


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 #22-0291/ AMENDING MARKET CENTER URBAN RENEWAL PLAN		

TO

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

DATE: November 22, 2022

At its regular meeting of November 17, 2022, the Planning Commission considered City Council Bill #22-0291, for the purpose of amending the Urban Renewal Plan for Market Center to reauthorize the acquisition of properties within the Project Area; to extend the life of the Plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date..

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended amendments and approval of City Council Bill #22-0291 and adopted the following resolution, 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 #22-0291 be **amended** and **approved** by the City Council.

Amendments:

1.) On page 2, after line 11, insert:

“(3) In the plan, amend part F.1.(b) {“Plan Review”} to read as follows:

(b) All property owners in the Project Area or their representatives must submit to the Department plans and specifications for all exterior, or highly visible rehabilitation, repairs, expansion, demolition, or change in use of property within the Project Area in order to determine if the plans and specifications are consistent with the objectives and requirements of the Renewal Plan. A proposal for demolition of all or a portion of a structure must be accompanied by plans for new construction or renovation to show the intended use of the site following demolition. Upon finding that the proposed demolition is consistent with the objectives of the Renewal Plan, the Commissioner of the Department of Housing and Community Development must authorize the issuance of the necessary permit. If the Commissioner finds that the proposal is inconsistent with the Renewal Plan and denies the issuance of the permit, he must, within 90 days of such denial, seek approval of the Board of

Estimates to acquire for and on behalf of the Mayor and City Council of Baltimore the property, in whole or in part, on which the demolition was to have occurred, by purchase, lease, condemnation, gift or other legal means for the renovation, rehabilitation and disposition thereof. In the event that the Board of Estimates does not authorize the acquisition, the Commissioner must, without delay, issue the demolition permit. Plans site planning, architectural design and layout, materials, color, building reconstruction, landscape design, access, signs, lighting, servicing, street and sidewalks. All exterior rehabilitation (including repair, renovation and expansion) must be carried out in accordance with the Property Rehabilitation Standards contained in Appendix A of the Renewal Plan.

2.) In the plan, add the following properties to Appendix B:

APPENDIX B

PROPERTIES FOR ACQUISITION AND DISPOSITION FOR REHABILITATION OR REDEVELOPMENT

....

312 NORTH EUTAW STREET
320 NORTH EUTAW STREET
322 NORTH EUTAW STREET

3.) Remove reference to the Project Action Committee and replace with community engagement.

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
Mr. Ethan Cohen, Mayor's Office
The Honorable Eric Costello, Council Rep. to Planning Commission
Mr. Matthew Stegman, City Council President's Office
Ms. Nikki Thompson, City Council President's Office
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 17, 2022

REQUEST: City Council Bill #22-0291/ Market Center Urban Renewal Plan Amendment:

For the purpose of amending the Urban Renewal Plan for Market Center to reauthorize the acquisition of properties within the Project Area; to extend the life of the Plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

RECOMMENDATION: Amend and Approve

STAFF: Caitlin Audette

PETITIONER: Councilman Costello

SITE/GENERAL AREA

General Area: The Market Center Urban Renewal Plan generally encompasses much of the west side of Downtown Baltimore including the majority of the University of Maryland, Baltimore, the Howard Street commercial corridor, the Arena, Lexington Market, and the Central Library among many other Baltimore institutions. The boundaries include three CHAP districts: Loft, Five & Dime, and Howard Street Commercial, as well as the entire Market Center National Register Historic District.

HISTORY

The Market Center Urban Renewal Plan was first established in 1977 and has been amended 19 times most recently in 2018 to reauthorize the acquisition of properties and extend the plan until December 31, 2022 when it is set to expire. The plan has twelve listed objectives which generally aim to support development within the boundaries and create a successful commercial neighborhood through guided redevelopment.

CONFORMITY TO PLANS

This request is compatible with the Comprehensive Master Plan for Baltimore City, specifically:

- LIVE Goal 1: Build Human and Social Capital by Strengthening Neighborhoods (Objective 2: Strategically Redevelop Vacant Properties Throughout the City)
- LIVE Goal 2: Elevate the Design and Quality of the City's Built Environment (Objective 3: Promote Mixed-Use Development to Reinforce Neighborhood Centers and Main Streets)

ANALYSIS

The bill proposes to extend the URP, including the acquisition authority for properties within the project area for an additional four years, with a new expiration date of December 31, 2026. This would extend the following provisions.

Appendix B – Properties for Acquisition and Disposition for Rehabilitation or Redevelopment

The existing URP lists the below two properties for acquisition within Appendix B.

