

MEMORANDUM

STEPHANIE
RAWLINGS-BLAKE,
Mayor

PAUL T. GRAZIANO,
Executive Director, HABCD
Commissioner, HCD

To: The Honorable President and Members of the Baltimore City Council
c/o Karen Randle, *Executive Secretary*

From: Paul T. Graziano, *Commissioner*

Date: October 20, 2011

Re: **City Council Bill 11-0755 - Urban Renewal – Brooklyn-Curtis Bay Business Area -
Amendment** _

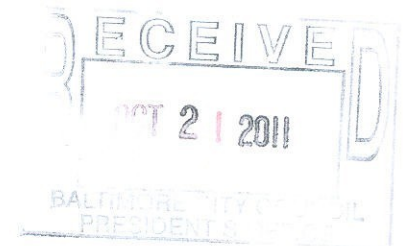
The Department of Housing and Community Development has reviewed City Council Bill 11-0755, which was introduced for the purpose of amending the Urban Renewal Plan for Brooklyn-Curtis Bay Business Area to modify a Plan objective, amend and clarify certain land uses and delete a use category, delete from the Plan certain regulations, controls, and restrictions on land acquired by the City, modify certain standards for the development of new buildings in non-industrially zoned areas, delete standards for mixed use development in the Plan, delete a certain obligation of a Developer, amend certain Exhibits to the Plan to reflect the changes to the Plan, modify the duration of the Plan, add additional names of the community organizations to whom the Department must submit significant development proposals for review and comment, change the name of the Panel the the Department of Planning uses to review developers' projects, and conform certain language; 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.

All of the properties affected by this bill front either E. Patapsco Avenue, S. Hanover Street, or Curtis Avenue, and are primarily residential and commercial in use. This bill is the fifth amendment to the Brooklyn-Curtis Bay Business Area Urban Renewal Plan (URP), which was originally enacted and established in 1984. The most recent amendment was adopted in 2006 and called for the rezoning of certain properties along S. Hanover Street from the B-3 to the B-2 zoning district. Now that Brooklyn has received Main Street program designation, certain uses are incompatible with a City Main Street, and this bill, among other things, adds a list of prohibited uses in community business areas (zoned B-2), to create consistency with prohibited uses under the Main Street designation, and expands the area to include certain properties fronting E. Patapsco Avenue and Curtis Avenue. Additionally, this bill, among other things, expands the notification requirement for any major developmental projects to include: The Concerned Citizens for a Better Brooklyn; Community of Curtis Bay; Brooklyn Curtis Bay Coalition; and the South Baltimore Business Alliance—all of whom were notified about the instant bill.

The Department of Housing and Community Development supports the adoption of City Council Bill 11-0755.

PTG:nb

cc: Ms. Angela Gibson, *Mayor's Office of Government Relations*
Ms. Kaliopé Parthemos, *Deputy Mayor*



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