point Main Street, Fells Point Task Force, Greenspace Action Partnership, The Preservation Society, Southeast CDC, Waterfront Coalition, Fells Prospect, Upper Fells Point Improvement Association, Perkins Homes Resident Advisory Council, Broadway Area Business Association, and Rich & Henderson, PC have been notified of this action.



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