




## MEMORANDUM

**DATE:** February 5th, 2024  
**TO:** Economic & Community Development Committee  
**FROM:** Colin Tarbert, President and CEO   
**POSITION:** Support  
**SUBJECT:** City Council Bill No. 23-0448  
Urban Renewal – Inner Harbor Project 1 – Amendment 21

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### **INTRODUCTION**

The Baltimore Development Corporation (BDC) is reporting on City Council Bill No. 23-0448 introduced by Councilmember Costello.

### **PURPOSE**

This bill seeks to amend the Urban Renewal Plan for Inner Harbor Project I to expand the Development Area Controls as well as changing the current zoning and land use requirements. This amendment is necessary to facilitate a proposed redevelopment of Harborplace.

### **BRIEF HISTORY**

The Inner Harbor Project I Urban Renewal Plan (URP) sets development controls, standards, and use restrictions for a significant number of properties within the URP footprint. Primarily, this amendment makes changes to the Development Areas pertaining to Harborplace (Areas 13 & 15a) and McKeldin Plaza (Area 14), by specifically allowing for mixed-use and commercial development in those areas, aligning building limits with the underlying zoning for the parcels, and ensuring that all future development plans go through the City's standard processes for design approval. Other Development Areas in the URP, including areas dedicated as Open/Public Space in Areas 15a and 17, are not modified, and will remain dedicated public spaces.

The redevelopment of Baltimore's Harborplace is one of the most important projects the City will undertake in the near future. The owner of the Harborplace pavilions has released plans for their vision of the site which require, among other elements, changes to the zoning, land use, height and massing restrictions currently in place for the site and legally enshrined in the Urban Renewal Plan. Under current code, Harborplace is limited to the height and massing currently in place. In order to achieve any redevelopment of the property that will include greater diversity of uses, commercial density, increased public access and visibility to the water, and enhanced

public spaces on the private Harborplace properties, modifications to the Urban Renewal Plan, Zoning Code, and City Charter are necessary.

**FISCAL IMPACT**

None.

**AGENCY POSITION**

The Baltimore Development Corporation respectfully **supports** City Council Bill No. 23-0448, and companion bills 23-0444 (Charter amendment) and 23-0446 (Zoning Modifications C-5-IH). If you have any questions, please contact Kim Clark at 410-837-9305 or [KClark@baltimoredevelopment.com](mailto:KClark@baltimoredevelopment.com).

cc: Nina Themelis, Mayor's Office of Government Relations

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