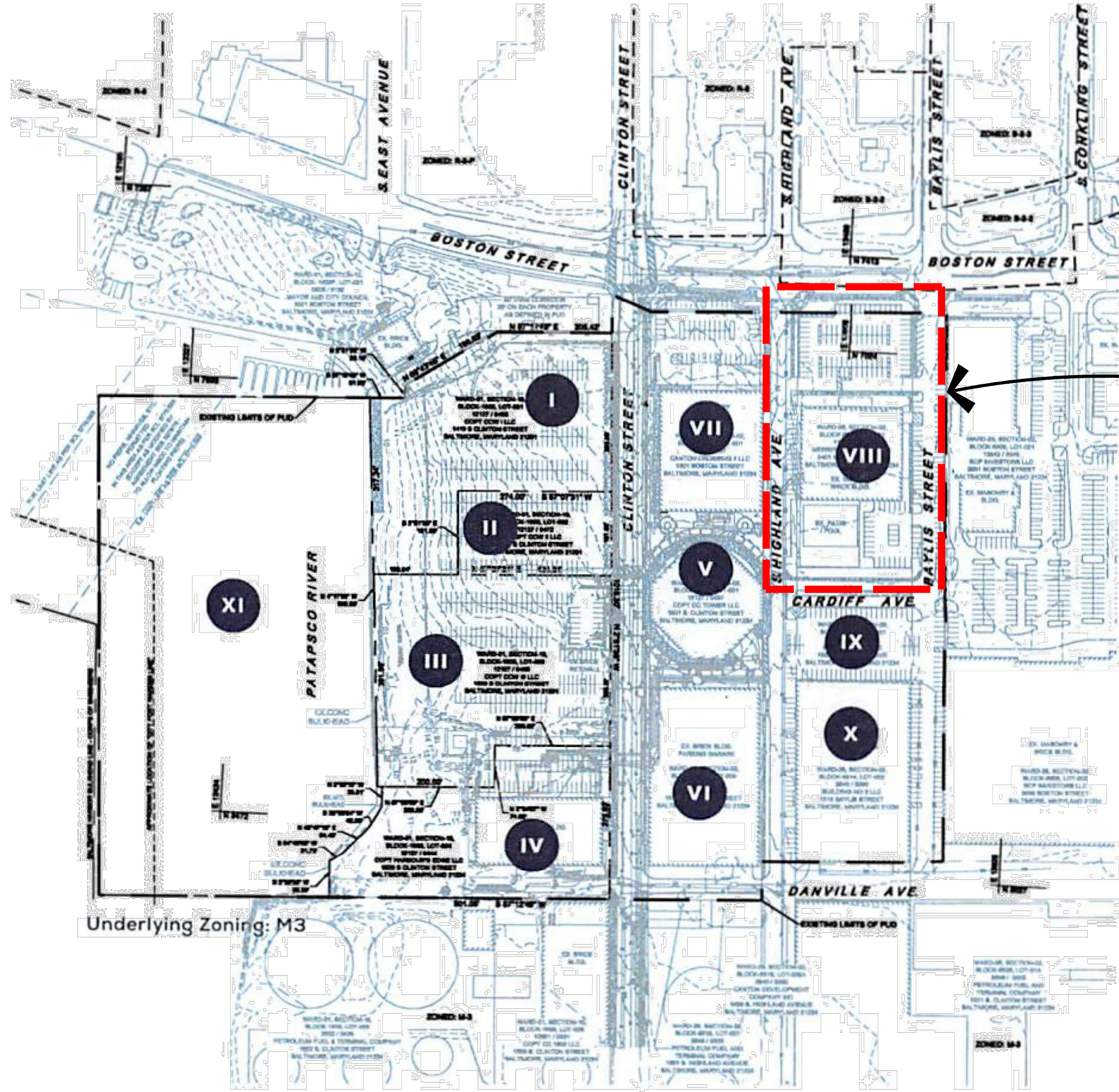


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8th PUD AMENDMENT
SUBJECT AREA, SEE
SHEET 6

