

**CITY OF BALTIMORE
COUNCIL BILL 18-0248
(First Reader)**

Introduced by: The Council President
At the request of: The Administration (Department of Housing and Community Development)
Introduced and read first time: May 14, 2018
Assigned to: Housing and Urban Affairs Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Department of Public Works, Commission for Historical and Architectural Preservation, Baltimore Development Corporation, Department of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Urban Renewal – Middle East –**
3 **Amendment __**

4 FOR the purpose of amending the Urban Renewal Plan for Middle East to to reauthorize the
5 acquisition of properties within the Project Area, to extend the life of the Plan, and to remove
6 certain properties from the list in Appendices A and D; waiving certain content and
7 procedural requirements; making the provisions of this Ordinance severable; providing for
8 the application of this Ordinance in conjunction with certain other ordinances; and providing
9 for a special effective date.

10 BY authority of
11 Article 13 - Housing and Urban Renewal
12 Section 2-6
13 Baltimore City Code
14 (Edition 2000)

15 **Recitals**

16 The Urban Renewal Plan for Middle East was originally approved by the Mayor and City
17 Council of Baltimore by Ordinance 79-1202 and last amended by Ordinance 14-294.

18 An amendment to the Urban Renewal Plan for Middle East is necessary to reauthorize the
19 Plan's powers of acquisition and condemnation so that these actions may legally continue, in
20 compliance with § 12-105.1 of the Real Property Article of the Annotated Code of Maryland, to
21 extend the life of the Plan, and to remove certain properties from the lists in Appendices A and
22 D.

23 Under Article 13, § 2-6 of the Baltimore City Code, no change may be made in any approved
24 renewal plan unless the change is approved in the same manner as that required for the approval
25 of a renewal plan.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

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1 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
2 following changes in the Urban Renewal Plan for Middle East are approved:

3 (1) In the Plan, amend C.1.e. to read as follows:

4 C. Techniques Used to Achieve Plan Objectives

5 1. Acquisition

6

7 e. The authority to acquire the Properties within the Project Area is expressly
8 confirmed and reauthorized through and including [December 31, 2018]
9 DECEMBER 31, 2022.

10 (2) In the Plan, amend D. to read as follows:

11 D. Duration of Provisions and Requirements

12 The Middle East Urban Renewal Plan, as [it may be] amended from time to time,
13 [shall be] IS in full force and effect [for a period of forty (40) years from the date
14 of original adoption of this Renewal Plan by ordinance of the Mayor and City
15 Council of Baltimore] THROUGH AND INCLUDING DECEMBER 31, 2022.

16 (3) In the Plan, in Appendix A, delete the following from the list of properties:

- 17 1728 Ashland Avenue
18 1745 Ashland Avenue
19 1746 Ashland Avenue
20 2206 Ashland Avenue

21 1935 E. Chase Street

22 931 N. Chester Street
23 933 N. Chester Street
24 937 N. Chester Street
25 953 N. Chester Street
26 968-970 N. Chester Street
27 971 N. Chester Street

28 903 N. Collington Avenue

29 2022 E. Eager Street
30 2036 E. Eager Street
31 2048 E. Eager Street

32 806 Rutland Avenue

33 (4) In the Plan, in Appendix D, delete the following from the list of properties:

- 34 160. 1709 East Biddle Street
35 161. 1711 East Biddle Street

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1	162.	1713	East Biddle Street
2	163.	1715	East Biddle Street
3	211.	2101	East Biddle Street
4	249.	825	North Broadway
5	260.	1103	North Broadway
6	261.	1109	North Broadway
7	263.	1115	North Broadway
8	264.	1117	North Broadway
9	265.	1119	North Broadway
10	507.	1726	East Chase Street
11	513.	1736	East Chase Street
12	517.	1744	East Chase Street
13	711.	901	North Chester Street
14	884.	951	North Collington Avenue
15	912.	1101	North Collington Avenue
16	913.	1103	North Collington Avenue
17	915.	1107	North Collington Avenue
18	916.	1109	North Collington Avenue
19	917.	1111	North Collington Avenue
20	920.	1117	North Collington Avenue
21	947.	902	North Duncan Street
22	949.	904	North Duncan Street
23	951.	906	North Duncan Street
24	953.	908	North Duncan Street
25	955.	910	North Duncan Street
26	958.	914	North Duncan Street
27	963.	919	North Duncan Street
28	967.	923	North Duncan Street
29	969.	925	North Duncan Street
30	974.	930	North Duncan Street
31	978.	934	North Duncan Street
32	979.	935	North Duncan Street
33	980.	936	North Duncan Street
34	981.	937	North Duncan Street
35	982.	938	North Duncan Street
36	985.	941	North Duncan Street
37	988.	946	North Duncan Street
38	992.	952	North Duncan Street
39	1252.	2020	East Eager Street
40	1254.	2022	East Eager Street
41	1255.	2024	East Eager Street
42	1256.	2026	East Eager Street
43	1258.	2028	East Eager Street
44	1260.	2030	East Eager Street
45	1262.	2032	East Eager Street
46	1264.	2034	East Eager Street
47	1266.	2036	East Eager Street
48	1268.	2038	East Eager Street
49	1270.	2040	East Eager Street
50	1272.	2042	East Eager Street

