

CITY OF BALTIMORE

SHEILA DIXON, Mayor



BOARD OF MUNICIPAL AND
ZONING APPEALS

DAVID C. TANNER, Executive Director
417 E. Fayette Street, Room 1432
Baltimore, Maryland 21202

November 6, 2009

The Honorable President and
Members of the City Council
City Hall

Re: City Council Bill #09-0410 Urban Renewal – Carroll Camden - Amendment

Ladies and Gentlemen:

City Council Bill #09-0410 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

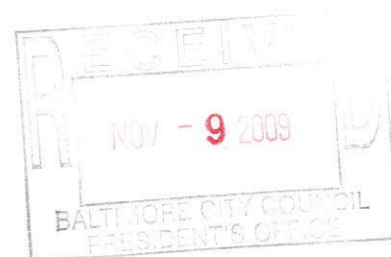
The purpose of this legislation is to amend the Urban Renewal Plan for Carroll Camden to revise an exhibit to reflect the disposition changes in the Plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

The Board of Municipal and Zoning Appeals has reviewed this legislation and concurs that City Council Ordinance 09-0410 should be amended as outlined by the Planning Department and passed.

Sincerely,

David C. Tanner
Executive Director

DCT/lag
C.c. Mayors Office of Council Relations
Legislative Reference



F/Comments

TJS

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR		
	SUBJECT	CITY COUNCIL BILL #09-0410/URBAN RENEWAL- CARROLL CAMDEN- AMENDMENT		

DATE:

November 6, 2009

TO

The Honorable President and
 Members of the City Council
 City Hall, Room 400
 100 N. Holliday Street

At its regular meeting on November 5, 2009 the Planning Commission considered City Council Bill #09-0410, which is to revise an exhibit to reflect the disposition changes in the Plan; waive certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended amendments to and approval of City Council Bill #09-0410. Thus, the Commission adopted the following resolution, six members being present (six in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff and recommends that City Council Bill #09-0410 be amended and passed by the City Council.

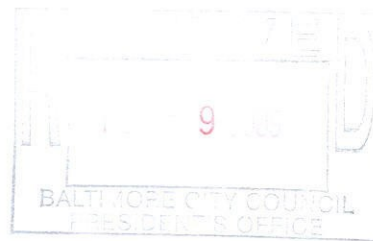
If you have questions, please contact Mr. Wolde Ararsa, Chief of Land Use and Urban Design Division, at 410-396-4488.

TJS//WA/ttl

Attachments

cc:

- Mr. Andrew Frank, Deputy Mayor
- Mr. Demuane Milliard, Chief of Staff
- Ms. Angela Gibson, Mayor's Office
- The Honorable Rochelle "Rikki" Spector, Council Rep. for Planning Commission
- Mr. David Tanner, BMZA
- Mr. Geoffrey Veal, Zoning Administration
- Ms. Nikol Nabors-Jackson, DHCD
- Mr. Larry Greene, Council Services
- Ms. Kim Clark, BDC



PIA



Sheila Dixon
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

November 5, 2009

REQUEST: City Council Bill # 09- 0410/Urban Renewal – Carroll Camden – Amendment

For the purpose of amending the Urban Renewal Plan for Carroll Camden to revise an exhibit to reflect the disposition changes in the Plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

RECOMMENDATION: Approve with amendments:

- Replace Exhibit 2, Land Disposition, dated September 30, 2009 that was submitted with the Bill with the updated Exhibit 2, Land Disposition, dated November 5, 2009.

- Add the following to the end of Section D.1.e:

“DISPOSITION LOT 8 RETAINS THE SAME LIST OF NON-PERMITTED USES WITHIN THIS URP WITH THE EXCEPTION THAT PARKING FACILITIES, OFF STREET, OTHER THAN ACCESSORY-OPEN AREAS FOR FOUR OR MORE AUTOMOBILES AND PARKING FACILITIES, OFF-STREET, OTHER THAN ACCESSORY-OPEN AREAS FOR FOUR OR MORE MOTOR VEHICLES ARE PERMITTED ON THIS SITE.”

- Add the following additional Disposition Lot to the table in Section E.6:

Disposition Lot – “8”, Current Land Use – “INDUSTRIAL”, Proposed Development – “REDEVELOPMENT FOR ANCILLARY PARKING”, Proposed Zoning – “M-2-3”.

STAFF: Anthony Cataldo

OWNER: Mayor and City Council of Baltimore

PETITIONER: Baltimore Development Corporation/ DHCD

SITE/GENERAL AREA

Site Conditions: Located at the southern entrance gateway to the City and Downtown Baltimore, the Urban Renewal Area is approximately 500 acres of industrial land. Much of the land is under-utilized but with the completion of the Camden Yards, the Stadium, and easy access to major transportation corridors, interests in redevelopment has increased.

General Area: The renewal area is located along the Russell Street Corridor in South Baltimore, to the south of the stadiums and the Ridgely's Delight and Washington Village neighborhoods. This stretch of Russell Street serves as a link between Downtown and Interstate 95 and Maryland 295 to the south. While this area is generally perceived as industrial in character, several gasoline service stations have opened or been renovated in recent years, creating a highway commercial strip feel. This has been further reinforced by the recent renovation of a motel and the relocation of the Greyhound station to a site near the area.

