



**Maryland Department of Transportation**  
The Secretary's Office

*Port Land Use*  
*DAM*

**Parris N. Glendening**  
Governor  
**Kathleen Kennedy Townsend**  
Lt. Governor  
**John D. Porcari**  
Secretary  
**Beverley K. Swaim-Staley**  
Deputy Secretary

December 29, 1999

The Honorable Casper R. Taylor, Jr.  
Speaker of the House Delegates  
Legislative Policy Committee  
H-101 State House  
Annapolis MD 21401-1991

Dear Speaker Taylor:

Attached for your review is a report concerning the "Status of the Port Land Use Development Advisory Council and Recommendations," as required in Chapter 414 of the Acts of 1998. Five copies of this report have been forwarded to the Department of Legislative Service's Library and a copy has also been forwarded to Mr. Karl S. Aro, Executive Director of the Department of Legislative Services.

If you have any questions, please do not hesitate to contact me at 410 865-1000 or Ron Burns, Deputy Director, Office of Real Estate Development at 410 865-1230.

Sincerely,

John D. Porcari  
Secretary

cc: Members of the Legislative Policy Committee, Maryland General Assembly  
The Honorable Peter Franchot, Chairman, House Appropriations' Subcommittee  
on Transportation and the Environment  
Mr. Joseph C. Bryce, Chief Legislative Officer, Governor's Office  
Mr. Ron Burns, Deputy Director, Office of Real Estate Development, Maryland  
Department of Transportation

bcc: Mr. Karl Aro, Executive Director, Department of Legislative Services  
Mr. Neil Bergsman, Director of Budget Analysis, Department of Budget and  
Management  
Mr. David W. Chapin, Assistant Secretary, Maryland Department of Transportation  
Ms. Lynda C. Davis, Director, Library & Information Services Division,  
Department of Legislative Services (5)  
Mr. Patrick Frank, Principal Analyst, Department of Legislative Services  
Mr. Bruce W. Gartner, Manager, Office of Finance, Maryland Department of  
Transportation  
Mr. Kevin Hughes, Governor's Legislative Office  
Ms. Cathy Hull, Department of Legislative Services (15 copies)  
Mr. Gene Lynch, Deputy Chief of Staff, Governor's Office  
Mr. Demaune A. Millard, State Legislative Analyst, Maryland Department of  
Transportation  
Mr. Fred Rappe, Director, Office of Finance, Maryland Department of  
Transportation  
Ms. Lynn Raymond, Governor's Deputy Chief of Staff's Office  
Ms. Nanette M. Schieke, State Legislative Officer, Maryland Department of  
Transportation  
Ms. Beverley K. Swaim-Staley, Deputy Secretary, Maryland Department of  
Mr. Jim White, Executive Director, Maryland Port Administration

A Report to  
Governor Parris N. Glendening  
and  
The Maryland General Assembly  
regarding the  
Status of the Port Land Use  
Development Advisory Council  
As required in  
Chapter 414 of the Acts of 1998

December 1999

The Maryland Department of Transportation

## Introduction

This report was prepared at the request of the Maryland General Assembly as required in Chapter 414 of the Acts of 1998 titled, Port Land Use Development. The report details the status of efforts to promote the revitalization of property located within the immediate influence of the Port of Baltimore in an area to be designated as the Port Land Use Development Zone. Specifically, the language states:

*"The Port Land Use Development Zone Advisory Council shall make an initial report to the Governor and General Assembly by January 1, 1999 on its recommendations for programs and activities that will further enhance development in the Zone. Thereafter, by December 31 of each year the Advisory Council shall submit an annual report of its activities during that calendar year together with any recommendations it desires to propose, to the Governor and the General Assembly."*

## Background

In 1996, Governor Glendening formed "The Governor's Port of Baltimore Land Use Task Force" which was charged with analyzing underutilized land surrounding the Port of Baltimore, and determining a methodology for returning these assets to productive use. The majority of these properties are in private ownership. This Task Force submitted their report to the Governor in December 1996 that supported an advisory group be created.

Chapter 414 of the Acts of 1998 established an eleven-member Advisory Council for the Port Land Use Development Zone to coordinate efforts among existing State and local programs in an effort to invigorate land redevelopment in and around the Port, as well as to develop new growth initiatives. To support the activities of the Advisory Council, the law also established a Port Land Use Development Office (PLUDO).

## Strategic Plan

As called for in the law, the subcommittees and Council formulated the groundwork for development of a strategic plan for the Port Land Use Development Zone. Several members have suggested that the Advisory Council retain a consultant to aid in this effort and accomplish the following basic tasks:

- \* Review the basic land inventory developed by the Governor's Task Force in 1996 to further define the actual boundaries of the Port Development Zone.

- \* Organize properties by such items as street location, zoning, size, utility availability, topography, environmental conditions, geology and access.
- \* Focus on those properties within the Port Land Use Development Zone deemed most marketable, and develop a campaign to market these sites and encourage economic redevelopment.
- \* Recommend methods of providing incentives to users and developers to make the Port Land Use Development Zone a vital area of commerce for the Baltimore metropolitan region and Maryland.
- \* Prepare a Master Plan for the Port Land Use Development Zone in accordance with Chapter 414 of the Acts of 1998.