- 130 N. Eutaw Street – new plaza at Lexington Market (no longer necessary)
- 201 W. Franklin Street – surface parking lot

Exhibit 2 and Disposition Table – Market Center Property Acquisition, Land Disposition

The current disposition table and map include 48 lots identified as targets for full block redevelopment, many of which were never pursued and which the city does not wish to presently pursue. Of the 48 lots, BDC has identified four active disposition lots, six lots where disposition authority is still needed for ongoing projects, two potential future disposition lots, and fourteen lots that have property on them that has been sold and redeveloped.

There are a number of outdated elements within the existing Urban Renewal Plan. These include the numerous mentions of the Memorandum of Agreement for Historic Preservation which was negated following the designation of the Five & Dime and Howard Street Commercial CHAP Districts in 2018. Additionally, references to the former Zoning Code, and the continued inclusion of lots that have been sold and redeveloped should be revisited in a future amendment.

Equity:

- Impact:
 - How might the proposal impact the surrounding community in the short or long term?
 - The proposal would allow the Baltimore Development Corporation (BDC) to continue to dispose of properties throughout the Westside, continuing to spur redevelopment in the area.
 - How would this proposal impact existing patterns of inequity that persist in Baltimore?
 - The bill would allow BDC to continue its work to get properties into the hands of responsible developers, thereby removing vacant and harmful properties.
- Engagement:
 - Has the community been meaningfully engaged in discussing this proposal?
 - Staff has met with board members of the Market Center CDC who have proposed several modifications and are included in the discussion.
 - How are residents who have been historically excluded from planning processes being authentically included in the planning of the proposed policy or project?
 - Outreach has been centered with the Market Center CDC and Merchants Association. Both of which go to great lengths to include the wide variety of people and businesses represented in the Market Center area.

- Internal Operations:
 - This may include staff commentary regarding impact on staff time or resources devoted to a project.
 - This proposal will have limited impact on staff time or resources – though by maintaining the URP staff will continue its work related to the plan.

Notification: The following groups were notified of this request - Market Center Merchants Association, Market Center CDC, University of Maryland, Baltimore, Seton Hill Community Association, City Center Residents Association, Mount Vernon Belvedere Association, Lexington Market, Downtown Partnership of Baltimore.

Recommendation: Staff recommends approval of the bill with the following amendments;

Amendments:

Amendment No. 1

On page 1, in line 5, after the second semicolon insert: “to remove certain language; to amend Appendix B to add certain property, to revise an Exhibit Sheet to reflect a change in the Plan;”; and, on that same page, in line 19, after the comma insert: “to remove certain language; to amend Appendix B to add certain property, to revise an Exhibit Sheet to reflect a change in the Plan.”.

Amendment No. 2

On page 2, after line 11, insert:

“(3) In the plan, amend part F.1.(b) {“Plan Review”} to read as follows:

(b) All property owners in the Project Area or their representatives must submit to the Department plans and specifications for all exterior, or highly visible rehabilitation, repairs, expansion, demolition, or change in use of property within the Project Area in order to determine if the plans and specifications are consistent with the objectives and requirements of the Renewal Plan. A proposal for demolition of all or a portion of a structure must be accompanied by plans for new construction or renovation to show the intended use of the site following demolition. Upon finding that the proposed demolition is consistent with the objectives of the Renewal Plan, the Commissioner of the Department of Housing and Community Development must authorize the issuance of the necessary permit. ¶ If the Commissioner finds that the proposal is inconsistent with the Renewal Plan and denies the issuance of the permit, he must, within 90 days of such denial, seek approval of the Board of Estimates to acquire for and on behalf of the Mayor and City Council of Baltimore the property, in whole or in part, on which the demolition was to have occurred, by purchase, lease, condemnation, gift or other legal means for the renovation, rehabilitation and disposition thereof. ¶ In the

event that the Board of Estimates does not authorize the acquisition, the Commissioner must, without delay, issue the demolition permit. Plans site planning, architectural design and layout, materials, color, building reconstruction, landscape design, access, signs, lighting, servicing, street and sidewalks. All exterior rehabilitation (including repair, renovation and expansion) must be carried out in accordance with the Property Rehabilitation Standards contained in Appendix A of the Renewal Plan.

(4) In the plan, add the following properties to Appendix B:

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(5) In the Plan, revised Exhibit 2, “Property Acquisition - Land disposition”, dated November __, 2022, is approved to reflect a change in the Plan.”.

Amendment No. 3

Amend part N {Community Review} to remove reference to the Market Center Project Area Committee which does not exist.


Chris Ryer
Director