


<b>FROM</b>	NAME & TITLE	Alfred H. Foxx, Director	<b>CITY of</b> <b>BALTIMORE</b> <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	<b>CITY COUNCIL BILL 12-0144</b>		

**TO**

DATE:  
October 19, 2012

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 12-0144 introduced by the Council President 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 the specific disposition lot controls for those disposition lots identified on Exhibit 2 of the Plan, to repeal a requirement that an easement be provided for the Gwynns Falls Trail in Disposition Lots 1 and 2, and to amend Appendix A to provide that the design and rehabilitation standards are applicable to all new construction; waive certain content and procedural requirements; make provisions of this Ordinance severable; and provide for the application of this Ordinance in conjunction with certain other ordinances.

The Carroll Camden 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 Greyhound bus station.

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. Ordinance 09-196 amended the Urban Renewal Plan to permit 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. The last amending ordinance was Ordinance 09-253 which added 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. Ordinance 11-432 closed S. Eutaw Street, Worcester Street, and Oler Street to public use. Closure of Warner Street will require introduction of a separate ordinance.

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Disposition Lot 2 is planned for development of a multi-level parking garage with retail

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and restaurant uses on the ground level. The proposed video lottery facility is planned for Disposition Lot 4, City-owned property fronting along Russell Street (1501, 1521, 1525, 1551 Russell Street) and to be supported by the parking garage. The property known as 701 Ostend Street, or Disposition Lot 8, is planned for employee, motor coach, and overflow parking for the video lottery facility.

City Council Bill 12-0144, if approved, would do the following:

- Revise specific Disposition Lot controls to agree with rezoning and Land Use Plan changes;
- Remove a requirement for an easement for extension of the Gwynns Falls Trail within Disposition Lots 1 and 2 (already established on City-owned land adjacent to the Middle Branch); and
- Clarifies that the Design and Rehabilitation Standards in Appendix A apply to both new construction and rehabilitation.

Based on these findings, the Department of Public Works supports passage of City Council Bill 12-0144.



ALFRED H. FOXX  
DIRECTOR

AHF/MMC:ela

cc: Ms. Marcia Collins