

**CITY OF BALTIMORE  
COUNCIL BILL 06-0466  
(Resolution)**

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Introduced by: The Council President  
At the request of: The Administration (Department of Planning)  
Introduced and read first time: July 10, 2006  
Assigned to: Committee of the Whole

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REFERRED TO THE FOLLOWING AGENCIES: Board of Municipal and Zoning Appeals, City Solicitor, Planning Commission, Department of Housing and Community Development, Department of Public Works, Department of Recreation and Parks, Health Department, Department of Finance, Commission for Historical and Architectural Preservation, Commission on Aging and Retirement Education, Baltimore Development Corporation, Baltimore City Public School System, Department of Transportation, Mayor's Office of Employment Development, Baltimore Area Convention and Visitors Association, Mayor's Commission on Disabilities

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A RESOLUTION ENTITLED

1 A RESOLUTION OF THE MAYOR AND CITY COUNCIL concerning

2 **The Baltimore City Comprehensive Master Plan**

3 FOR the purpose of establishing a Comprehensive Master Plan for the City of Baltimore; and  
4 providing for a special effective date.

5 **Recitals**

6 The Comprehensive Master Plan is being written in order to bring the City of Baltimore into  
7 compliance with State of Maryland Planning Statutes and Baltimore City Charter Requirements.  
8 The Baltimore City Master Plan will become the Plan that will guide the City's future  
9 development.

10 The Plan is organized around a structure centered on 4 themes, and they are LIVE, EARN,  
11 PLAY, and LEARN, which broad areas are meant to capture the main themes by which  
12 Baltimore is experienced by its residents, workers, visitors and other stakeholders. Each of these  
13 themes overlap with several of the "element" areas covered in Article 66B, § 3.05 of the  
14 Maryland Code, to ensure coverage of these areas.

15 The Plan meets the Baltimore City Charter requirements under Article VII, §§ 72 and 74.

16 The Plan is designed to capitalize on the research and public outreach conducted for  
17 PlanBaltimore in the late 1990s, while having research and outreach conducted specifically for  
18 the Plan.

19 The Plan also has Management and Financial information following the 4 main chapters,  
20 which detail the structure of the organizations that will implement the Plan, as well as the City's  
21 capital budgeting process. The Summary of Goals, Objectives and Strategies for the  
22 Comprehensive Master Plan is as follows:

EXPLANATION: Underlining indicates matter added by amendment.  
~~Strike out~~ indicates matter deleted by amendment.

**Council Bill 06-0466**

1 **LIVE**

2 **Goal 1: Build Human and Social Capital by Strengthening Neighborhoods**

3 *Objective 1: Expand and Protect Housing Choices for all Residents*

4 Develop and implement City- wide inclusionary housing plan

5 Ensure that at least 300 more housing units per year are affordable to seniors, disabled,  
6 homeless, and low-income households

7 Expand eviction prevention services to help households retain their housing

8 Ensure households that are involuntarily displaced from housing receive preference for  
9 public housing and Section 8 vouchers

10 Target homeownership and rehabilitation loans as well as financial counseling using

11 Housing Typology

12 Create and preserve mixed-income neighborhoods in Competitive, Emerging and Stable  
13 neighborhoods with targeted disposition of City properties

