

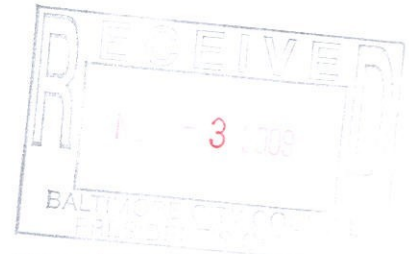
FROM	NAME & TITLE	David E. Scott, P.E., Director
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building
	SUBJECT	CITY COUNCIL BILL 09-0410

CITY of
BALTIMORE
MEMO



DATE: November 2, 2009

TO
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 09-0410 introduced by Council President Rawlings Blake on behalf of the Administration (Department of Housing and Community Development).

The purpose of the Bill is to amend the Urban Renewal Plan for Carroll Camden to revise an exhibit to reflect the disposition changes in the Plan; 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 02-296, which replaced, updated, and expanded the boundaries of the former Camden Industrial Park Urban Renewal Plan established by Ordinance 60-410, established the current Urban Renewal Plan for Carroll Camden and was last amended by Ordinance 09-195. The Urban Renewal Area is located southwest of Downtown Baltimore and includes both stadia and the Carroll Camden Industrial Park areas, including the 55-acre Montgomery Park complex. The land use plan for the Carroll Camden Urban Renewal Area provides a transition from the heavy industrial uses to a mix of high tech, light manufacturing, office, and transit oriented development. Zoning Districts are aligned to concentrate heavy industrial uses west of Bush Street and more moderate intensity and light industrial uses near residential blocks and the Middle Branch. A mixed use development area is designated between the Russell Street corridor and the Middle Branch, and between Bush and Alluvion Streets. This general area of Russell Street corridor has gas stations, a motel, some retail, and the relocated Greyhound bus station.

Ordinance 09-196 permits a video lottery facility (commonly known as "slots"), along with associated food and beverage operations and live entertainment and dancing, as a permitted use in B-2 and M-2 zoning districts. A video lottery facility is defined as a facility that has been awarded a video operation license by the Maryland Video Lottery Location Commission under State Government Article, Title 9, Subtitle 1A. The Maryland Constitutional Amendment ratified by the qualified voters of this State includes the following location requirements: located in a nonresidential area, within one-half mile of I-95, within one-half mile of Maryland Route 295, and on property owned by Baltimore City. The location may not be adjacent to or within one-quarter mile of an area zoned for residential use and used as a residential dwelling.

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City Council Bill 09-0410, if approved, would add the beds of the following streets to Disposition Lot 2: Warner Street, between Bayard and Worchester Streets; Oler Street, between Warner and S. Eutaw Streets; Worchester Street, between Warner and S. Eutaw Streets; and S. Eutaw Street, between Oler and Worchester Streets. Closure of these street beds will require separate ordinances. The expanded Disposition Lot 2 would be sold to Baltimore City Entertainment Group as part of a Land Disposition Agreement approved by the Board of Estimates on October 21, 2009. The property would be developed into a multi-level parking garage with retail and restaurant uses on the ground level. The proposed video lottery facility would be developed on City-owned property fronting along Russell Street (1501, 1521, 1525, 1551 Russell Street) under a long term lease agreement and would be supported by the parking garage. The property known as 701 Ostend Street, or Disposition Lot 8, would be used for employee, motor coach, and overflow parking for the video lottery facility.

Based on these findings, the Department of Public Works supports passage of City Council Bill 09-0410.

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David E. Scott, P.E.
Director

DES/MMC:pat