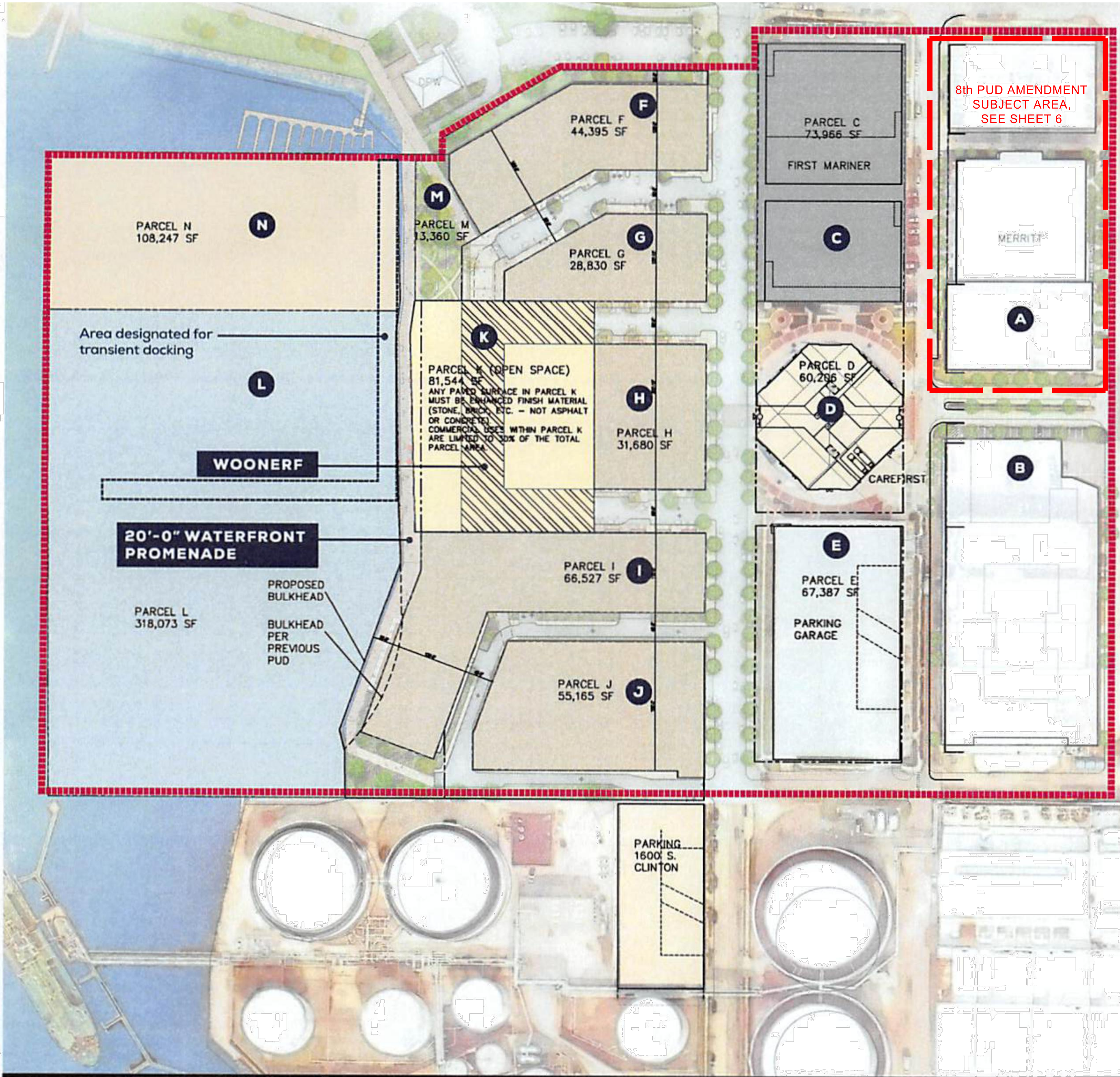
APPLICANT:
Merritt Properties, Inc.
2066 Lord Baltimore Drive
Baltimore, Maryland 21244

