

MEMORANDUM

STEPHANIE
RAWLINGS-BLAKE,
Mayor

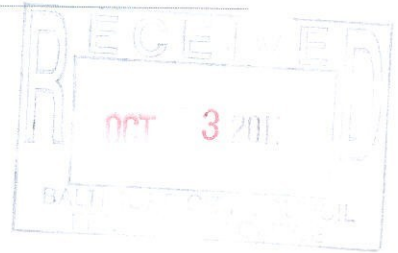
PAUL T. GRAZIANO,
Executive Director, HABC
Commissioner, HCD

To: The Honorable President and Members of the Baltimore City Council
c/o Karen Randle, *Executive Secretary*

From: Paul T. Graziano, *Commissioner*

Date: September 28, 2011

Re: **City Council Bill 11-0675 - Urban Renewal - Key Highway South - Renewal Area Designation and Urban Renewal Plan**



The Department of Housing and Community Development has reviewed City Council Bill #11-0675, which was introduced for the purpose of repealing the Urban Renewal Plan for Key Highway East - Industrial and replacing it by designating as a "Renewal Area", an area situated in Baltimore City, Maryland known as Key Highway South, bounded generally by Fort Avenue to the alley behind Woodall Street to Key Highway, then moving north up Key Highway to the property line of 1459 Key Highway, east along the property line to the pierhead line, following the pierhead line to the property of 1401 Key Highway, moving west along the property line to the northern property line of 1321 Key Highway to the center of Key Highway, then continuing south on Key Highway to the alley behind Webster Street, to the alley behind Harvey Street, to the property line of 1414 Key Highway back to Harvey Street, from Harvey Street, south to Lawrence Street and back up to Fort Avenue; approving a Renewal Plan for Key Highway South; establishing the objectives of the Plan; establishing permitted land uses in the Renewal Area; providing for Planning Department and Community review of development in the Renewal Area; providing that the provisions of the Zoning Code apply to the properties in the Project Area; providing that certain City-owned land and property interests within the Project Area may be sold, leased, conveyed, or transferred; creating disposition lots; providing that certain land is dedicated to public open space; providing for the establishment of any easements, to the extent reasonably feasible, by the developer prior to any issuance of building permits for new development; providing that where there may be a conflict between the provisions of the Renewal Plan and the provisions of any Planned Unit Development, the provisions of the Planned Unit Development control; providing for the term of the Plan; establishing procedures for amending the Plan; providing that in the event of any question regarding the provisions of the Plan, the interpretation by the Commissioner of the Department of Housing and Community Development is final and binding; approving exhibits and an appendix to the Plan; providing for design guidelines; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; and providing for the application of this Ordinance in conjunction with certain other ordinances.

This legislation, in conjunction with its companion Key Highway Urban Renewal Plan Amendment (Council Bill #11-0674), effectively repeals and replaces the existing development plan for the Key Highway South area in order to change the proposed land uses and therefore create opportunities for mixed use developments along the Inner Harbor waterfront. The current zoning of the properties is a mix of M-1-3, M-3 (light and heavy industrial), and B-2-4 (mixed use commercial) and this area is currently governed by the Key Highway East Industrial Area Urban Renewal Plan ("URP"). This URP was established in 1987 by ordinance #87-986 as an industrial growth area. Since that time, Baltimore's Inner Harbor waterfront and the adjacent communities have seen substantial change and growth into a more

*F/O files to
Planning*

mixed use development area. In 2008, the Department of Planning concluded a Key Highway Waterfront Study master plan that was adopted by the Planning Commission in May 2008 and led to amendments of the existing Key Highway East Industrial URP in September 2008. These amendments began to reshape this area of Key Highway with the master plan's recommendations and were the beginning of the new Key Highway South URP process.

The new Key Highway South URP designates the area as a mixed-use development area and recommends rezoning of the existing industrially zoned parcels to the B-2-4 category for mixed use commercial. Many of these properties are no longer viable for industrial growth and the B-2-4 zoning will accommodate for the change in development patterns that Baltimore Inner Harbor has experienced growth in.

The proposed URP included strict design guidelines to ensure that future development meets the goals and intentions of the mixed use development. These guidelines include limitations on certain land uses, bulk and massing, building heights, view/public connection corridors, open space and promenade, and parking requirements. The plan requires that future development along this corridor and the waterfront are more aesthetically pleasing with guidelines for signage, landscaping, sidewalks, and parking structures.

The Department of Housing and Community Development supports the adoption of City Council Bill 11-0675 and defers to the report of the Planning Commission for further comment.

PTG:nb

cc: Ms. Angela Gibson, *Mayor's Office of Government Relations*
Ms. Kaliope Parthemos, *Deputy Mayor*