



## MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council  
c/o Natawna Austin, Executive Secretary

From: Alice Kennedy, Housing Commissioner

Date: December 13, 2022

### **Re: City Council Bill 22-0226 Urban Renewal - Charles North - Renewal Area Designation and Urban Renewal Plan**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 22-0226 for the purpose of repealing the existing Charles/North Revitalization Area Urban Renewal Plan and replacing it by designating as a “Renewal Area” an area situated in Baltimore City, Maryland known as Charles North, bounded generally by Falls Road on the west, West Lanvale Street and Interstate 83 on the south, Calvert Street and Hargrove Street on the east, and West 22nd Street and West 23rd Street on the north; establishing the objectives of the Urban Renewal Plan; establishing permitted land uses in the Renewal Area; providing that where there might be conflict between the provisions of the Urban Renewal Plan and the provisions of any Planned Unit Development, the provisions of the Planned Unit Development control; providing review requirements and controls for all plans for new construction; providing that the provisions of the Baltimore City Zoning Code apply to the properties in the Urban Renewal Area; establishing controls for off-street parking facilities; authorizing the conditions for acquisition of properties in the Urban Renewal Area; providing for review by the Department of Housing and Community Development of development or rehabilitation plans in the Urban Renewal Area with respect to their conformance with the provisions of the Urban Renewal Plan; providing for community notification of any permit application for the development or redevelopment of any property within the boundaries of the Urban Renewal Area; creating disposition lots and providing for specific controls on specific lots; providing for the term of the Urban Renewal Plan; providing for community review of all proposed amendments to the Urban Renewal Plan; making provisions of this Ordinance severable; approving appendices and exhibits to the Urban Renewal Plan; waiving certain content and procedural requirements; providing for the application of the Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

If enacted, Council Bill 22-0226 would repeal and replace the Charles North Urban Renewal Plan to ensure that any new uses and development proposed in Charles North enhance the viability, stability, attractiveness, and convenience for residents and businesses in Charles North. The proposed Charles North Urban Renewal Plan is substantially more streamlined than the current version and aligns with current zoning, except for 11 prohibited uses in specific zoning categories.

At its regular meeting of December 8, 2022, the Planning Commission concurred with its Planning Staff and recommended amendment and approval of City Council Bill 22-0226.

Related to the Charles North Urban Renewal Plan the Department of Housing and Community Development is involved in; the review of developer's plans for new development and/or rehabilitation, review of applications for demolition permits, issuance of waivers from any provision of the Renewal plan, procedures for amendments to the URP, compliance, design review and approval.

DHCD **has no objection** to the amendment and passage of City Council Bill 22-0226.

*AK/sm*

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

*Ms. Natawna Austin, Executive Secretary of the City Council*

**Brandon M. Scott**, Mayor • **Alice Kennedy**, Housing Commissioner

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