

platforms as described previously.

The applicant's representatives pointed out that once this site is developed, it is likely to be maintained in a clean condition, providing a much cleaner operation than the previous tugboat maintenance facility.

The developer explained at the hearing and in correspondence, that use of the pier and its extension for 28 luxury condominium units "is intrinsic to the success of the total project." The applicants claim that they would have to buy the land at a considerably higher cost than the developers who began the Fells Point redevelopment boom. Thus, the higher profit from the over-the-water units would make up for the higher costs of land and the City-imposed 7-story height limitation. In addition, the partnership is planning to promote the project under the concept of a "marine living environment," which would integrate over-water living with ready access to the marina and all around views of the Harbor.

The corollary to the construction of luxury residential units on an existing pier to create a "marine living environment" is that the views of the Harbor by other waterfront or water view property owners will be partially lost. The project shoreline faces south and southeast to the Harbor and is bounded on the east by the shoreline that parallels Boston Street, on the north by the shoreline that parallels Aliceanna Street, and on the west by the industrial shoreline of Wolf and Fells Streets. Presently, views from the properties on Aliceanna Street are unobstructed by the existing piers because these piers have no structures on them and are only about 4 or 5 feet above the water. To a person standing on Aliceanna Street or on the public promenade at the water's edge, or looking out of windows of buildings on the north side of Aliceanna Street, there are views to the south and southeast varying from one-half mile to two miles to Fort McHenry, and a very narrow angle of view past Fort McHenry all the way down the Patapsco River. The extent to which the panorama of views is blocked from various properties depends on their location relative to the shoreline.

The issue of views is an important planning consideration. This concern should be addressed initially as a local zoning issue. The rationale for this is that a proper consideration involves not only the immediate concern of views but an overall consideration of the City's planning objectives and policies which go beyond the scope of this review.

The City has been involved with the issue of views from the outset of the project and, to ameliorate local concerns has imposed design requirements such as height restrictions