14 Develop a comprehensive plan to eliminate homelessness in 10 years

15 *Objective 2: Strategically Redevelop Vacant Properties Throughout the City*

16 Establish a multi-tiered property tax to encourage development of vacant property and  
17 parcels

18 Develop a vacant housing reclamation strategy for Transitional and Distressed  
19 neighborhoods

20 *Objective 3: Maintain and Create Safe, Clean, & Healthy Neighborhoods*

21 Implement Crime Prevention Through Environmental Design (CPTED) standards

22 Target housing and sanitation code enforcement using the Housing Typology

23 Create a comprehensive City-wide sanitation plan

24 Eliminate childhood lead poisoning

25 Increase Substance Abuse Treatment City-wide

26 Adopt and implement an Urban Forest Management Plan

27 *Objective 5: Target Neighborhood Planning to Leverage Investment*

28 Create Area Master Plans in a targeted manner

29 Leverage CIP resources in targeted areas using the neighborhood plans

30 *Objective 6: Increase the City's Population by 10,000 Households in 6 Years*

31 Develop Growth Promotion Areas (GPAs) to absorb future population growth in the  
32 region

33 Market the City to surrounding jurisdictions and Washington DC

34 *Objective 7: Improve neighborhood schools (See LEARN, Goal 1)*

35 **Goal 2: Elevate the Design and Quality of the City's Built Environment**

36 *Objective 1: Improve Design Quality of Baltimore's Built Environment*

37 Develop design guidelines to respond to the unique character of Baltimore City

38 Create and adopt a City-wide landscape ordinance

39 Update Building Code to promote sustainable or high performance buildings through  
40 incentives and regulations

41 Create standards for hiring design professionals to foster the design of high quality City  
42 projects

43 *Objective 2: Streamline and Strengthen the Development Process*

44 Modernize the Zoning Code to meet current needs

45 Improve efficiency of One-Stop Shop permitting center

46 Increase number of Zoning Cde enforcers

47 Create a task force on interagency coordination for web-based, real time access to  
48 development projects

## Council Bill 06-0466

1 *Objective 3: Promote Transit Oriented Development (TOD) and Mixed-use Development to*  
2 *Reinforce Neighborhood Centers and Main Streets*

3 Implement a Transit Oriented Development (TOD) strategy to foster stronger  
4 neighborhood centers

5 Provide preferential capital funding for TOD projects

6 Create mixed-use with residential zoning category

7 Ensure all residents are within 1.5 miles of quality groceries and neighborhood services

8 *Objective 4: Protect and Enhance the Preservation of Baltimore's Historic Buildings and*  
9 *Neighborhoods*

10 Update City-wide historic preservation guidelines

11 Promote use of Maryland Building Rehabilitation Code

12 Simplify, and actively pursue the local historic district designation process for Baltimore  
13 neighborhoods

14 Create, expand and promote the historic structure tax credit programs for local historic  
15 districts and landmarks

16 Strengthen CHAP ordinance enforcement by providing dedicated staff to proactively  
17 enforce CHAP guidelines

18 Implement a program that physically demarcates the City's locally designated historic  
19 districts

20 Create a fund/program that provides rehabilitation loans for low income families in  
21 locally designated historic districts

22 *Objective 5: Improve Water Quality and the Environmental Sustainability of the Chesapeake*  
23 *Bay*

24 Adopt and implement the Comprehensive Water and Wastewater Plan

25 Reduce pollutants in streams, rivers and reservoirs to meet Total Maximum Daily Load  
26 (TMDL) for each body of water

### 27 **Goal 3: Improve Transportation Access and Choice for City Residents**

28 *Objective 1: Create a Comprehensive Transportation Plan to Improve Mobility and Choice*

29 Create a City-wide pedestrian plan

30 Implement Bicycle Master Plan to create a complete bikeway system

31 Implement Transportation System Management (TSM) techniques to improve the  
32 efficiency and safety of existing roadway system

33 Create traffic-calming policies and procedures

34 Target Pavement Maintenance Management System (PMMS) funding to bicycle and bus  
35 routes and surface rail crossings

36 *Objective 2: Facilitate Movement throughout the Region*

37 Create a regional authority to manage public transit services throughout the metropolitan  
38 area

39 Support efforts to implement the Baltimore Regional Rail Plan and its Red and Green  
40 Line priority segments

41 Protect and create Rights-of-Way along existing and proposed rail lines

42 Create intermodal transit hubs in areas of low automobile ownership

43 Establish a development mitigation program to reduce congestion effects of development

### 44 **EARN**

### 45 **Goal 1: Strengthen Identified Growth Sectors**

46 *Objective 1: Retain and Attract Businesses in all Growth Sectors*

47 Create an industrial mixed-use Zoning District

48 Create a light industrial mixed-use zoning district

## Council Bill 06-0466

1 Establish microenterprise loans for start up businesses specifically in the growth sectors  
2 Work with growth sector employers to identify training needs  
3 Preserve use of eminent domain for underutilized and/or contaminated parcels of  
4 commercial and industrial land

