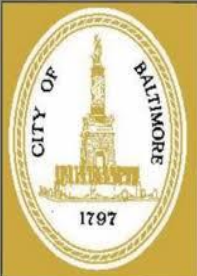


FROM	NAME & TITLE	Richard J. Luna, Interim Director <i>RJL</i>	CITY of BALTIMORE <i>MEMO</i>	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	Mayor and City Council Bill 23-0436		

October 30, 2023

TO:

Economic and Community Development Committee

I am herein reporting on City Council Bill 23-0436 introduced by Councilwoman Porter.

The purpose of the Bill is to repeal Ordinance 82-852 (Urban Renewal Plan for the Brooklyn-Curtis Bay Business Area), last amended by Ordinance 22-126, and replace it by designating a “Renewal Area” that generally includes both sides of Patapsco Avenue between the Harbor Tunnel Throughway and Pennington Avenue, both sides of Pennington Avenue between Patapsco Avenue and Ceddox Street, the west side of Curtis Avenue between Ceddox Street and Patapsco Avenue, both sides of South Hanover Street between Jack Street and Chesapeake Avenue, and the south side of Potee Street between Patapsco and Frankfurst Avenues. The Plan would, among other things, establish permitted land uses in the Renewal Area and controls for off-street parking areas; provide that the provisions of the Baltimore City Zoning Code apply to the properties within the Renewal Area; authorize the conditions for acquisition of properties and create disposition lots and provide specific controls for specific lots; provide review requirements and controls for all plans for new construction and review by DHCD of development and rehabilitation plans for conformance with the Urban Renewal Plan; provide for community notification of any permit application for development or redevelopment of any property within the Urban Renewal Area and community review of any proposed amendments to the Urban Renewal Plan; make provisions of this Ordinance severable; approve appendices and exhibits to the Plan; waive certain content and procedural requirements; provide for the application of the Ordinance in conjunction with certain other ordinances; and provide for a special effective date.

The repeal and replacement of the Brooklyn-Curtis Bay Urban Renewal Plan is needed to conform language in the Plan to the current Baltimore City Zoning Code, to remove language that no longer reflects current conditions of the Renewal Area, clarify land use and design guidelines, and establish a new term for the Plan that would end December 31, 2030. The goal of the Plan is to “...enhance the viability, attractiveness, and convenience for residents and businesses in Brooklyn-Curtis Bay and of the City as a whole.” Appendix A (Guidelines for

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Artistic Expression) would apply to new construction and renovations of properties that are not located in an R-8 or OR-1 zoning district, to prevent damaging historic features or overwhelming the historic character of the immediate surrounding area. Appendix B provides general design guidelines to ensure that new developments contribute to the overall quality and historic character of existing neighborhoods. Maintenance standards for occupied structures include keeping properties free of trash and debris, containing trash in covered receptacles at the rear of the buildings and available for commercial collection, removing cited graffiti within 30 days, and maintaining landscaping green spaces.

The Department of Public Works has reviewed City Council Bill 23-0436 and has no objection to its passage.

A handwritten signature in blue ink, appearing to read 'R. Luna', is positioned above the printed name.

Richard J. Luna
Interim Director

RJL/MMC