

The Baltimore City Department of  
**HOUSING & COMMUNITY  
DEVELOPMENT**

## MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council  
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Housing Commissioner



Date: April 4, 2018

Re: **City Council Bill 18-0183 - Urban Renewal – Coldstream Homestead Montebello – Amendment**

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The Department of Housing and Community Development (HCD) has reviewed City Council Bill 18-0183, for the purpose of amending the Urban Renewal Plan for Coldstream Homestead Montebello to modify the list of uses prohibited in the Urban Renewal Area; 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.

If enacted, this bill would amend the Land Use Plan in the Coldstream Homestead Montebello neighborhood to prohibit Neighborhood Commercial Establishments. The land use category of Neighborhood Commercial Establishments was established in the new Zoning Code that was passed June 5, 2017 and is defined as “a non-residential use that is within a residential or office-residential zoning district, but in a structure that is non-residential in its construction and original use”. It was created to encourage the reuse of buildings that are left vacant for extended periods due to the expense and/or difficulty renovating an older structure to the proper requirements that was designed for non-residential use and is now located in a residential district. The prohibiting of Neighborhood Commercial Establishments eliminates a useful tool to assist with blight elimination and preservation of properties in the Coldstream Homestead Montebello Neighborhood.

The Department of Housing and Community Development agrees with the Planning Department and the Baltimore House Corporation and is in opposition to the passage of City Council Bill 18-0183.

MB:sd

cc: Ms. Karen Stokes, *Mayor's Office of Government Relations*  
Mr. Kyron Banks, *Mayor's Office of Government Relations*