


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR		
	SUBJECT	CITY COUNCIL BILL #10-0619/ WATERFRONT MANAGEMENT DISTRICT AND WATERFRONT MANAGEMENT AUTHORITY- RENEWAL THROUGH APRIL 23, 2015		

TO DATE: December 3, 2010

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

At its regular meeting of December 2, 2010 the Planning Commission considered City Council Bill #10-0619, for the purpose of renewing and continuing the Waterfront Management District and Waterfront Management Authority; providing for a special effective date; and generally relating to the activities and authority of the Waterfront Management District and Waterfront Management Authority.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #10-0619 and adopted the following resolution, seven members being present (five in favor, one recused and one abstained).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #10-0619 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/WYA/ttl

Attachments

cc:

- Mr. Kaliop Parthemos, Deputy Mayor
- Ms. Sophie Dagenais, Chief of Staff
- Ms. Angela Gibson, Mayor's Office
- The Honorable Bill Henry, Council Rep. for Planning Commission
- Mr. David Tanner, BMZA
- Mr. Geoffrey Veal, Zoning Enforcement, DHCD
- Ms. Nikol Nabors-Jackson, DHCD
- Ms. Karen Randle, City Council Services
- Ms. Laurie Schwartz, Waterfront Partnership



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

December 2, 2010

REQUEST: City Council Bill #10-0619/Waterfront Management District And Waterfront Management Authority – Renewal Through April 23, 2015

For the purpose of renewing and continuing the Waterfront Management District and Waterfront Management Authority; providing for a special effective date; and generally relating to the activities and authority of the Waterfront Management District and Waterfront Management Authority.

RECOMMENDATION: Approval

STAFF: Robert Quilter

PETITIONER: Mayor and City Council of Baltimore, Baltimore Development Corporation

OWNERS: Multiple owners

SITE/GENERAL AREA:

The Waterfront Management District area is bounded roughly by Key Highway to the southwest, Light Street to the west, Pratt Street to the north, President, Fleet, Central, Aliceanna, Caroline and Thames Streets to the east, and the waterfront opposite those boundaries.

HISTORY:

- Ordinance #07-417, signed by the Mayor and City Council on April 24, 2007, established the Waterfront Management District.

CONFORMITY TO PLANS:

The renewal of the Waterfront Management District and Authority will meet the following goals and objectives of the Inner Harbor East and Inner Harbor Project One Urban Renewal Plans:

- “To provide for expansion and establishment of commercial, recreational, and institutional uses by encouraging private investment and participation in new construction of modern and efficient facilities.”
- “To stimulate economic activity around the waterfront and in the downtown Baltimore generally, in the context of metropolitan region, by providing an amicable and harmonious environment to stimulate growth.”
- “To take maximum advantage of the closeness physical proximity of the Inner Harbor East to Charles Center, Inner Harbor Project I, Inner Harbor West, and the Harbor Campus Project Development, by locating activities, pedestrian connections, and vehicular access in such a way as to complement these adjacent areas.”

Additionally, the renewal of the Waterfront Management District and Authority will meet some of the goals and objectives of the Baltimore City Comprehensive Master Plan. For example, in the Play Section of the Plan, the goal # 1 is to enhance the enjoyment, appreciation and stewardship of Baltimore's heritage and cultural resources, the Goal #2 is to improve night life entertainment, and recreation experiences for resident and visitors and the goal #3 is to increase the attractiveness of Baltimore's natural resources and open spaces. The goal #1 of the Live Section of the Plan is to build human and social capital by strengthening neighborhoods.

ANALYSIS

A Special 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. Ordinance #07-417, enacted on April 24, 2007, established a new Community Benefits District, to be known as the Waterfront Management District (the District), and created an Authority and providing for its rights, duties and powers. City Council Bill #10-0619 proposes to renew the District and its Authority for four years, until April 23, 2015.

The Waterfront Management District covers the area fronting Baltimore's Inner Harbor, which is home to many of the City's largest employers. The Inner Harbor is also the center of an important City revenue generator – tourism – and contributes to a good portion of the City's tax base. Property owners around the Inner Harbor, Harbor East and a portion of Fells Point convened in 2005 to form a non-profit organization to oversee the area, while also working to create a Business Improvement District. The non-profit was created in October 2005 and the Waterfront Management Authority became a legal entity as of July 1, 2007.

The Waterfront Partnership is dedicated to improved maintenance, beautification, and visitor services for its community's signature asset, bringing a new spirit of vitality to the entire Waterfront. Waterfront Partnership provides hospitality and safety services, cleans the Waterfront promenade daily, and performs all landscaping services in the area including planting seasonal colorful flowers, manicuring gardens and keeping the area lush and green. The Partnership also promotes the Waterfront as a destination for local and regional visitors, and programs events at West Shore Park for locals and visitors.

Over the last few years the Waterfront Partnership has assumed several new roles. First, in order to keep the Harbor fresh and attractive as a destination - especially for repeat visitors - the Partnership has helped to plan, fundraise and build new public amenities. In 2008 and 2009 the Partnership helped fundraise to complete the construction of the Walter Sondheim Fountain [raised \$250,000 during worst economic downturn ever]; and is currently designing and fundraising [\$2.3 million] for a new Park on Pier 5. This Park, to be named Pierce's Park, will be designed as a gathering place for families which comprise a growing constituency Downtown.

Second, the Partnership, as the steward of the Waterfront, has taken on a very serious role in sustainability. For one, it heavily markets transportation alternatives to the growing number of employees in Harbor East. Secondly, it has altered its own practices along the waterfront in order to be more environmentally friendly, and more importantly, have recently commissioned a Comprehensive Plan to Clean the Harbor, with a goal of making the Harbor Swimmable and Fishable by 2020.

In the coming years, Waterfront Partnership will continue to build on its strong foundation in performing basic services - clean, safe, hospitality, landscaping, marketing and advocacy; and will continue to seek and bring about the installation of new amenities around the Harbor to keep the Harbor fresh and attractive; and expects to realize its commitment to dramatically improving the water quality of the Harbor as a valuable resource to the region.

The following community organizations were notified of this action: Fells Point Task Force, Douglass Place Community Association, Perkins Homes Resident Advisory Council, Fells Point Community Organization, Fells Point Residents Association, Fells Point Main Street, The Preservation Society, Waterfront Coalition, Fells Prospect, Inc., Upper Fells Point Improvement Association, 1400 Lancaster Condominium, Albemarle Square, Southeast Community Development Corporation, Little Italy Business Association, Little Italy Restaurant Association, Little Italy Community Organization and Scarlett Place RCA, Inc.



Thomas J. Stosur
Director