

**CITY OF BALTIMORE  
COUNCIL BILL 15-0564  
(First Reader)**

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Introduced by: The Council President

At the request of: The Administration (Baltimore Development Corporation)

Introduced and read first time: September 21, 2015

Assigned to: Urban Affairs and Aging Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Planning Commission, Baltimore Development Corporation, Department of Public Works, Department of Housing and Community Development, Department of Transportation, Board of Estimates

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Waterfront Management District – Extension of District**

3 FOR the purpose of extending the Waterfront Management District to encompass certain  
4 adjoining blocks; modifying the criteria for local businesses, organizations, and residents to  
5 be represented on the Board of Directors of the Waterfront Management Authority;  
6 correcting, clarifying, and conforming related language; making this ordinance subject to  
7 certain contingencies; providing for a special effective date; and generally relating to the  
8 Waterfront Management District and Authority.

9 BY repealing and reordaining, with amendments

10 Article 14 - Special Benefits Districts  
11 Section(s) 8-2(a) and 8-6(b) and (c)  
12 Baltimore City Code  
13 (Edition 2000)

14 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the  
15 Laws of Baltimore City read as follows:

16 **Baltimore City Code**

17 **Article 14. Special Benefits Districts**

18 **Subtitle 8. Waterfront Management District**

19 **§ 8-2. District created; boundaries.**

20 (a) *In general.*

21 (1) There is a community benefits district, to be known as the Waterfront Management  
22 District (the "District")[, within the following boundaries:].

EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

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1 [Beginning for the same at the point formed by the intersection of the east side of Light Street, varying  
2 in width, and the south side of Pratt Street, 65 feet wide, and running thence binding on the south side  
3 of said Pratt Street, Easterly 329.1 feet, more or less, to intersect the west side of Calvert Street,  
4 varying in width; thence binding on the west side of said Calvert Street, the two following courses and  
5 distances; namely, Southerly 11.1 feet, more or less and Southerly by a line curving to the right with a  
6 radius of 300.00 feet the distance of 10.6 feet, more or less, to intersect the line of the south side of  
7 Pratt Street, 86 feet wide, if projected westerly; thence binding reversely in part on the line of the south  
8 side of last said Pratt Street, so projected, in part on the south side of last said Pratt Street, and in all,  
9 Easterly 989.5 feet, more or less, to intersect the west side of Pratt Street, 101 feet wide; thence binding  
10 on the west side of last said Pratt Street, Southerly 15.0 feet, more or less, to intersect the south side of  
11 last said Pratt Street; thence binding on the south side of last said Pratt Street, Easterly 1093.5 feet,  
12 more or less, to the south side of Pratt Street, varying in width; thence binding on the south side of last  
13 said Pratt Street, the three following courses and distances; namely, Easterly 101.6 feet, more or less,  
14 Easterly 40.6 feet, more or less, and Easterly 57.4 feet, more or less, to intersect the southwest side of  
15 President Street, varying in width; thence binding on the southwest and west sides of said President  
16 Street, the eleven following courses and distances; namely, Southeasterly by a line curving to the right  
17 with a radius of 10.00 feet the distance of 15.1 feet, more or less, Southeasterly by a line curving to the  
18 left with a radius of 11,478.66 feet the distance of 36.1 feet, more or less, Southeasterly 568.7 feet,  
