


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #14-0454 /URBAN RENEWAL – INNER HARBOR PROJECT 1 - AMENDMENT		

TO

DATE:

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

December 5, 2014

At its regular meeting of December 4, 2014, the Planning Commission considered City Council Bill #14-0454, for the purpose of amending the Urban Renewal Plan for Inner Harbor Project 1 to delete a building requirement for a certain development area, to delete in its entirety a certain development area from the Plan, and to amend certain exhibits to the Plan to reflect the deletion of that development area; 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 amendment and approval of City Council Bill #14-0454 and adopted the following resolution; 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 #14-0454 be amended and passed by the City Council.

If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA

Attachment

cc: Ms. Kaliopé Parthemos, Chief of Staff
Mr. Colin Tarbert, Deputy Mayor for Economic and Neighborhood Development
Mr. Leon Pinkett, Assistant Deputy Mayor for Economic and Neighborhood Development
Ms. Angela Gibson, Mayor's Office
Ms. Sheila Wyche, Mayor's Office
The Honorable Rochelle "Rikki" Spector, Council Rep. to Planning Commission
Mr. David Tanner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Sharon Daboin, DHCD
Ms. Barbara Zektick, DOT
Ms. Elena DiPietro, Law Dept.
Ms. Melissa Krafchik, PABC
Ms. Natawna Austin, Council Services
Mr. Daniel Taylor, Baltimore Development Corporation
Mr. Patrick Terranova, Baltimore Development Corporation



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

December 4, 2014

REQUEST: City Council Bill #14-0454/Urban Renewal – Inner Harbor Project 1 – Amendment

For the purpose of amending the Urban Renewal Plan for Inner Harbor Project I to delete a building requirement for a certain development area, to delete in its entirety a certain development area from the Plan, and to amend certain exhibits to the Plan to reflect the deletion of that development area; 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: Approval with the following amendments:

In the Plan, in V. P., delete Development Area 7 in its entirety and amend the exhibits as follows: update the Development Areas exhibit to reflect the deletion of Development Area 7, amend the Land Use exhibit to change the land use designation from "Commercial/Public" to "Commercial Residential" for a portion of the property known as 300 East Pratt Street, and amend the Proposed Zoning exhibit to remove the "Commercial Use District" designation from a portion of the property known as 300 East Pratt Street to reflect the deletion of the Development Area 7 (see revised Exhibits B, C, D, attached).

STAFF: Alexandra Hoffman

COMPREHENSIVE PLANNER: Alexandra Hoffman (Downtown South District)

PETITIONER: The Administration (Baltimore Development Corporation)

OWNER(S): Multiple

SITE AREA

The Inner Harbor Project 1 Urban Renewal Plan (URP) area generally encompasses the development parcels surrounding the Inner Harbor from the Ritz-Carlton Residences on Key Highway, west to Light Street, north to Pratt Street and east to Gay Street, just past Baltimore's World Trade Center (URP boundary indicated on Exhibits, attached). As introduced, this Bill specifically pertains to two development parcels within the URP area: Development Area 18 and Development Area 21 (see Exhibit B, attached).

Development Area 18 (611 S Charles)

Development Area 18 is bounded by Lee Street to the north, Light Street to the east, Hughes Street to the south and South Charles Street to the west and is northwest of the intersection of Light Street and Key Highway. The site is presently improved by the Christ Church Harbor Apartments which front on Light Street, Lutheran World Relief and the Christ Lutheran Church on the southern portion of the site and the former Deaton Specialty Hospital on the Charles Street frontage. The former Deaton Specialty Hospital facility is currently vacant and proposed for redevelopment.

Development Area 21 (414 Light Street)

Development Area 21 is located on the south side of Conway Street between Charles Street and Light Street. Development Area 21 encompasses the northern portion of the surface parking lot located to the north of the Royal Sonesta Hotel, formerly a McCormick & Co. spice plant. The surface parking lot is proposed for redevelopment.