### *Objective 2: Retain and Attract Business in Bioscience*

5 Create a Bioscience Development District  
6 Create incubator space around biotechnology areas

### *Objective 3: Retain and Attract Business in Business Support Services*

7 Identify and rezone nodes in the city that can support high-density, mixed-use  
8 commercial properties  
9 Preserve and enhance CBD office space

### *Objective 4: Retain and Attract Business in Computer, Internet, Data and Software (CIDS) Related Services*

10 Develop a master plan for the City's current and future CIDS infrastructure  
11 Provide Wireless Technology Zones in public areas throughout the City

### *Objective 5: Retain and Attract Business in Construction*

12 Create, tailor and market programs that assist and encourage construction entrepreneurs  
13 in acquiring low-cost bonding

### *Objective 6: Retain and Attract Business in Healthcare and Social Assistance*

14 Create a mechanism to adopt health care facility master plans to provide institutions with  
15 predictability in the development review process  
16 Amend the Zoning Code to broaden the definition of Health Clinics to include non-  
17 residential substance abuse treatment centers

### *Objective 7: Retain and Attract Business in Hospitality and Tourism*

18 Create a Strategic Convention Center Area Master Plan  
19 Install environmental and aesthetic improvements around tourist areas

### *Objective 8: Retain and Attract Port-Related Industries (See EARN Goal 1, Objective 1, Strategy 2 and EARN Goal 3, Objective 2, Strategy 3)*

## **Goal 2: Improve Labor Force Participation Rate Among City Residents**

### *Objective 1: Align Employers with Job Seekers and Training Resources*

20 Create a Strategic Plan for MOED that links employers to job seekers  
21 Monitor and enforce First Source Hiring program  
22 Expand outreach to encourage use of One-Stop Employment Centers  
23 Target MOED resources to under- and un-employed populations to better connect job  
24 seekers and employers  
25 Prioritize drug treatment program access for job seekers working with MOED programs  
26 Give preference for City-subsidized contracts to contractors with active apprenticeship  
27 programs

### *Objective 2: Increase Qualifications/Skill Sets of City Residents (See LEARN, GOAL 3, Objective 3)*

## **Goal 3: Improve Access to Jobs and Transportation Linkages between Businesses**

### *Objective 1: Enhance Transportation Options to Provide Workers with Commuting Options and Mitigate Traffic Congestion*

28 Expand the number of participants in the Commuter Choice program throughout the  
29 Baltimore Region  
30 Support efforts to implement the Baltimore Regional Rail Plan and its Red and Green  
31 Line priority segments  
32 Implement Transportation Demand Management (TDM) strategies with large employers  
33 and institutions

## Council Bill 06-0466

1 Implement Bicycle Master Plan  
2 Increase number of water taxi stops near employment locations  
3 *Objective 2: Promote Economic Development Throughout the City by Improving Business-*  
4 *to-business Connectivity via Transportation Linkages*  
5 Restore and increase on-street parking in mixed-use and business districts  
6 Create Transit-Oriented Development zoning and incentive programs for transit nodes  
7 throughout the City (i.e. State Center, West Baltimore Marc)  
8 Integrate land use and transportation planning to ensure movement of freight into and  
9 throughout the City  
10 Capture share of regional growth in defense-related industries due to BRAC

### 11 PLAY

#### 12 **Goal 1: Enhance the Enjoyment, Appreciation, and Stewardship of Baltimore’s Historical** 13 **and Cultural Resources**