19 more or less, Southeasterly 76.2 feet, more or less, Southeasterly 63.0 feet, more or less, Southeasterly  
20 55.5 feet, more or less, Southeasterly 58.5 feet, more or less, Southerly 57.5 feet, more or less,  
21 Southerly 56.0 feet, more or less, Southerly 25.2 feet, more or less, and Southerly 71.9 feet, more or  
22 less, to intersect the south side of Fleet Street, 70 feet wide; thence binding on the south side of said  
23 Fleet Street, Easterly 969.5 feet, more or less, to intersect the west side of Central Avenue, 100 feet  
24 wide; thence binding on the west side of said Central Avenue, Southerly 372.2 feet, more or less, to  
25 intersect the south side of Aliceanna Street, 70 feet wide; thence binding on the south side of said  
26 Aliceanna Street, Easterly 700.0 feet, more or less, to intersect the west side of Caroline Street, 80 feet  
27 wide; thence binding on the west and southwest sides of said Caroline Street, the two following courses  
28 and distances; namely, Southerly 721.9 feet, more or less, and Southeasterly 545.2 feet, more or less, to  
29 intersect the southeast side of Thames Street, 60 feet wide; thence binding on the southeast side of said  
30 Thames Street, the four following courses and distances; namely, Northeasterly 127.8 feet, more or  
31 less, Northeasterly 261.2 feet, more or less, Northeasterly 89.3 feet, more or less, Northeasterly 189.9  
32 feet, more or less; thence by a straight line, Southeasterly 649.2 feet, more or less, to intersect the  
33 Pierhead and Bulkhead Line of the Northwest Branch of the Patapsco River, there situate; thence  
34 binding on the said Pierhead and Bulkhead Line of the Northwest Branch of the Patapsco River, the ten  
35 following courses and distances; namely, Southwesterly 687.0 feet, more or less, Southwesterly 487.3  
36 feet, more or less, Northwesterly 532.9 feet, more or less, Northwesterly 402.5 feet, more or less,  
37 Northwesterly 1018.7 feet, more or less, Northerly 424.3 feet, more or less, Northwesterly 1119.4 feet,  
38 more or less, Northwesterly 851.6 feet, more or less, Southerly 731.5 feet, more or less, and  
39 Southeasterly 643.8 feet, more or less, to intersect the line of the east outline of Rash Field, if projected  
40 northerly; thence binding reversely in part on the line of the east outline of said Rash Field, so  
41 projected in part on the east outline of said Rash Field, and in all, Southerly 382.3 feet, more or less, to  
42 intersect the north side of Key Highway, 66 feet wide; thence binding on the north and northeast sides  
43 of said Key Highway, the six following courses and distances; namely, Westerly 597.8 feet, more or  
44 less, Westerly by a line curving to the right with a radius of 1,138.51 feet the distance of 145.6 feet,  
45 more or less, Westerly 131.8 feet, more or less, Westerly by a line curving to the left with a radius of  
46 1,153.330 feet the distance of 7.4 feet, more or less, Westerly 482.8 feet, more or less, and  
47 Northwesterly by a line curving to the right with a radius of 84.00 feet the distance of 132.0 feet, more  
48 or less, to intersect the east side of Light Street, 159 feet wide; thence binding on the east side of last  
49 said Light Street, the three following courses and distances; namely, Northerly 898.4 feet, more or less,  
50 Northerly 357.5 feet, more or less, and Northerly 211.4 feet, more or less; thence by a straight line,  
51 Northwesterly 172.3 feet, more or less, to intersect the east side of Light Street, mentioned firstly  
52 herein, and thence binding on the east side of said Light Street, mentioned firstly herein, Northerly  
53 394.2 feet, more or less, to the place of beginning. Containing 7,884,000.8 square feet, more or less, or  
54 181.0 acres of land, more or less.]