MAYOR	DATE
PRESIDENT	DATE

EXISTING CONDITIONS					
PARCEL ID	PROPERTY ADDRESS	BLOCK	LOT	OWNER	PARCEL AREA
I	1410 S. CLINTON STREET	1903	1	COPT CCW I, LLC	130,680 SF
II	1460 S. CLINTON STREET	1903	2	COPT CCW II, LLC	41,382 SF
III	1500 S. CLINTON STREET	1903	3	COPT CCW III, LLC	144,184 SF
IV	1520 S. CLINTON STREET	1903	4	COPT HARBOUR'S EDGE, LLC	107,158 SF
V	1501 S. CLINTON STREET	1615	1	COPT CC TOWER, LLC	63,622 SF
VI	1519 S. CLINTON STREET	1615	6	COPT CC DI, LLC	64,077 SF
VII	3301 BOSTON STREET	6499	1	CANTON CROSSING II, LLC	79,410 SF
VIII	3401 BOSTON STREET	6500	1	MERRITT CANTON DP, LLC	93,698 SF
IX	1501 S. HIGHLAND AVENUE	6514	1	BUILDING NO. 2, LLC	26,354 SF
X	1515 BAYLIS STREET	6514	2	BUILDING NO. 2, LLC	75,315 SF
XI	SOUTH BRANCH PATAPSCO RIVER	N/A	N/A	COPT CCW IV, LLC	456,570 SF
TOTAL					1,272,450 SF



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8th PUD AMENDMENT
SUBJECT AREA,
SEE SHEET 6

PUD PROPOSED USES

DEVELOPMENT AREA	OFFICE	RETAIL/ RESTAURANT	HOTEL	RESIDENTIAL*	MARINA*
A	367,000	113,000			
B		9,000		350 UNITS	
C	200,000	50,000			
D	483,632	17,016			
E					
F*	275,000	15,000	300 KEYS		
G*		17,000		350 UNITS	
H	180,000	21,000			
I	600,000	22,000			
J					
K		24,480			
L*		12,000			100 SLIPS
M					
N					
TOTALS	2,085,632	300,476	300	700	200
PARKING ALLOCATION (MINIMUM SPACES/GSF)	2.5/1,000 GSF	4/1,000 GSF	1 SPACE/KEY	1 SPACE/UNIT	.5 SPACE/SLIP

* The square footages shown in the table above may be increased by up to 15% by Minor Amendment subject to Planning Commission approval.

* The proposed residential development on Parcel G is subject to deed restrictions and shall not be permitted unless/until such deed restrictions are removed or modified. If the deed restrictions are not removed or modified so as to allow the residential use, the proposed 350 dwelling units permitted on Parcel G may be replaced with up to 350,000 GSF of office.

* The proposed Marina on Parcel L was approved as part of the 2011 Baltimore City Marina Master Plan. Any proposed building on a pier within the PUD is subject to City and State Regulations. Should Commercial development not be permitted on Parcel L, the proposed retail/restaurant density for Parcel L shown above may be relocated to Parcels F, G, H, I and/or J, and any remainder developed on Parcel L for maritime-related uses permitted by City and State regulations.

Off Street Parking may be shared between uses having complementary parking characteristics in accordance with the following calculation:

