


FROM	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #23-0436 / URBAN RENEWAL – BROOKLYN-CURTIS BAY – RENEWAL AREA DESIGNATION AND URBAN RENEWAL PLAN		

TO

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

DATE: November 16, 2023

At its regular meeting of November 2, 2023, the Planning Commission considered City Council Bill #23-0436: For the purpose of repealing the existing Brooklyn-Curtis Bay Urban Renewal Plan and replacing it by designating as a “Renewal Area” an area situated in Baltimore City, Maryland known as Brooklyn-Curtis Bay.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended amendment and approval of City Council Bill #23-0436 and adopted the following resolutions, with seven members being present (seven in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #23-0436 be **amended and approved** by the City Council. In addition to the amendments proposed by staff, the Commission recommends the following additional amendments and considerations:

- Verify with Law Department if proposed limits on residential-care facilities are permissible;
- Day Care centers for children should be allowed;
- Verify if National Parks Service (NPS) reference is needed;
- Allow body art establishments.

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
 Mr. Liam Davis, DOT
 Ms. Natawna Austin, Council Services



Brandon M. Scott
Mayor

PLANNING COMMISSION

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

STAFF REPORT



Chris Ryer
Director

November 2, 2023

REQUEST: City Council Bill #23-0436/ Urban Renewal - Brooklyn-Curtis Bay – Renewal Area Designation and Urban Renewal Plan

RECOMMENDATION: Approval with Amendments

STAFF: Jazmin Kimble

PETITIONER: Councilwoman Phylicia Porter

SITE/GENERAL AREA

General Area: Generally including both sides of Patapsco Avenue between the Harbor Tunnel Throughway and Pennington Avenue, both sides of Pennington Avenue between Patapsco Avenue and Ceddox Street, the west side of Curtis Avenue between Ceddox Street and Patapsco Avenue, both sides South Hanover Street between Jack Street and Chesapeake Avenue, and the south side of Potee Street between Patapsco Avenue and Frankfurst Avenue.

HISTORY

The Brooklyn-Curtis Bay Business Area Urban Renewal Plan was originally approved by the Mayor and City Council of Baltimore by Ordinance no. 852 on December 21, 1982. Since inception, there have been 6 amendments with the most recent being CB#21-0162 in 2022. Current legislation CB #23-0436 was introduced October 2, 2023.

ANALYSIS

Background: The Brooklyn-Curtis Bay Business Area Urban Renewal Plan was last amended in April 2022 with the purpose of extending the time the Urban Renewal plan remained in effect. That Urban Renewal Plan was set to expire in December of 2021 and was extended for 2 additional years. The community, as a result, wanted to maintain certain provisions of the URP, and incorporate several amendments, and extend the duration.

The purpose of the repeal and replacement of this Urban Renewal Plan is to (1) update the existing language to match the modernized Baltimore City Zoning Code; (2) remove antiquated language that no longer reflects actual neighborhood conditions; and (3) clarify land use provisions and design guidelines.

The primary goal of this URP is to provide requirements and standards designed to ensure that any new uses and development proposed in Brooklyn-Curtis Bay enhance the viability, stability,

attractiveness, and convenience for residents and businesses in Brooklyn-Curtis Bay and of the City as a whole. Additional goals of this URP include:

1. Protecting the existing architectural and historic fabric of Brooklyn-Curtis Bay by ensuring that the design of new structures, the rehabilitation of existing structures, and new uses will be consistent with the scale and architectural design of Brooklyn-Curtis Bay;
2. Establishing a positive and identifiable image for Brooklyn-Curtis Bay;
3. Encourage a diversity of uses within Brooklyn-Curtis Bay; and
4. Provide an opportunity for the community organization to provide commentary on certain renewal actions taking place within the project area.

Key Components of the draft Brooklyn-Curtis Bay Business Area Urban Renewal Plan are:

- Land Use Provisions
- Review of Developer's Plans
- Law
 - URP Term
 - Procedures for Amendments
 - Separability
 - Applicability
- Appendices
 - Design Guidelines

The replacement draft for Brooklyn-Curtis Bay Business Area Urban Renewal Plan is substantially more streamlined and condensed than the existing plan. Action Baybrook, Concerned Citizens for a Better Brooklyn, Community of Curtis Bay Association, and Greater Baybrook Alliance were involved in a review process of the plan and provided comments that guided the amendments which removed language to preserve important elements of the plan and expand upon prohibited uses.

Land uses identified in the draft URP align with land uses defined in the existing zoning code, with the exception of Firearm Sales, which is defined in the draft URP. Land use prohibitions in the draft URP are based on the underlying zoning categories within the URP area and are included in Table 1 below.

