

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR <i>Chris Ryer</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #24-0586 / URBAN RENEWAL - OLDTOWN MALL - AMENDMENT 11		

TO

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

DATE: October 11, 2024

At its regular meeting of October 10, 2024, the Planning Commission considered City Council Bill #24-0586, for the purpose of amending the Urban Renewal Plan for Oldtown Mall to strike all provisions of the Plan other than those pertaining to authority over disposition; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #24-0586 and adopted the following resolution:

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, adopts the findings and equity analysis outlined in the staff report, with consideration for testimony and facts presented in the meeting, and recommends that City Council Bill #24-0586 be **approved** by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

cc: Ms. Nina Themelis, Mayor's Office
The Honorable Eric Costello, Council Rep. to Planning Commission
Mr. Colin Tarbert, BDC
Ms. Rebecca Witt, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Stephanie Murdock, DHCD
Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Ms. Natawna Austin, Council Services
Ms. Brooke A. Hutchins, Esq., Applicant



Brandon M. Scott
Mayor

PLANNING COMMISSION

Sean D. Davis, Chair; Eric Stephenson, Vice Chair

STAFF REPORT



Chris Ryer
Director

October 10, 2024

REQUEST: City Council Bill #24-0586/ Urban Renewal – Oldtown Mall Amendment 11:

For the purpose of amending the Urban Renewal Plan for Oldtown Mall to strike all provisions of the Plan other than those pertaining to authority over disposition; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Caitlin Audette

PETITIONER: Sommerset Jefferson, LLC; c/o Brooke A. Hutchins, Esquire

SITE/GENERAL AREA

Site Conditions: The Oldtown Mall Urban Renewal Area covers an area that spans portions of several Neighborhood Statistical Areas, including Oldtown, Penn-Fallsway, Pleasant View Gardens, and Dunbar-Broadway. Portions of the plan area are included in the Perkins Somerset Oldtown Transformation Plan, these areas are actively being redeveloped through this plan. Beyond the boundaries of the PSO Plan, the Urban Renewal Plan extends north along Greenmount, Aisquith and Central and includes a pocket of commercial development to the south of Orleans Street at Central Avenue.

General Area: The area is located in east Baltimore, between I-83 to the west and Johns Hopkins Hospital to the east. The plan area includes a number of major vehicular arteries including Orleans Street, Monument Street, Ensor Street (which becomes Harford Road), Central Avenue, and Greenmount Avenue. It surrounds Latrobe Homes to the west, south, and east.

HISTORY

The Urban Renewal Plan was adopted in 1970 and has been successfully amended eight times, with the last amendment dating to 2007.

CONFORMITY TO PLANS

The Urban Renewal Plan predates the Oldtown Redevelopment Plan completed in 2010 and updated in 2016. It also predates the Comprehensive Rezoning in 2017, as well as the Perkins Somerset Oldtown Transformation Plan which began in 2018 and was adopted by the Planning Commission in 2023.

ANALYSIS

Background: The amendment removes much of the content of the plan, save for that required to dispose of property owned by the city. This amendment was initiated by the developer of the former Somerset Homes, as currently written the plan would not allow the surface parking lot needed to serve the Lidl grocery store that will be located at the corner of Central and Orleans Streets.

Much of the content of the plan is outdated, it does not reflect the current zoning districts, or take into consideration the plans completed for the area since 2007. Much of the content surrounds property acquisition, though city authority to complete this acquisition has lapsed.

Equity:

- **Impact:** This proposal would remove a layer of bureaucratic requirements for development in the area and would allow more recent plans to be more easily implemented, thus removing a level of inequity.
- **Engagement:** Most of the community is not aware of the Urban Renewal Plan, or its contents. The community has been meaningfully engaged in all aspects of the PSO Transformation Plan, including the need for a grocery store, which this amendment would more easily allow.
- **Internal Operations:** The amendment to the Urban Renewal Plan would free up staff time as most reviews for the URP would no longer be required.

Notification: Oldtown Mall Merchants Association, VOLAR, Change4Real, Perkins Homes Tenant Council, Monument East Tenant Council, Latrobe Homes Tenant Council, Douglass Homes Tenant Council, Pleasant View Gardens, RJY Chick Webb, HEBAC, Waters Tower Senior Apartments, Forrest Street Apartments, Waters AME Church, Dunbar High School, Stirling Street Neighbors, as well as other individuals within the area.



Chris Ryer
Director