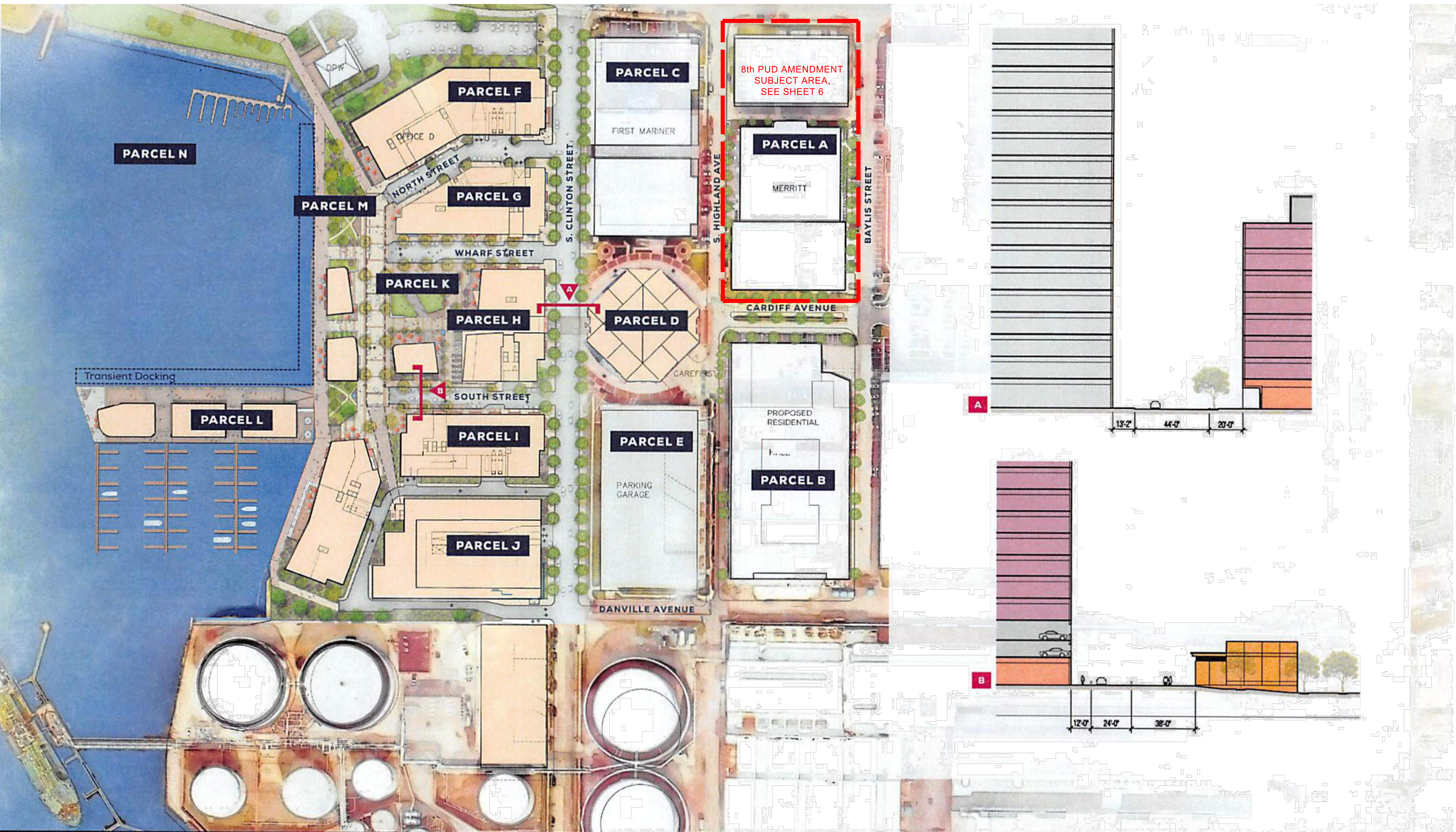
LAND USE	TABLE 19-901: COLLECTIVE PARKING CALCULATION					
	Weekday		Weekend		Evening	
Residential	100%	75%	100%	100%	100%	75%
Commercial	50%	100%	100%	100%	100%	50%
Restaurant	50%	100%	100%	100%	100%	100%
Hotel/Motel	100%	100%	100%	100%	100%	100%
Movie Theater	50%	100%	100%	100%	100%	100%
Office	50%	100%	100%	100%	100%	100%
Industrial	50%	100%	100%	100%	100%	100%

* Subject to the removal or modification of the residential restriction per note 2, the permitted office, residential, and hotel densities of Parcels F, G, H, I, J, K, L, M, and N reflected above may be shifted between these two parcels.