Development Area 7 (300 E Pratt)

Development Area 7 is located at the northeast corner of South Street and Pratt Street. Development Area 7 encompasses the southwest portion of the surface parking lot bounded by Lombard Street to the north, Commerce Street to the east, Pratt Street to the south, and South Street to the west, directly east of the Renaissance Baltimore Harborplace Hotel. The surface parking lot is proposed for redevelopment.

HISTORY

The Inner Harbor Project 1 URP was established by Ordinance Number 1045 on June 15, 1967. The Inner Harbor Project 1 URP was last amended by Ordinance Number 13-156 approved April 15, 2013 (Amendment 19).

ANALYSIS

City Council Bill #14-0454 as introduced proposes the following five amendments to the Inner Harbor Project 1 URP which are summarized as follows:

1. **Development Area 18**: Amended to remove the prohibition against parking at or above grade.
2. **Development Area 21**: Amended to remove Development Area 21 in its entirety, including existing restrictions that limit height to Elevation 65 feet and prohibit parking at or above grade.
3. **Exhibit B**: Update the Development Areas exhibit to reflect the deletion of Development Area 21 (see Exhibit B, attached).
4. **Exhibit C**: Amend the Land Use exhibit to change the land use designation from "Commercial" to "Commercial Residential" for a portion of the property known as 414 Light Street to allow for the development of Housing and Hotel land uses in addition to the land uses permitted in the "Commercial" land use (see Exhibit C, attached).

5. Exhibit D: Amend the Proposed Zoning exhibit to remove the “Commercial Use District” designation from a portion of the property known as 414 Light Street to reflect the deletion of the Development Area 21 (see Exhibit D, attached).

Proposed Amendment: Since the introduction of this Bill, another parcel within the URP area, 300 East Pratt Street, has initiated redevelopment requiring additional changes to the URP. Therefore, the Planning Department recommends that City Council Bill #14-0454 be amended to delete Development Area 7 in its entirety, including existing restrictions that prohibit parking at or above grade. The Planning Department recommends that the Development Areas exhibit be updated to reflect the deletion of Development Area 7 and the Proposed Zoning exhibit be amended to remove the “Commercial Use District” designation from the property known as 300 East Pratt Street to reflect the deletion of the Development Area 7 (see revised Exhibits B and D, attached). Additionally, the Planning Department recommends that the Land Use exhibit be amended to change the land use designation from “Commercial/Public” to “Commercial Residential” for a portion of the property known as 300 East Pratt Street to allow for the development of Housing and Hotel land uses in addition to the land uses permitted in the “Commercial/Public” land use (see revised Exhibit C, attached).

CONFORMITY TO PLANS

City Council Bill #14-0454 and Staff’s proposed amendment are 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

Objective 5: Increase the City’s Population by 10,000 Households in 6 Years

NOTICE PROCEDURE

Article 13, *Housing and Urban Renewal*, is the section of the City Code that outlines the processes for establishment of and amendments to URPs. For new URPs, or major changes, §2-6(d) outlines the notice procedures, and include postings within the neighborhood, and two newspaper notices (one per week for two weeks) prior to the first public hearing.

For amendments to URPs, under §2-6(g)(3) the amending bills are required to go through the same procedure as for adoption, that is, a City Council ordinance process. However, “If the Planning Commission determines that the proposed amendment is a technical correction or a minor modification that would not substantially affect the Plan or the size, use, or disposition of any property subject to the Plan, the proposed amendment need not be posted or advertised as otherwise required by subsection (d) of this section.”

It is staff’s finding that this bill constitutes a major change because it proposes to impact the size and use of properties subject to the URP. Therefore, it must meet the higher standard of community notification.

COMMUNITY NOTIFICATION

Staff provided written notice of today's hearing to the following organizations and interested parties: Downtown Partnership of Baltimore, Waterfront Partnership of Baltimore, Harbor Way East Condominium Association, Otterbein Commons Homeowners Association, Towers at Harbor Court Condominiums, Harbor Walk Townhouse Association.



Thomas J. Stosur
Director