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1	1274.	2044	East Eager Street
2	1275.	2046	East Eager Street
3	1276.	2048	East Eager Street
4	1277.	2050	East Eager Street
5	1278.	2052	East Eager Street
6	1279.	2054	East Eager Street
7	1280.	2056	East Eager Street
8	1281.	2058	East Eager Street
9	1282.	2060	East Eager Street
10	1283.	2062	East Eager Street
11	1284.	2064	East Eager Street
12	1285.	2101	East Eager Street
13	1286.	2103	East Eager Street
14	1287.	2105	East Eager Street
15	1288.	2107	East Eager Street
16	1289.	2109	East Eager Street
17	1290.	2111	East Eager Street
18	1291.	2113	East Eager Street
19	1292.	2115	East Eager Street
20	1293.	2117	East Eager Street
21	1294.	2119	East Eager Street
22	1298.	2203	East Eager Street
23	1299.	2204	East Eager Street
24	1300.	2205	East Eager Street
25	1301.	2206	East Eager Street
26	1302.	2207	East Eager Street
27	1305.	2212	East Eager Street
28	1306.	2214	East Eager Street
29	1309.	2220	East Eager Street
30	1310.	2222	East Eager Street
31	1314.	2230	East Eager Street
32	1397.	707	North Madeira Street
33	1459.	915	North Madeira Street
34	1461.	917	North Madeira Street
35	1463.	919	North Madeira Street
36	1465.	921	North Madeira Street
37	1550.	2106	East Madison Street
38	1552.	2108	East Madison Street
39	1554.	2110	East Madison Street
40	1556.	2112	East Madison Street
41	1558.	2116	East Madison Street
42	1573.	2223	East Madison Street
43	1687.	1102	McDonogh Street
44	1692.	1108	McDonogh Street
45	1693.	1109	McDonogh Street
46	1695.	1111	McDonogh Street
47	1697.	1113	McDonogh Street
48	1704.	1120	McDonogh Street
49	1710.	718	North Patterson Park Avenue
50	1711.	720	North Patterson Park Avenue

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- 1 1714. 726 North Patterson Park Avenue
- 2 1769. 942 North Patterson Park Avenue
- 3 1770. 1000 North Patterson Park Avenue
- 4 1964. 1108 Rutland Avenue
- 5 1966. 1110 Rutland Avenue
- 6 1968. 1112 Rutland Avenue
- 7 2117. 1018 North Washington Street
- 8 2130. 1031 North Washington Street

9 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for Middle East,
10 as amended by this Ordinance and identified as “Urban Renewal Plan, Middle East, revised to
11 include Amendment __, dated May 14, 2018”, is approved. The Department of Planning shall
12 file a copy of the amended Urban Renewal Plan with the Department of Legislative Reference as
13 a permanent public record, available for public inspection and information.

14 **SECTION 3. AND BE IT FURTHER ORDAINED,** That if the amended Urban Renewal Plan
15 approved by this Ordinance in any way fails to meet the statutory requirements for the content of
16 a renewal plan or for the procedures for the preparation, adoption, and approval of a renewal
17 plan, those requirements are waived and the amended Urban Renewal Plan approved by this
18 Ordinance is exempted from them.

19 **SECTION 4. AND BE IT FURTHER ORDAINED,** That if any provision of this Ordinance or the
20 application of this Ordinance to any person or circumstance is held invalid for any reason, the
21 invalidity does not affect any other provision or any other application of this Ordinance, and for
22 this purpose the provisions of this Ordinance are declared severable.

23 **SECTION 5. AND BE IT FURTHER ORDAINED,** That if a provision of this Ordinance concerns
24 the same subject as a provision of any zoning, building, electrical, plumbing, health, fire, or
25 safety law or regulation, the applicable provisions shall be construed to give effect to each.
26 However, if the provisions are found to be in irreconcilable conflict, the one that establishes the
27 higher standard for the protection of the public health and safety prevails. If a provision of this
28 Ordinance is found to be in conflict with an existing provision of any other law or regulation that
29 establishes a lower standard for the protection of the public health and safety, the provision of
30 this Ordinance prevails and the other conflicting provision is repealed to the extent of the
31 conflict.

32 **SECTION 6. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is
33 enacted.