URBAN DEVELOPMENT PRINCIPLES

1. Extend, enhance, and activate harborwalk: Create pedestrian access and view corridors to the harbor
2. Develop streets and squares that reinforce historic neighborhood precedents
3. Create a dynamic, active, live-work-play precinct that has a synergistic mix of uses including offices, hotel, retail, and residential* components
4. Park Once & Service Discreetly
5. Commit to sustainable architecture and landscape design for waterfront development
6. Provide privately owned, publicly accessible indoor and outdoor amenity space for the tenants and the neighborhood

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ILLUSTRATIVE LANDSCAPE PLAN

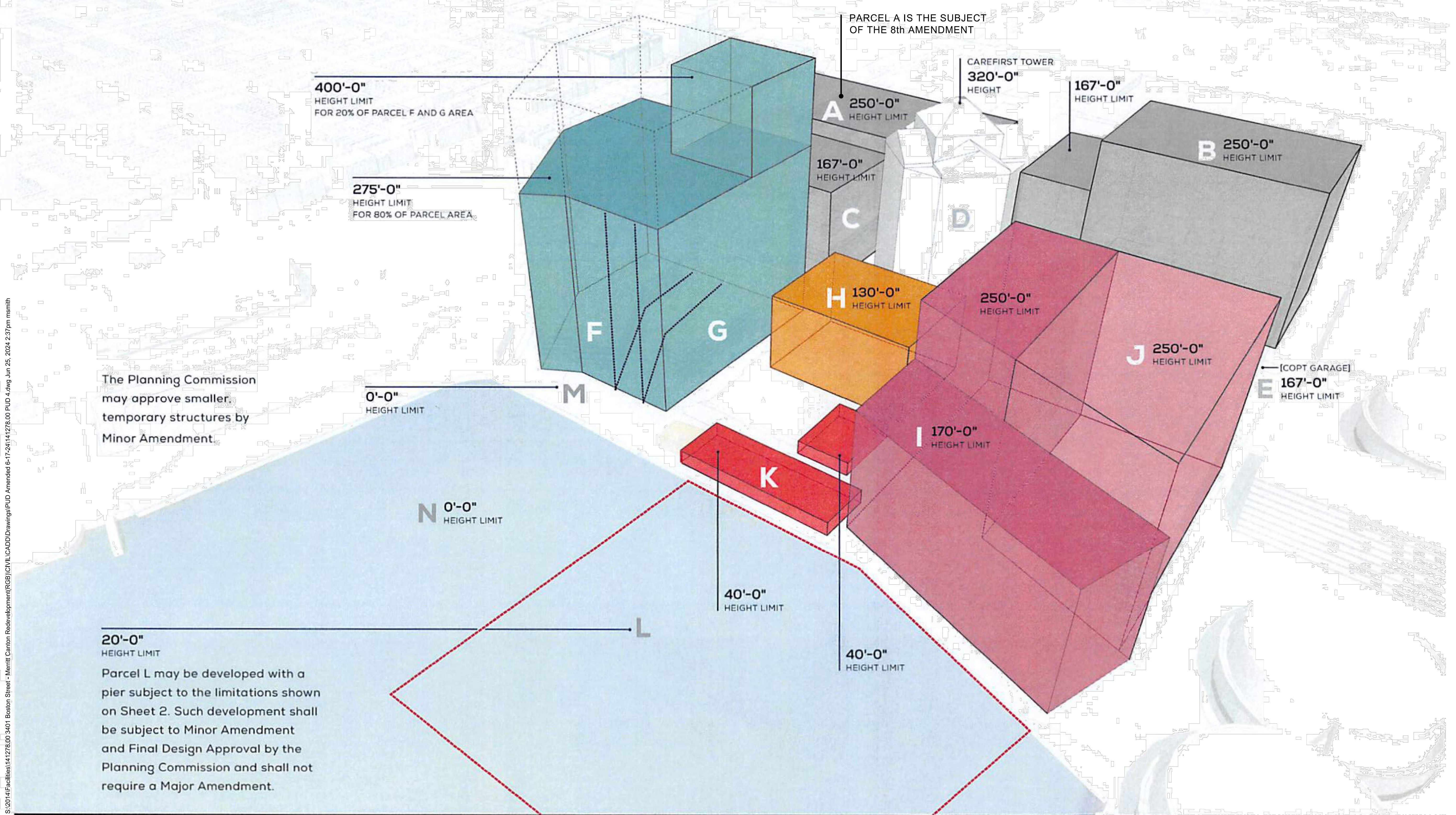
8th AMENDMENT TO THE
CANTON CROSSING REDEVELOPMENT
PLANNED UNIT DEVELOPMENT



SHEET 3

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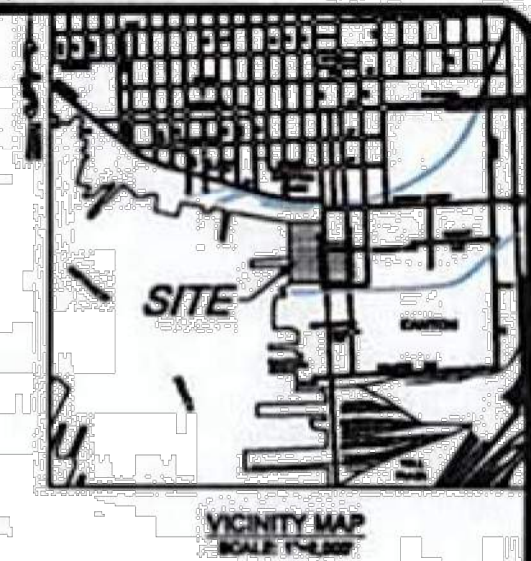
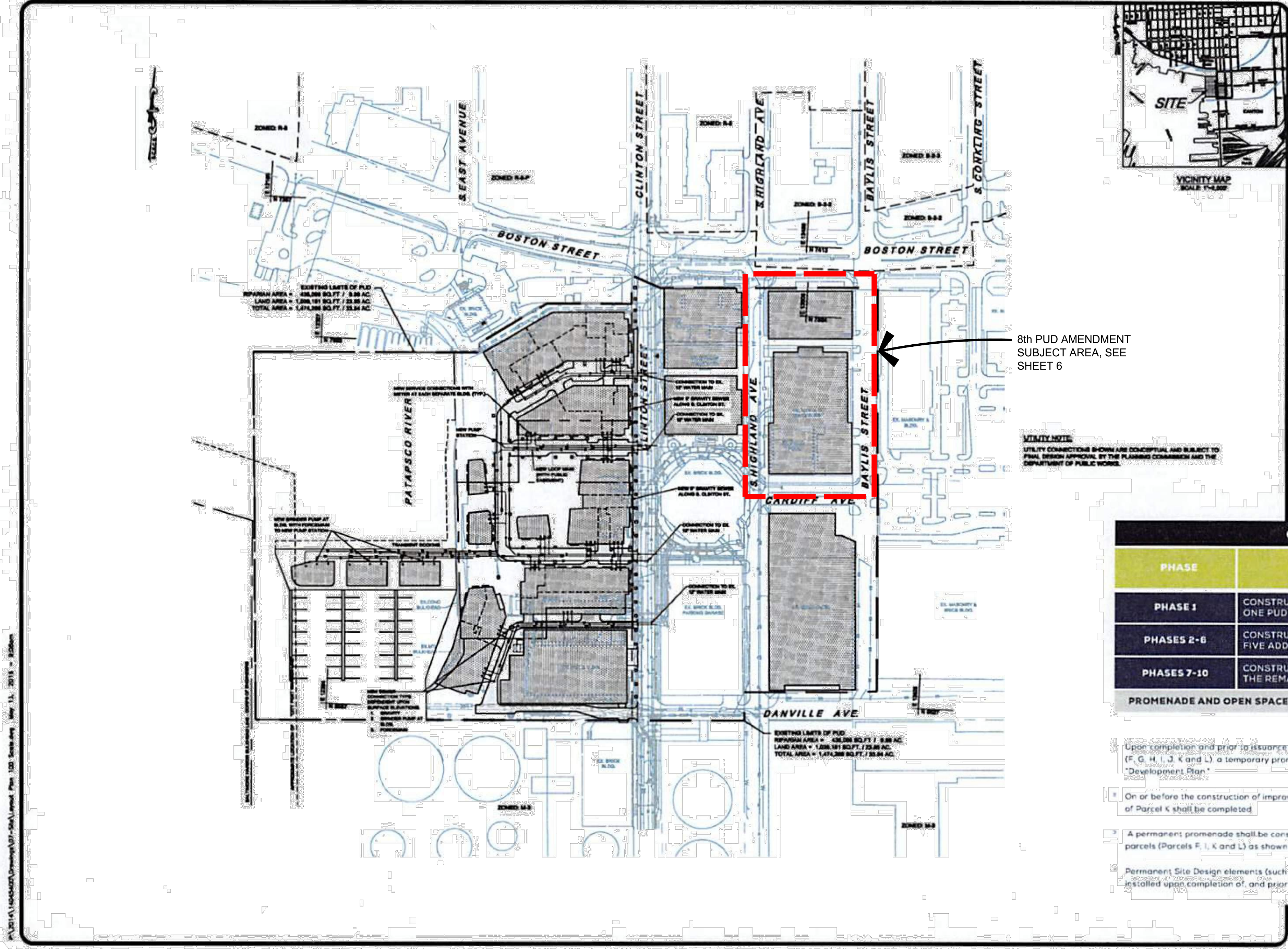
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ZONING ENVELOPE 3D DIAGRAM

