

MEMORANDUM

TO: Honorable President and Members of the City Council
Attention: Karen Randle, Executive Secretary

FROM: M. J. Brodie, President *MJBrodie*

DATE: June 23, 2009

SUBJECT: City Council Bill No. 09-0347
Floodplain Management – Development Regulations

The Baltimore Development Corporation (BDC) has been asked to comment on City Council Bill No. 09-0347, an ordinance for the purpose of authorizing a limited exception to the proscription against private development in certain areas; conforming, correcting, and clarifying related provisions; and generally relating to flood plain management.

BDC has reviewed the proposed bill and supports the proposed ordinance. This legislation allows potential development in a floodway within a prescribed area if analysis demonstrates that no reasonable alternative exists outside the floodway; encroachment in the floodway is the minimum necessary; development will withstand the 100 year flood without significant damage and the development will not increase downstream/upstream flooding erosion nor significantly contribute to debris.

If the adoption of a new 100 year flood map is contemplated, this map would place most of the Carroll Camden area within the floodway. City Ordinance Code prohibits private development within the floodway and community businesses expansion plans could not be undertaken based on the current Code if the new 100-year flood map were adopted.

Furthermore, BDC, on behalf of the City of Baltimore, has assembled approximately 11.5 acres in an effort to foster redevelopment in the Carroll Camden area. The land was purchased prior to the introduction of a new flood map. At the time of purchase, the properties were not heavily impacted by development restrictions. However, with the potential adoption of the new flood map, redevelopment projects would be in jeopardy.

cc: Andrew Frank
Angela Gibson
sandra.gladden/cbill09-09-0347