### Council Status

The Port Land Use Development Advisory Council members were named in August, 1998 and the initial meeting of the Council was held in September, 1998. At that time, three subcommittees were formed, namely: Port Development Zone Master Plan, Development Opportunities, and New Initiatives. Since then, the Advisory Council has met monthly except for June, August, and October, 1999. At its May 1999 meeting the Advisory Council decided to meet bi-monthly unless Council business warrants otherwise. Advisory Council members have been enthusiastic and diligent in their work for the Port Land Use effort since their appointment.

### Special Projects

Although not envisioned by the original legislation, there were several special projects that were reviewed by the Advisory Council in 1999 because they were located on property owned by the Maryland Port Administration (MPA) and were considered underutilized properties. These projects involved substantial analysis done by PLUDO staff, staff of the Office of Real Estate Development (ORED) of the Maryland Department of Transportation (MDOT) and members of the Advisory Council. These projects included the ship The SANCTUARY, the former U.S. Navy hospital ship, which is being converted by Project Life, Inc., a local non-profit organization, into a floating drug re-education facility for up to 300 women. Project Life is seeking permanent mooring for the vessel at MPA's Pier 6 at the North Locust Point Marine Terminal. Also, a motorsports raceway was proposed to be developed at MPA's Cox Creek site in Anne Arundel County. The site had been purchased by the MPA as a site for dredge disposal. Currently, the Advisory Council is working with MPA on their dredge recycling proposal for this property in keeping with the desires of local elected officials and area residents.

In the case of The SANCTUARY, the Advisory Council voted in April, 1999 that Project Life's berthing of the SANCTUARY is "port-compatible subject to the following conditions: (1) safe ingress and egress of persons and vehicles satisfactory to the MPA; (2) adherence to local government land use regulations as required; (3) safety and security measures satisfactory to MPA to be adhered to; and (4) parking and/or traffic for each site be acceptable. Further, that within 90 days the applicant indicate to MPA a preferred site. In addition, the Advisory Council believes that the long-term goal is to have the project located at a private pier and that the negative or positive impact to adjoining business be considered. Currently, negotiations between the MPA and Project Life, Inc. are continuing.

As for the racetrack proposal, at the request of County Executive Janet Owens, Senator Jimeno, and Delegates Cadden, Leopold, and Rosso, a meeting of the Advisory Council was held in Pasadena in January, 1999 to hear a presentation by the prospective developer and to hold a question and answer session for area residents. Both opponents and proponents of the proposal spoke at the meeting and presented written information. After analyzing this information, holding several additional meetings, and reviewing considerable correspondence on the issue, the Advisory Council voted in February, 1999 to oppose this project.

### **Planning/Economic Development Consultant**

To help achieve its goals, the MDOT on behalf of MPA and the Advisory Council issued a Request for Proposal (RFP) in May, 1999 to retain a consultant with planning, real estate and economic development experience to prepare a Master Plan for the Port Land Use Development Zone. Over 30 firms participated in the RFP and Pre-Proposal Conference, and 8 firms actually submitted proposals to the Procurement Officer. A Selection and Evaluation Committee was established to review the proposals for technical compliance to the RFP. In October, 1999 the Procurement Officer informed LDR, International that their proposals was determined to be most advantageous to the State. It is expected that LDR, International will begin its work in January, 2000. PLUDO staff under the overall direction of the Advisory Council will supervise this work effort.

### **Other Projects**

As part of its redevelopment program, in 1999 the Advisory Council working through PLUDO cooperated with a number of private and public developers in furthering their projects. These included a commercial project being developed by Struever Brothers, Eccles & Rouse on the former Procter and Gamble site in North Locust Point; the former Exxon oil tank farm site in Canton being developed by the Baltimore Developer Corporation (BDC); Amoco Oil Company's Baltimore Asphalt Terminal in Fairfield; and a large warehouse and distribution facility proposed by B. A. "Skip" Brown of the Belt's Corporation.

### **Grant Funding**

In 1998, MDOT received a \$2,000,000 U. S. Department of Housing and Urban Development Economic Development Initiative (EDI) Special Grant for remediation and revitalization of properties located within the Port Land Use Development Zone. These funds will be used pursuant to activities of the Advisory Council and PLUDO and will be the main source of funding for the Port Land Use Development Zone Master Plan. U. S. Senator Barbara A. Mikulski and Port Land Use Task Force Chairman B. A. "Skip" Brown worked together to obtain this federal grant.

### **Conclusions**

The Port Land Use program has become a significant part of the State's Smart Growth initiative with the Port Land Use Development Zone receiving smart growth tax credits and job creation incentives.

As the Master Planning process begins for the Port Land Use Development Zone many opportunities will become available for the Advisory Council to further its work to revitalize properties around the Port of Baltimore.