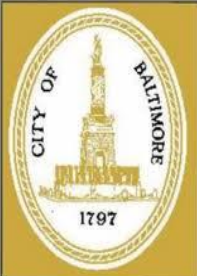


FROM	NAME & TITLE	Richard J. Luna, Interim Director	CITY of BALTIMORE  <i>MEMO</i>	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	City Council Bill 23-0448		

February 2, 2024

**TO:** Economic and Community Development Committee

I am herein reporting on City Council Bill 23-0448 introduced by Councilman Costello and Council President Mosby on behalf MCB HP of Baltimore, LLC.

The purpose of the Bill is to amend the Urban Renewal Plan for Inner Harbor Project I, including the Development Area controls for certain areas; the Land Use and Proposed Zoning exhibits; waive certain content and procedural requirements; make the provisions of this Ordinance severable; provide for the application of this Ordinance in conjunction with certain other ordinances; and provide for a special effective date.

The Urban Renewal Plan for Inner Harbor Project I was established by Ordinance 67-1045 and was last amended by Ordinance 15-327. The Urban Renewal Plan is bounded on the west by Hanover and Charles Street, on the north by Lombard Street, on the east by Gay Street/Pier 3, and on the south by Hughes Street, and includes multiple development areas. The intent of the Plan is to enhance the Inner Harbor area as an open and attractive space for all to enjoy the waterfront, while encouraging new economic development opportunities within the defined area of the Plan. Land uses were limited to Commercial, Residential, Commercial/Residential, Public, Semi-public, and Commercial/Public. As with most urban renewal plans, some uses were prohibited. The Plan provides for standards, controls, and reviews for such issues as screening of parking and loading areas, public access from landside and waterside, and required setbacks and maximum building heights. The Plan also provides specific restrictions for the 29 development areas and does allow for limited development rights to be granted to developers.

In general, City Council Bill 23-0448 is proposing changes to the Urban Renewal Plan to allow for a reimagining and refreshing of this important gathering place. If approved, the legislation would do the following:

- The development limits that are currently in the Plan would be replaced with the underlying zoning controls; a process that has been followed with many older urban renewal plans that pre-date the 2017 Zoning Code.

- The development area parcel lines could be adjusted to accommodate new development, as many of these current boundaries reflect the shape of existing older buildings and their required setbacks.
- Development Area 13 (the north Harborplace Pavilion) would have residential use added to the current commercial use, creating the potential for a mixed-use structure. Height limitations would be controlled by the underlying zoning (these limits would be the same as the height limits directly across Pratt and Light Streets). The promenade would continue to be protected from development.
- Development Area 14 (McKeldin Plaza) would have commercial use added, creating a commercial/public use area, with limits on the commercial space dictated by the overall Inner Harbor controls. A larger park area would be made possible with the elimination of the spur road from Light Street onto Pratt Street.
- Development Area 15a (the south Harborplace Pavilion), like Development Area 13, would have residential use added to the current commercial use, creating the potential for a mixed-use structure. The height limitations would be controlled by the underlying zoning (the same as the height limits directly across Pratt and Light Streets). Parking could be expanded, but the development of surface parking would be prohibited.

The Department of Public Works is one of several agencies that routinely reviews development plans, utility connections, and building permits. It is anticipated that the reviews that could be generated by this proposed change to the Urban Renewal Plan would not place an undue fiscal or staffing burden on the agency.

The Department of Public Works supports passage of City Council Bill 23-0448 for the opportunities it provides to revive the Inner Harbor for the enjoyment and benefit of residents, businesses, and visitors.

Sincerely,



Richard J. Luna  
Interim Director

RJL:MMC