TABLE 1									
	R-5 R-6	R-7 R-8	C-1	C-2	C-3	C-4	OR-1	I-1	I-MU
Animal Clinic									
Bail Bond Establishment			X	X					
Body Art Establishment			X	X					
Day-Care Center: Child or Adult							X		
Fuel Station			X	X					
Health-Care Clinic	X	X	X	X	X	X	X		X
Kennel					X	X			
Lodge or Social Club	X	X	X	X	X	X			X
Medical/Dental Office: 4,000sq. ft. or greater			X	X	X	X	X		X
Motor Vehicle Service and Repair: Minor (Fully Enclosed Structure)	X	X	X	X	X	X	X	X	X
Motor Vehicle Service and Repair: Minor (Outdoor Vehicle Storage)	X	X	X	X	X	X	X	X	X
Residential Care Facility (Any Size)	X	X	X	X	X	X	X	X	X
Retail: Big Box Establishment				X	X	X			
Retail Goods Establishment: Firearm Sales	X	X	X	X	X	X	X		X
Rooming House (Any Size)	X	X	X	X	X	X	X	X	X
Taverns: Fire Rated Capacity of 800 or more persons	X	X	X	X	X	X	X	X	X
Truck Repair	X	X	X	X	X	X	X	X	X
Video Lottery Facility	X	X	X	X	X	X	X	X	X

X=prohibited use in the draft URP for the applicable zoning category

The design guidelines appendix is condensed and incorporates maintenance standards and design principles for existing structures and new construction. The community, the District Planner, and

Legal reviewed the language and removed and refined outdated guidelines while adding important language to the guidelines.

Effect of the Bill: There is no change to the boundary of the Urban Renewal Plan already in place. The current draft is more concise and restrictive than the existing URP.

Recommended Amendments:

- Update prohibited uses in Table 1 to include all zoning categories in the boundary.
- Remove “Body Art Establishment” from Table 1.
- Remove “Medical/Dental Office: 4,000sq. ft. or greater” from Table 1 and keep Health-Care Clinic to align with the current zoning code.
- Remove all references to Station North.
- Remove Appendix A: Guideline for Artistic Expression.
- Make language consistent in Appendix B: Some guidelines were written as seemingly “mandatory” and some as “suggested”.
- Make references to Appendix B standards and guidelines consistent. Both “standards” and “guidelines” are used.
- Remove Section C(2)(b) so that the requirements of Appendix B apply to “industrial zoned areas” within the URP boundaries.
- Minor edits for Design Review and Approval on page 20, including removing “community organization board, or its assignee” and adding “community organizations identified in this Plan”.
- Remove references to Appendix C in section D.
- Remove “Landmark Structure” in section A(2)(m).
- Fix: Per Section A(2)(a), the boundaries of Brooklyn-Curtis Bay neighborhoods are provided in Section A(1) of the URP. Per Section A(2)(o), the boundaries of the URP are provided in Section A(1) of the URP. They are not the same boundary.
- Change “Curtis Bay Community Association” with “Community of Curtis Bay Association”.
- Prohibit all Motor Vehicle Service and Repair (fully enclosed structure and outdoor vehicle storage) in all zoning designations of the URP.
- Prohibit rooming houses, residential care facilities, taverns, truck repair, and video lottery facilities in all zoning designations.
- Remove the acquisition and disposition maps. The acquisition authority expired and DHCD doesn’t need disposition authority.
- Edits to the Design Guidelines: The Planning Department and the Law Department reviewed the Brooklyn-Curtis Bay Business Area Urban Renewal Plan draft for legal

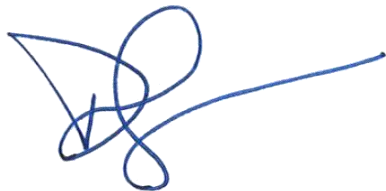
sufficiency. In cases where items were not enforceable, language was changed from required to recommended.

- Move table of contents from page 27 to 3.
- Technical edits for legal sufficiency, clarity, and adherence to the Zoning Code.

Equity: The approval of this bill, will ensure that the Brooklyn-Curtis Bay community can encourage a positive and viable commercial corridor with the enforcement of certain uses and design standards. It will ensure that new uses and development can enhance the quality of their community.

Notification: The following groups were notified: Action Baybrook, Concerned Citizens for a Better Brooklyn, Community of Curtis Bay Association, and Greater Baybrook Alliance in addition to other community leaders, residents, and property owners. The District Planner hosted and attended a few standing community association meetings for education and engagement purposes. The meetings were in partnership with the community associations and Councilwoman Porter's office prior to the introduction of the bill. Letters of notification were mailed to 515 property owners within the Brooklyn-Curtis Bay URP area. Postings were mounted at three locations within the URP boundary, notifying the public of the Planning Commission date and a future Economic and Community Development Committee hearing to be scheduled. The District Planner and Councilwoman Porter's Office notified the community associations and local leaders of the Planning Commission hearing, via email communication.

Recommendation: Staff recommends approval of the bill with amendments



Chris Ryer
Director