



**BALTIMORE  
HOUSING**

SHEILA DIXON  
Mayor

PAUL T. GRAZIANO  
Executive Director, HABCD  
Commissioner, HCD

## MEMORANDUM

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

From: Paul T. Graziano, Commissioner

Date: August 15, 2008

Re: City Council Bill 08-0028 Urban Renewal - Key Highway East Industrial Area - Amendment

The Department of Housing and Community Development has reviewed City Council Bill 08-0029, which was introduced for the purpose of amending the Urban Renewal Plan for Key Highway East Industrial Area to permit a new land use in the Renewal Area, modify the objectives of the Renewal Plan, add a new Appendix to the Renewal Plan, clarify, conform, and correct certain language and references in the Plan, and revise certain exhibits to the Plan.

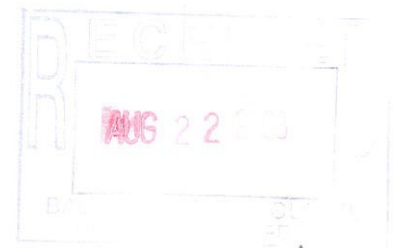
The proposed legislation, a companion to Council Bill #08-0029, will amend the current Urban Renewal Plan (URP) by adding a mixed-use category of potential development to the Land Use Plan. At present, the site is zoned M-3 and the current URP states that waterfront parcels along Key Highways East should remain reserved for non-residential development that are compatible with adjacent industrial and residential areas. These objectives are inconsistent with existing land uses in this area as per the findings of the recent Key Highway Waterfront Study approved by the Planning Commission.

The legislation's stated intent of the new mixed land use category is to allow a diversity of uses in areas near the waterfront. This bill would alter to the URP to create a mixed-use B-2 zoning district while listing specific prohibited uses and development controls. Specifically prohibited are gas stations, automotive accessory stores, and drive-in establishments. Among the development controls would be guidelines for streetscape paving, lighting and landscaping; bulk controls, building setbacks and height restrictions; and increased parking ratios requirements for office, hotel, retail and residential uses.

The Department of Housing and Community Development has no objection to the adoption of City Council Bill 08-0028.

PTG:pmd

cc: Ms. Angela Gibson  
Mr. Demaune Millard



*no obj.*