

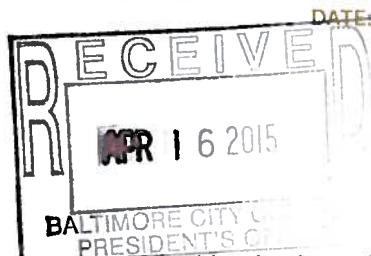
FROM	NAME & TITLE	Rudolph S. Chow, P.E., Director
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building
	SUBJECT	CITY COUNCIL BILL 15-0497

CITY of
BALTIMORE
MEMO



TO

The Honorable President and Members
of the Baltimore City Council
c/o Natawna Austin
Room 400 – City Hall



DATE: April 15, 2015

I am herein reporting on City Council Bill 15-0497 introduced by the Council President at the request of the Administration (Department of Housing and Community Development).

The purpose of this Bill is to amend the Urban Renewal Plan for Jonestown to add a new disposition lot to the Renewal Plan, to revise Exhibit 1 to reflect a land use change in a portion of the new disposition lot, and to revise Exhibit 3 to reflect the addition of the new disposition lot; waive certain content and procedural requirements; make the provisions of this Ordinance severable; provide for the application of this Ordinance in conjunction with certain other ordinances; and provide for a special effective date.

Ordinance 78-939 established the Urban Renewal Plan for Jonestown and was last amended by Ordinance 14-257 which created certain disposition lots. The Jonestown Urban Renewal Plan is bounded by Central Avenue to the west, East Pratt Street to the south, President Street and Colvin Street to the west, and East Fayette Street and Orleans Street to the north. The Jonestown neighborhood is mixed-use with commercial and residential and is located just north of Little Italy and east of downtown. This historic neighborhood contains the Old Baltimore Shot Tower, a National Historic Landmark. The proposed amendments to the Urban Renewal Plan only impact 1200 East Baltimore Street, known as McKim Park. This City-owned park is an L-shaped lot fronting both Baltimore Street and Fayette Street.

City Council Bill 15-0497, if approved, would:

1. Amend B.2.a (4) of the Plan to add a new subsection under “Commercial Development” to allow for Disposition Lot 60 (1200 East Baltimore Street) to be used as Community Commercial. It also adds a height restriction of 85 feet on the lot.
2. Amend Exhibit 1 (Land Use) to change the land use of a portion of 1200 East Baltimore Street from Public-Park to Community Commercial.
3. Amend Exhibit 3 (Land Disposition) to add new Disposition Lot 60, for the southern portion of 1200 East Baltimore Street, to the list of Disposition Lots.

These amendments to the Urban Renewal Plan are needed to accommodate the creation of a new Ronald McDonald House on the southern portion of the park. The Ronald McDonald House, which provides lodging and support for critically ill children and their families while the children receive treatment at area hospitals, is planning to relocate from its existing facility at 635 West Lexington Street. The space at the existing facility is too limited to accommodate the number of families requesting services, forcing the organization to turn families away. The planned building will have 56 rooms, an improvement from the 36 rooms at the current location.


No obj.

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The existing underlying zoning of B-3-3 allows for mixed use redevelopment but the Urban Renewal Plan allows only for parks land use on the subject site. This bill would amend the Plan to change the land use and to allow for disposition of the property to the developer.

Based on these findings, the Department of Public Works has no objection to the passage of City Council Bill 15-0497.

Sincerely,



Rudolph S. Chow, P.E.
Director

RSC/KTO:ela