


FROM	NAME & TITLE	Rudolph S. Chow, P.E., Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 16-0693		

DATE: July 14, 2016

TO

The Honorable President and Members
of the Baltimore City Council
c/o Natawna Austin
Room 400 – City Hall

I am herein reporting on City Council Bill 16-0693 introduced by the Council President on behalf of the Administration (Department of Housing and Community Development).

The purpose of the Bill is to repeal Ordinance 87-1075, as amended by Ordinances 87-1179 and 88-1, which established the Port Covington Urban Renewal Area and Plan; and providing for a special effective date.

The Port Covington Urban Renewal Plan was established in 1987 by Ordinance 87-1075 with the purpose of promoting commercial, recreational and economic development in the area. The Urban Renewal Plan covers the area bounded by Hanover Street to the west, McComas Street to the north, Gould Street and the BGE parcel to the east, and the pierhead line to the south. The area is zoned industrial, M-3, with a small portion zoned commercial. Although the Plan showed the majority of the area to be re-zoned from M-3, heavy industrial, to M-1, light industrial, that change never occurred. This 266-acre site is a mix of industrial and commercial uses but is now mostly vacant.

In June of 2016, the Planning Commission adopted the Port Covington Master Plan, which calls for new mixed-uses and new zoning for the area. The proposed development of Port Covington includes plans for apartments, condos, office space, retail space, public parks, manufacturing spaces, and a new office campus for the Under Armour headquarters. At its completion, the project is expected to house approximately 12,070 residents. This 25 year project will include approximately 15 million square feet of new construction, adding approximately 42 newly developed city blocks and 41 acres of public open space.

Due to the intended future mixed-use of the land, the Urban Renewal Plan would no longer be necessary. The repeal of this Plan is part of a comprehensive approach to redeveloping the area.

Based on these findings, the Department of Public Works supports the passage of City Council Bill 16-0693.

Sincerely,


Rudolph S. Chow, P.E.
Director

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