



## MEMORANDUM

**To:** Nick J. Mosby, President, Baltimore City Council

**From:** Peter Little, Executive Director

**Date:** January 30, 2024

**Subject:** City Council Bill 23-0448

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I am herein reporting on City Council Bill 23-0448 introduced by Councilmember Costello and President Mosby at the request of MCB HP Baltimore, LLC, c/o Caroline Hecker, Esq.

The purpose of this bill is to amend the Urban Renewal Plan for Inner Harbor Project I to allow for a variety of changes, including allowing public and commercial use in the McKeldin Plaza area, allowing commercial and residential use in both pavilion areas, and allowing for screened off-street parking (not at grade) in the south pavilion area.

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation and the Planning Commission report. PABC staff conducted site visits in November and December of 2023. The two pavilion areas currently have adjacent loading. Other than the loading areas, these parcels are not located within any PABC-administered programs.

The proposed legislation changes the wording of the Inner Harbor Project Urban Renewal Plan on the Size of Facilities so that is to be determined by the zoning for each parcel. PABC is in agreement with Planning that this change brings the Inner Harbor URP area into alignment with the rest of the zoning code. As most of the URP area is C-5 (either C-5DC or C-5-IH), current zoning makes these parcels exempt from parking requirements, as the Downtown Core and Inner Harbor C-5 subzones are defined as predominately pedestrian-oriented.

PABC encourages the developer/owner to consider shared parking arrangements. A recent PABC survey of off-street spaces around the Inner Harbor found approximately 9,000 off-street spaces available on evenings and weekends. Shared parking arrangements could help minimize vehicular congestion and focus improvements on the walkability of the site.

Passage of this bill may have minor fiscal impact on PABC programs via possible increased usage of metered parking and PABC-managed off-street parking around the Harbor due to the development of new uses.

Based on the comments above, the PABC respectfully requests a favorable report on City Council Bill 23-0448 including the amendments put forth by the Department of Planning.