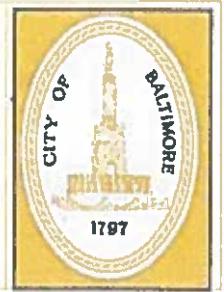


FROM	Rudolph S. Chow, P.E. Director
AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building
SUBJECT	City Council Bill 19-0373

CITY of
BALTIMORE
MEMO



July 8, 2019

TO:

Housing and Urban Affairs Committee

INTRODUCTION

I am herein reporting on City Council Bill 19-0373 introduced by Council President Scott on behalf of the Administration (Department of Finance).

PURPOSE

The purpose of the Bill is to amend the Urban Renewal Plan for Canton Industrial Area to revise the boundary area of the Plan, removing a certain property, and revising certain exhibits to reflect the change; waive certain content and procedural requirements; make the provisions of this Ordinance severable; provide for the application of this Ordinance with certain other ordinances; and provide for a special effective date.

BRIEF HISTORY

The Urban Renwal Plan for Canton Industrial Area was established under Ordinance 90-528 and was last amended by Ordinance 11-548. The Canton Industrial Urban Renewal Plan was originally established to, among other things, retain the area for industrial uses along Boston Street and waterfront property for port- or marine-related activity. The intent was to protect the area as a job generating business area, and to protect water-dependent uses along Clinton Street and south of Boston Street. Office uses were to be accessory to water-dependent uses and not allowed as principal uses. Since the originating legislation, the City has reconsidered uses in the Canton Industrial Area due to the nature of development in the Canton waterfront area. The protection line for waterfront industrial uses was shifted southerly to Danville Street, and office and mixed-use developments were built. Amending Ordinance 11-548 added a commercial use to the Urban Renewal Plan and included the permitted uses under the then B-2 Zoning District classification.

FISCAL IMPACT

City Council Bill 19-0373, if approved, would revise the boundary area of the Plan to include a triangular-shaped property located at the northwest corner of Boston Street and Haven Street. It is approximately 11.8 acres in size and is currently zoned C-2. Prior to enactment of the new Transfrom Baltimore Zoning Code, the property was classified as a heavy industrial site. It was formerly occupied by an oil refinery and operated by the Exxon company. It is a brownfield site that is undergoing cleanup. The current owner of the site intends to develop a mix of uses, including a hotel, office, residential and commercial uses.

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AGENCY/DEPARTMENT POSITION

The Department of Public Works has no objection to the passage of City Council Bill 19-0373. Should the Committee have any questions, please do not hesitate to contact Ms. Marcia Collins at 410-396-1960.

A handwritten signature in blue ink that reads "Rudolph S. Chow, P.E." followed by "for".

Rudolph S. Chow, P.E.
Director

RSC:MMC