HISTORY

- Ordinance No.02-296, approved by the Mayor and City Council on March 6, 2002, established the Carroll Camden Urban Renewal Plan.
- Ordinance No. 05-131 approved by the Mayor and City Council on October 7, 2005, amended the boundary to remove the Convention Center Hotel site from the Urban Renewal Plan.
- Ordinance No. 05-0192, approved by the Mayor and City Council on November 11, 2005, Rezoned 2033 Kloman Street, 2099 Kloman Street, 2101-2121 Kloman Street, 2200 Kloman Street, 2201-2221-2301 Kloman Street, 2831 Waterview Avenue, 2841 Waterview Avenue, and Portions of MTA Rights-of-Way to the B-2-3 Zoning District.
- Ordinance No. 06-321 approved by the Mayor and City Council on October 5, 2006, amended the uses allowed in the General Industrial C land use area.
- Middle Branch Master Plan approved by the Planning Commission on September 20, 2007.
- Ordinance No. 07-548 approved by the Mayor and City Council on November 26, 2007, amended the boundary to remove the Westport waterfront from the Urban Renewal Plan.
- Ordinance No. 08-07 approved by Mayor and City Council on April 24, 2008, permitted additional land use categories within the Project Area, waived existing height limitations within the Project Area, and revised certain exhibits to reflect the changes in the Plan.
- Ordinance No. 08-09 approved by Mayor and City Council on May 12, 2008, rezoned certain properties within the URP area from the M-2-3 zoning district to the B-2-3 and OS zoning districts.
- Ordinance No. 08-10 approved by Mayor and City Council on May 12, 2008, designated the Gateway South Planned Unit Development.

- Ordinance No. 09-195 approved by Mayor and City Council on June 23, 2009, revised an exhibit to reflect land use changes in the Plan.
- Ordinance No. 09-196 approved by Mayor and City Council on June 23, 2009, allowed a video lottery facility as a permitted use in certain districts.

CONFORMITY TO PLANS

This project is in conformance with the Baltimore City Comprehensive Master Plan: LIVE, Goal 2, Objective 1: Improve Design Quality of Baltimore's Built Environment; EARN, Goal 1, Objective 3: Retain and Attract Business in Business Support Services; PLAY, Goal 1, Objective 5: Establish Baltimore City as the Region's Center of Culture and Entertainment; Goal 2, Objective 2: Promote Unique Retail Venues as Shopping and Tourists Destinations.

ANALYSIS

This bill proposes to amend Ordinance 02-296 Carroll Camden Urban Renewal Plan, in order to grant disposition authority to the City of Baltimore to sell 701 W. Ostend St. and the street bed of Warner St. between Bayard and Worchester St. to the Baltimore City Entertainment Group (BCEG) as part of the recently approved Land Disposition Agreement (LDA). 701 Ostend Street (Disposition Lot 8) will be utilized for employee, motor coach, and overflow parking for the new development proposal for the Video Lottery Terminal (VLT) facility currently proposed for Lot 2. The sale and closure of Warner St. between Bayard and Worchester will allow for a pedestrian friendly environment complementary to the ground floor retail and restaurants featured as part of the development.

The VLT development project is still in its schematic design phase, but the general plan calls for a 200,000sf gaming facility 2,500 car parking garage. The current proposal locates a two-story gaming facility between Russell and Warner Streets and a five-story parking garage east of Warner Street. The area between the facility and the parking structure would be an open air pedestrian connection with shops and eateries. The development team has outlined the following preliminary design principles for the project:

- Create a gateway to the City. A tall, iconic element may be located at Bayard and Russell Street, with an entrance plaza at this location. Signage along Russell Street would also be used to create a gateway.
- Create a sense of place. This would be accomplished by creating a pedestrian commons within Warner Street, flanked by restaurants and retail, with the main pedestrian entrance to the casino from the commons. The sense of place may also be achieved by using Baltimore industrial heritage architecture. The development proposal entails closing Warner Street, between Bayard and Worchester Street and incorporating the surplus right-of-way into the development project. The formal request will come to the Planning Commission at a later date.
- Complement the Middle Branch Plan. The garage was tentatively located along the Middle Branch in order to minimize pedestrian activity and respect the

wildlife habitat. The garage structure would also be “greened” by incorporating shrubs and plants at the edge of the parking levels facing the Middle Branch. Additionally, traffic congestion would be minimized by having the main vehicular access on Bayard, with a drop-off to the casino building.

The proposed amendments would allow for flexibility within the design of the facility as well as account for additional parking space needed off site that would be accessed via foot and shuttle to the main facility.

Amendments:

Staff has proposed a set of amendments to City Council Bill #09-0410/Urban Renewal – Carroll Camden – Amendment to add one new disposition lot and to update the boundary and size of another on Exhibit 2 – Land Disposition to account for the design flexibility. The amendment also updates the legend on Exhibit 2 to match the new boundaries. The text amendment adds the newly created Disposition Lot 8 to the Specific Disposition Lot Controls table within the URP.

The following community groups have been notified of the proposed legislation: Sharp Leadenhall Community Association, Federal Hill West Community Association, Federal Hill Community Association, Southern District Police Community Relations Council, Pigtown/Washington Village, Westport Community, South Baltimore Neighborhood Association, Riverside Neighborhood Association, Federal Hill South Neighborhood Association, Leadenhall Baptist Church, South Baltimore Merchants Association, The Baltimore Station, Carroll Camden Industrial Park Association, Maryland Stadium Authority, Baltimore City Entertainment Group, LP.



Thomas J. Stosur
Director