8th AMENDMENT TO THE
CANTON CROSSING REDEVELOPMENT
PLANNED UNIT DEVELOPMENT

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8th PUD AMENDMENT
SUBJECT AREA, SEE
SHEET 6

UTILITY NOTE:
UTILITY CONNECTIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO
FINAL DESIGN APPROVAL BY THE PLANNING COMMISSION AND THE
DEPARTMENT OF PUBLIC WORKS.

CANTON CROSSING PUD TIME SCHEDULE				
PHASE	DESCRIPTION	DATE OF COMMENCEMENT		
		0-10 YEARS	10-20 YEARS	20-30 YEARS
PHASE 1	CONSTRUCTION OF IMPROVEMENTS ON ONE PUD PARCEL			
PHASES 2-6	CONSTRUCTION OF IMPROVEMENTS ON FIVE ADDITIONAL PUD PARCELS			
PHASES 7-10	CONSTRUCTION OF IMPROVEMENTS ON THE REMAINING PUD PARCELS			
PROMENADE AND OPEN SPACES		"YEAR 0" IS DATE OF ENACTMENT		

- Upon completion and prior to issuance of a Use and Occupancy Permit for the first improvements on the waterfront parcels (F, G, H, I, J, K and L), a temporary promenade shall be constructed on parcels M and K fast land as shown on Sheet 2 "Development Plan."
- On or before the construction of improvements on 75% of the waterfront parcels (F, G, H, I, J, K, and L), the wharf and landscaping of Parcel K shall be completed.
- A permanent promenade shall be constructed by no later than the completion of the last building structure on the waterfront parcels (Parcels F, I, K and L) as shown on the Development Plan.
- Permanent Site Design elements (such as lighting, fencing, and landscaping) for each individual parcel shall be completed or installed upon completion of, and prior to issuance of, a Use and Occupancy Permit for the final improvements on that Parcel.



