

TJS

<b>FROM</b>	<b>NAME &amp; TITLE</b>	THOMAS J. STOSUR, DIRECTOR
	<b>AGENCY NAME &amp; ADDRESS</b>	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 <sup>th</sup> FLOOR
	<b>SUBJECT</b>	CITY COUNCIL BILL #09-0293-DOWNTOWN MANAGEMENT DISTRICT-ADJUSTMENT OF BOUNDARIES

CITY of  
BALTIMORE  
**MEMO**



**TO**

DATE: April 21, 2009

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

At its regular meeting of April 16, 2009 the Planning Commission considered City Council Bill #09-0293, for the purpose of expanding the boundary of the Downtown Management District to encompass those properties on the west side of the 300 to 900 blocks of North Eutaw Street.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #09-0293 and adopted the following resolution, nine members being present (nine in favor)

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #09-0293 be passed by the City Council.

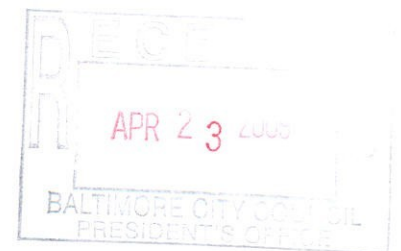
If you have questions, please contact Mr. Wolde Ararsa, Chief of Land Use and Urban Design at 410-396-4488.

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 Enforcement, DHCD
- Ms. Nikol Nabors-Jackson, DHCD
- Mr. Larry Greene, Councilmanic Services
- Mr. Colin Tarbert, BDC
- Mr. Kirby Fowler, Downtown Partnership



## PLANNING COMMISSION

### STAFF REPORT

April 16, 2009

**REQUEST:** City Council Bill #09-0293/Downtown Management District – Adjustment of Boundaries

For the purpose of extending the Downtown Management District to encompass an area bounded by Franklin Street to the north, Howard Street to the east, Saratoga Street to the south, and Eutaw Street to the west, as well as properties fronting on the west side of Eutaw Street; correcting, clarifying, and conforming related language; making this Ordinance subject to a certain contingency; and generally related to the Downtown Management District and Authority.

**RECOMMENDATION:** Approval

**STAFF:** Natasha Becker

**PETITIONER:** The Downtown Partnership of Baltimore

**OWNERS:** Various

#### **SITE/GENERAL AREA**

The Downtown Management District is bounded roughly by Martin Luther King, Jr. Boulevard and Center Street to the north, Conway Street and the Inner Harbor to the south, I-83 and Park Avenue to the east, and Greene and Eutaw Streets to the west. The district encompasses Baltimore's Central Business District, Market Center, and a majority of the Inner Harbor Area. The current boundary comprises a roughly 106-block area.

#### **CONFORMITY TO PLANS**

The continued operation and expansion of the Downtown Management District is in conformance with Baltimore City's Comprehensive Master Plan, specifically:

- LIVE Goal 1, Objective 3: Maintain and create safe, clean, and healthy neighborhoods.
- LIVE Goal 1, Objective 5: Increase the City's population by 10,000 households in six years.
- LIVE Goal 2: Elevate the design and quality of the City's built environment.
- LIVE Goal 3: Improve transportation access, accessibility, and choice for City residents.
- EARN Goal 1: Strengthen identified growth sectors.
- EARN Goal 3: Improve access to jobs and transportation linkages between businesses.
- PLAY Goal 1: Enhance the enjoyment, appreciation, and stewardship of Baltimore's historical and cultural resources.
- PLAY Goal 2: Improve nightlife, entertainment, and recreation experiences for residents and visitors.

## HISTORY

- Ordinance No. 92-057, established the Downtown Management District and is now codified as City Code Article 14, Subtitle 1.

## ANALYSIS

A Special Benefits District is a mechanism by which property owners within a defined area can agree to impose additional taxes and charges on themselves in order to provide enhanced and supplemental public services. These districts can alternately be known as Community Benefits Districts or Management Districts. City Council Bill #09-0293 concerns one such district: the Downtown Management District, which was established in 1992 for the purpose of providing enhanced services and improving perceptions of safety and cleanliness in the downtown area.

The Downtown Partnership of Baltimore (The Partnership) oversees the Downtown Management District, which is funded by a supplemental tax levied on all commercial properties that amounts to \$0.1439 per \$100 of assessed value. Assessment revenues go directly toward Exterior Environment and Public Safety initiatives, which for 2008 comprised 30% and 28% respectively of The Partnership's total allocations.

### Exterior Environment initiatives include:

- Clean Sweep Ambassadors
- Litter and graffiti removal
- Maintenance training
- Homeless employment and training
- Community service deployment
- Streetscape improvement program
- Façade Improvement Program
- Landscaping, greening, and maintenance
- Pedestrian way-finding/signage system
- Open space improvements

### Public Safety initiatives include:

- Public Safety Guides
- On-call safety escort service
- Video patrol network
- Public Safety Coalition
- Personal safety training
- Property security evaluations
- Street Smart awareness campaign
- Panhandling deterrence
- Homeless outreach

City Council Bill #09-0293 seeks to expand the boundary of the Downtown Management District to encompass those properties on the west side of the 300 to 900 blocks of North Eutaw Street. In its current configuration, the boundary line in this area follows State Street (an alley street between Eutaw and Howard Streets) for two blocks up to Franklin Street, then east along Franklin Street to Eutaw Street, where it follows the centerline of Eutaw Street all the way to Martin Luther King, Jr. Boulevard. The new line would be redrawn to include all of Eutaw Street from Saratoga to Eutaw Street, and bill's language clarifies that all properties binding on the west side of Eutaw Street are included.

The purpose of the change is to fund expanded "Clean, Safe, and Beautiful" services for the west side of Eutaw Street, which is a key gateway to Lexington Market and downtown. The Partnership has already been cleaning both sides of the street in this area, but is now seeking the additional assessments to ensure the activities may continue. A total of 82 properties are affected

by the boundary change, 53 of which are exempt from the additional assessment due to their residential, government, or non-profit classification.

All affected property owners have been notified of the proposed legislation in writing. Furthermore, the Downtown Partnership of Baltimore held two public informational meetings on the matter prior to scheduling of this item for hearing by the Planning Commission.

A handwritten signature in black ink, appearing to read "Thomas J. Stosur". The signature is written in a cursive style with a large initial "T" and "S".

**Thomas J. Stosur**  
**Director**