


FROM	NAME & TITLE	Alfred H. Foxx, Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 11-0675		

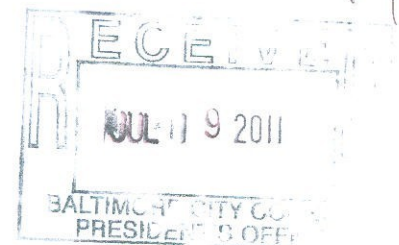
TO

DATE: July 18, 2011

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 11-0675 introduced by the Council President on behalf of the Administration (Department of Housing and Community Development).

The purpose of the Bill is to repeal the Urban Renewal Plan for Key Highway East – Industrial and replace it by designating as a Renewal Area and area situated in Baltimore City, Maryland known as Key Highway South, bounded generally by Fort Avenue to the alley behind Woodall Street to Key Highway, then moving north up Key Highway to the property line of 1459 Key Highway, east along the property line to the pierhead line, following the pierhead line to the property of 1401 Key Highway, moving west along the property line to the northern property line of 1321 Key Highway to the center of Key Highway, then continuing south on Key Highway to the alley behind Webster Street, to the alley behind Harvey Street, to the property line of 1414 Key Highway back to Harvey Street, from Harvey Street, south to Lawrence Street and back up to Fort Avenue; approve a Renewal Plan for Key Highway South; establish the objectives of the Plan and permitted land uses in the Renewal Area; provide for Planning Department and Community review of development in the Renewal Area; provide that the provisions of the Zoning Code apply to the properties in the Project Area; provide that certain City-owned land and property interests within the Project Area may be sold, leased, conveyed, or transferred; create disposition lots; provide that certain land is dedicated to public open space; provide for the establishment of any easements, to the extent reasonably feasible, by the developer prior to any issuance of building permits for new development; provide that there may be a conflict between the provisions of the Renewal Plan and the provisions of the Planned Unit Development (PUD), the provisions of the PUD control; provide for the term of the Plan; establish procedures for amending the Plan; provide that in the event of any question regarding the provisions of the Plan, the interpretation of the Commissioner of the Department of Housing and Community Development is final and binding; approve the exhibits and an appendix to the plan; provide for design guidelines; 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.



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Ordinance 87-986 established the Key Highway East – Industrial Urban Renewal Area and was last amended by Ordinance 08-71. City Council Bill 11-0675, if approved, would repeal the Key Highway East Urban Renewal Plan and replace it with a new Key Highway South Urban Renewal Plan. The new Urban Renewal Area would include two southernmost properties currently within the Key Highway Urban Renewal Plan but which are proposed to be removed under companion legislation (City Council Bill 11-0674). The area is located between the MIZOD area and existing rowhouse communities. Based upon the recommendations of a Key Highway Task Force and a Waterfront Study the goal of the new Urban Renewal Plan is to assist with the transformation of this area from industrial land uses to a waterfront residential and commercial mixed use development. The Plan would provide view corridors to the harbor, open space and recreational areas, and public access to the water, including waterfront paths and promenade open to pedestrians and cyclists. The proposed zoning is B-2-4. Building design guidelines promote ground level retail uses along Key Highway, Webster Street and Lawrence Street. Parking facilities are intended to be interior to residential or commercial uses. Streetscape guidelines include sidewalk widths, street furniture and lighting recommendations, parking and roadway design, and street tree and landscaping guidelines that promote large tree pits and planting zones.

In considering this legislation, the Planning Commission recommended amendments based on meetings with various stakeholders. These amendments, among other things, emphasize the importance of adjacent industrial uses in the design process and the use of open space buffers and design barriers to provide compatibility between new development and existing uses.

The Department of Public Works supports passage of City Council Bill 11-0675 as proposed to be amended by the Planning Commission.



af Alfred H. Foxx
Director

AHF/MMC:pat