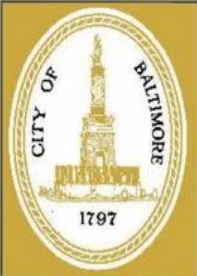


FROM	NAME & TITLE	Dr. Jason W. Mitchell, Director	CITY of BALTIMORE <i>MEMO</i>	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	City Council Bill 22-0226		

December 9, 2022

TO:

Economic and Community Development Committee

I am herein reporting on City Council Bill 22-0226 introduced by Councilman Stokes.

The purpose of the Bill is to repeal the existing Charles/North Revitalization Area Urban Renewal Plan and replace it by designating as a “Renewal Area” the area situated in Baltimore City known as Charles North, bounded generally by Falls Road on the west, West Lanvale Street and Interstate 83 on the south, Calvert Street and Hargrove Street on the east, and West 22nd Street and West 23rd Street on the north; establish the objectives of the Urban Renewal Plan and permitted land uses in the Renewal Area; provide that where there might be conflicts between the provisions of the Urban Renewal Plan and the provisions of any Planned Unit Development, the provisions of the Planned Unit Development control; provide review requirements and controls for all plans for new construction; provide that the provisions of the Baltimore City Zoning Code apply to the properties in the Urban Renewal Area; establish controls for off-street parking facilities; authorize the conditions for acquisition of properties in the Urban Renewal Area; provide for review by the Department of Housing and Community Development of development or rehabilitation plans in the Urban Renewal Area with respect to their conformance with the provisions of the Urban Renewal Plan; provide for community notification of any permit application for the development or redevelopment of any property within the boundaries of the Urban Renewal Area; create disposition lots and provide for specific controls on specific lots; provide for the term of the Urban Renewal Plan and for community review of all proposed amendments to the Urban Renewal Plan; make provisions of this Ordinance severable; approve appendices and exhibits to the Urban Renewal Plan; waive certain content and procedural requirements; provide for the application of the Ordinance in conjunction with certain other ordinances; and provide for a special effective date.

Ordinance 82-799 established the Urban Renewal Plan for Charles/North Revitalization Area and was last amended by Ordinance 07-574. The Area contains the designated Station North Arts and Entertainment District. The prior Plan amendments added to its goals developing a more pedestrian-friendly environment, identifying and preserving important historic and

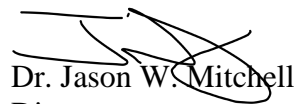
The Honorable President and Members
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potential landmark structures, and providing guidelines for the renovation and rejuvenation of the Area. Certain zoning changes were to increase density in areas where more pedestrian-oriented development was desired, and to emphasize the Arts and Entertainment District.

City Council Bill 22-0226 would repeal the existing Charles/North Revitalization Area Urban Renewal Plan and replace it with a designated Renewal Area that focuses on the continued preservation of the historic character of the Area through its design guidelines, while accommodating and promoting the developing arts community. Properties would be added to the list of contributing and landmark properties within the Urban Renewal Area. The current Plan lists prohibited land uses based on the old Zoning Code. Except for 11 prohibited uses in specific zoning categories, the land uses within the proposed Urban Renewal Area align with current zoning. Neither the current Plan nor this proposed legislation grants acquisition or disposition authority.

The Planning Commission considered City Council Bill 22-0226 at its December 8, 2022 meeting, and approved the legislation with amendments that: provide for a waiver policy should a property owner disagree with an Urban Renewal Plan decision; apply edits to the Design Guidelines that differentiate between legally enforceable and recommended design guidelines; and add two properties to the contributing and landmark structures list that were not included in the legislation.

The Department of Public Works supports passage of City Council Bill 22-0226 as proposed to be amended by the Planning Commission.


Dr. Jason W. Mitchell
Director

JWM:MMC