


FROM	NAME & TITLE	Rudolph S. Chow, P.E., Acting Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 800 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL RESOLUTION 14-0307		

TO

DATE:
February 21, 2014

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 14-0307 introduced by Council Members Cole and Mosby.

The purpose of the Bill is to amend the Urban Renewal Plan for Madison Park South to modify project proposal requirements for a certain disposition lot and to revise a certain exhibit to the Plan to reflect the subdivision of this disposition lot; 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.

Ordinance 61-912 established the Urban Renewal Plan for Madison Park South and was last amended by Ordinance 75-891. The Urban Renewal Area is generally bounded by McCulloh Street, Lanvale and Dolphin Streets, Laurens Street, and Park, Mosher and Bolton Streets. The Urban Renewal Area includes portions of the Bolton Hill and Marble Hill historic districts which require design oversight and review by the Commission for Historical and Architectural Preservation for the renovation of existing buildings and for new construction.

Due to the age of this Urban Renewal Plan, an amendment is needed to modify project proposal requirements for Disposition Lot 10, the Memorial Apartments. City Council Bill 14-0307, if approved, would allow for the following:

- Renovation and retention of apartment units for senior low-income residents (Memorial Apartments);
- Recognition of a new Disposition Lot 3A created from a portion of Disposition Lot 10 planned for development of market-rate housing; and
- Provision of a waiver from Renewal Plan provisions by the Commissioner of the Department of Housing and Community Development (DHCD) if found to be in the best interest of the development or redevelopment of the land.



F/A

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In reviewing this legislation, the Planning Commission recommended an amendment to the Bill to require providing written notice and copies of any waiver requests made to the Commissioner of DHCD to the Mount Royal Improvement Association, the Madison Park Improvement Association, and the Eutaw Place Improvement Association or their successor organizations. The notice would provide these associations three weeks in which to provide comments to the Commissioner on the waiver requests. This Department finds this recommendation to be reasonable and prudent.

Based on these findings, the Department of Public Works supports passage of City Council Bill 14-0307 as proposed to be amended by the Planning Commission.

Sincerely,



Rudolph S. Chow, P. E.
Acting Director

RSC/MMC:ela