
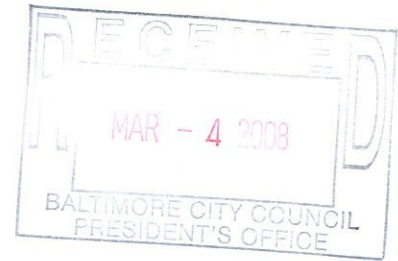


FROM	NAME & TITLE	Shirley A. Williams, Acting Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 08-0023		

DATE: February 27, 2008

TO

The Honorable President and Members
of the Baltimore City Council
c/o Karen Randle
Room 400 - City Hall



I am herein reporting on City Council Bill 08-0023 introduced by Councilman Reisinger on behalf of Gateway South, LLC.

The purpose of the bill is to amend the Urban Renewal Plan for Carroll Camden to permit additional land use categories within the Project Area, to waive existing height limitations within the Project Area, to revise certain exhibits to reflect the changes in the Plan, and to conform certain references and language; waive certain content and procedural requirements; make the provisions of this Ordinance severable; and provide for the application of this Ordinance in conjunction with certain other ordinances.

Ordinance 02-296, which replaced, updated and expanded the boundaries of the former Camden Industrial Park Urban Renewal Plan established by Ordinance 60-410, established the current Urban Renewal Plan for Carroll Camden. The Carroll Camden Urban Renewal Area is located southwest of downtown Baltimore and consists of roughly 500 acres. The boundaries at that time were I-395 and the eastern pier head line of the Middle Branch (Patapsco River) on the east, the northern boundary of the Middle Branch Urban Renewal Area and I-95 on the south, Washington Boulevard and South Paca Street on the west, and Camden Street on the north. The Area included both stadia, the Westport shoreline of the Middle Branch, and the Carroll and Camden Industrial Park areas, including the 55-acre Montgomery Park complex. Ordinance 07-548, the last amendment to the Plan, created a new boundary along the centerline of I-95 to its intersection with the eastern pier head line of the Middle Branch of the Patapsco River, as established by the U.S. Government in 1915. In essence, the Westport shoreline of the Middle Branch was removed from the Urban Renewal Plan so that a new urban renewal entity could be created for the area under City Council Bill 06-0537. However, this ordinance did not complete the legislative process before the end of the previous Council session; therefore City Council Bill 07-0003 was introduced to address this area with an urban renewal plan.

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City Council Bill 08-0023, if approved, would amend the Carroll Camden Urban Renewal Plan to allow for B-2 Zoning District land uses, would designate a community business land use area (to be called Gateway South), and would remove the industrial land use regulations restricting mixed use development for the proposed Gateway South area. Height limits currently in the Plan would not apply to any PUD within the Urban Renewal area, but would be governed by the PUD requirements. Companion legislation would rezone certain properties from M-2-3 to B-2-2 to allow for the mixed use development (City Council Bill 08-0024) and would designate a Gateway South Planned Unit Development (City Council Bill 08-0025).

The land use plan for the Carroll Camden Urban Renewal area provides a transition from the heavy industrial uses to a mix of high tech, light manufacturing, office, and transit oriented development. Zoning districts are aligned to concentrate heavy industrial uses west of Bush Street and more moderate intensity and light industrial uses near residential blocks and the Middle Branch. The proposed mixed use development area is located between the Russell Street corridor and the Middle Branch, and between Bush and Alluvion Streets. This general area of the Russell Street corridor has gas stations, a motel, some retail, and the relocated Greyhound bus station. These commercial uses would be compatible with the proposed mixed use development.

In reviewing this legislation, the Planning Commission recommended an amendment to the Heavy Industrial land use category to remove the prohibition of manufacturing cement and concrete products in this area. This Department has no objection to the Commission's proposed amendment.

Based on these findings, the Department of Public Works supports passage of City Council Bill 08-0023.


SHIRLEY A. WILLIAMS
ACTING DIRECTOR

SAW/MMC:pat