55 (2) THE BOUNDARIES OF THE DISTRICT ARE AS SHOWN ON THE FOLLOWING MAP:



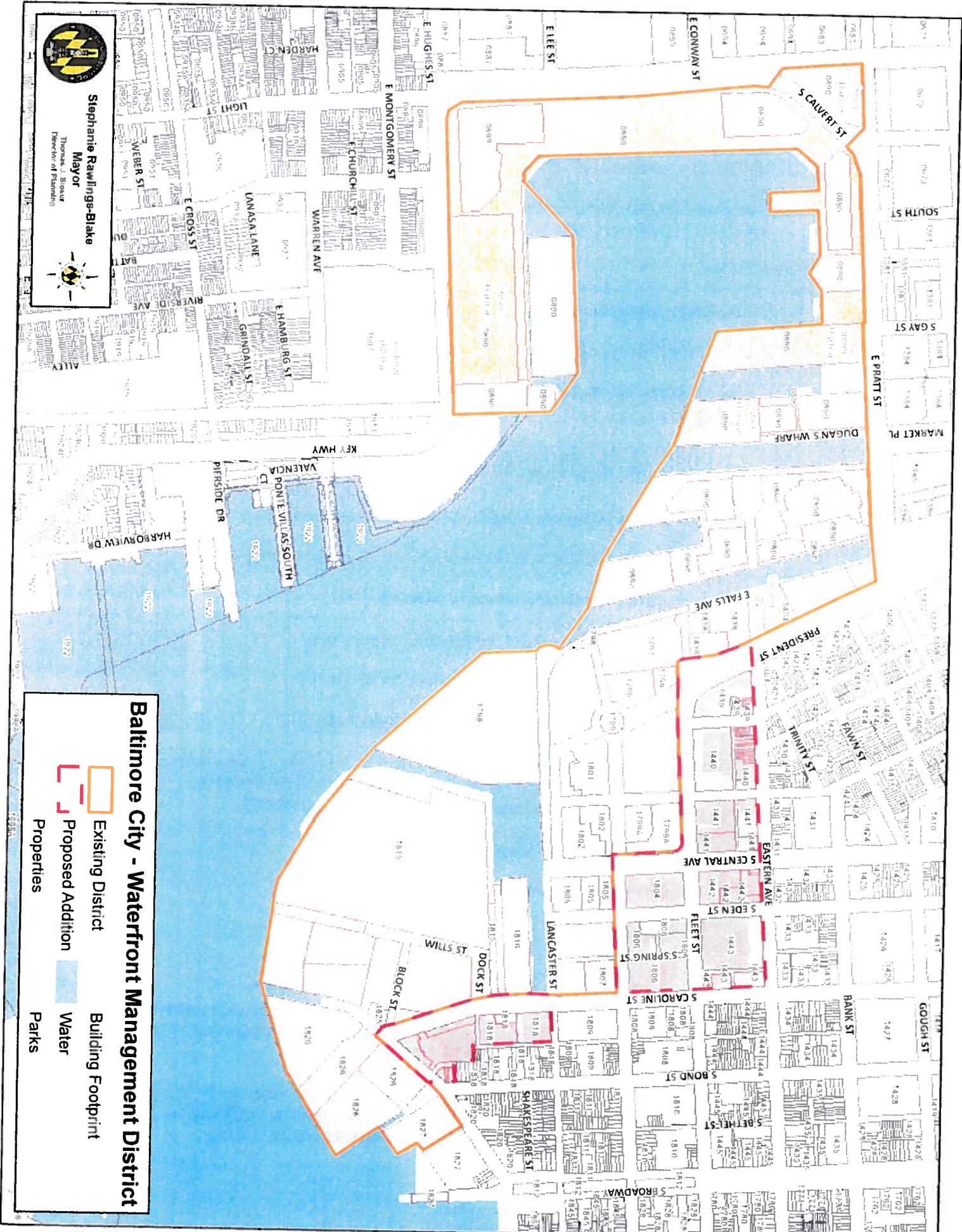
**Stephanie Rawlings-Blake**  
Mayor

Thomas J. Birkur  
Director of Planning



### Baltimore City - Waterfront Management District

-  Existing District
-  Proposed Addition
-  Water
-  Building Footprint
-  Parks
-  Properties



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1     **§ 8-6. Board of Directors.**

2           (b) *Number and appointment.*

3           (1) The number of voting members of the full Board [must be] MAY not BE less than 13,  
4           excluding vacancies, [and no] NOR more than 25.

5           (2) The Board has full authority to increase or decrease its membership, within the limits  
6           specified in this subsection.

7           (c) *Composition.*

8           (1) Of the voting members of the Board:

9                   (i) 1 shall be appointed by the Mayor[.];

10                   (ii) 1 shall be a Councilmember appointed by the President of the City Council[.];  
11                   AND

12                   [(iii) At least 2 shall be selected from among the following constituent  
13                   organizations within the District:]

14                           [(A) Baltimore Harbor Watershed Association, Inc.]

15                           [(B) Baltimore Waterfront Promenade Partnership, Incorporated.]

16                           [(C) Greater Baltimore Committee, Inc.]

17                           [(D) Baltimore Development Corporation.]

18                           [(E) Fells Point Homeowners Association.]

19                           [(F) Fells Point Development Corporation.]

20                   (III) [(2) The Board shall also contain] at least 3 SHALL BE representatives  
21                   SELECTED from among various [business categories] **BUSINESSES,**  
22                   **ORGANIZATIONS,** and residents in the District[, including:].

23                           [(i) professional offices.]

24                           [(ii) retail and restaurants.]

25                           [(iii) hotels.]

26                           [(iv) service providers.]

27           (2) [(3)] At all times, at least  $\frac{2}{3}$  of the Board must be representatives of property owners  
28           subject to the tax imposed by this subtitle. These must be so designated by the Board  
29           and entered into the minutes of the Authority.

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1 (3) [(4)] Consistent with the encouragement of partnerships between the Authority and  
2 property owners exempt from the tax imposed by this subtitle, the Board is  
3 encouraged to consider representation of those partners on the Board.

4 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the catchlines contained in this Ordinance  
5 are not law and may not be considered to have been enacted as a part of this or any prior  
6 Ordinance.

7 **SECTION 3. AND BE IT FURTHER ORDAINED,** That the amendment proposed by this  
8 Ordinance to City Code Article 14, § 8-2 {"District created; boundaries"} is contingent on a  
9 successful referendum, to be conducted substantially in accordance with the requirements of City  
10 Code Article 14, § 8-15 {"Election approval process"}, but with participation limited to the  
11 owners of the properties being added to the District.

12 **SECTION 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect the later of  
13 (i) the date this Ordinance is enacted and (ii) the date on which this Ordinance is approved by the  
14 Board of Estimates.