14 *Objective 1: Market, Develop, and Promote Visitor Attractions in Baltimore City*  
15 Market and promote the City through increased funding for BACVA and BCHA  
16 Develop new visitor centers and enhance existing visitor centers  
17 Complete pedestrian and automobile-oriented wayfinding system to help visitors  
18 navigate Baltimore’s Heritage Area attractions  
19 Pursue designation of Baltimore as a National Heritage Area  
20 Prepare for the bicentennial anniversary of the War of 1812  
21 *Objective 2: Increase Everyday Historical and Cultural Encounters for Baltimore City*  
22 *Residents*  
23 Implement Heritage trails in historic areas of the City  
24 Teach American History using Baltimore’s history museums, establishing links to the  
25 City’s public and private school curriculums  
26 Support special events and festivals by improving festival space and infrastructure  
27 throughout the City  
28 *Objective 3: Enhance Accessibility to Historical and Cultural Resources through*  
29 *Transportation Improvements*  
30 Develop plans for and implement Charles Street Trolley Line  
31 Implement Charles Street Scenic Byway Plan  
32 *Objective 4: Strengthen Stewardship of Historical and Cultural Resources*  
33 Expand “Authentic Baltimore” program and link to Baltimore City Historic landmark  
34 program  
35 Create more effective management agreements by completing inventory of City-owned  
36 historic/cultural sites and attractions  
37 Implement a feasibility study to enhance and reuse under-utilized historic structures  
38 *Objective 5: Establish Baltimore City as the Region’s Center of Culture and Entertainment*  
39 Establish regional policy to increase regional funding resources for cultural activities  
40 within Baltimore City

#### 41 **Goal 2: Improve Night Life, Entertainment, and Recreation Experiences for Residents and** 42 **Visitors**

43 *Objective 1: Expand Access to Night Life*  
44 Create Mixed-use zoning categories that allow live entertainment where appropriate  
45 *Objective 2: Promote Unique Retail Venues as Shopping and Tourist Destinations*  
46 Reinstate the “Shuttle Bug” system along main streets and shopping districts within the  
47 City

## Council Bill 06-0466

1 Designate Main Street areas as local and/or national historic districts in order to access  
2 tax credits

3 Increase retail space downtown by 400,000 sq. ft. to 1 million sq. ft.

4 Designate and support Art and Entertainment Districts

### 5 *Objective 3: Improve Local Participation in City Recreational Activities*

6 Develop a strategic recreational plan that will target recreational opportunities to address  
7 the City's needs

8 Implement Bicycle Master Plan to provide recreational opportunities for residents

## 9 **Goal 3: Increase the Health of Baltimore's Natural Resources and Open Spaces for** 10 **Recreation and to Improve Water Quality**

### 11 *Objective 1: Maintain a Well-managed System of Parks & Open Spaces*

12 Draft and adopt a City-wide plan for parks and open space

13 Locate dedicated, sustainable public and private funding sources for our parks and  
14 cultural assets

15 Create park and open space zone in the Zoning Code

16 Improve park stewardship and safety by expanding current parks partnership program

### 17 *Objective 2: Protect and Enhance Baltimore's Natural Habitat and Environmental* 18 *Resources*

19 Meet the goals and requirements of the Chesapeake Bay Program, the City's National  
20 Pollution Elimination Discharge Permit (NPDES) and Tributary Strategies

21 Develop a Waterway Trash Management Plan to ensure compliance with the National  
22 Pollutant Elimination Discharge Permit

23 Develop a Waterway Trash Management Plan to ensure compliance with the National  
24 Pollutant Elimination Discharge Permit

25 Construct 1 ultra-urban Best Management Practices (BMP) per year as identified in the  
26 Watershed 263 Plan

27 Restore and protect at least 1 mile per year of streams and river banks in floodplains and  
28 stream valleys

29 Target sidewalk, lighting and signal improvements near parks and open space

30 Develop a plan to reduce trash within and along Baltimore's parks and open space

31 Complete plans for and creation of Greenway trail system

32 Increase Baltimore's green infrastructure by increasing the number of trees and tree  
33 canopy size (See LIVE, Goal 1, Objective 3, Strategy 6)

### 34 *Objective 3: Ensure Public Access to the Waterfront*

35 Complete the Harbor Promenade and Middle Branch park/trail systems

## 36 **LEARN**

### 37 **REVISED Goal 1: Improve Public Schools and Libraries**

#### 38 *Objective 1: Adopt Facilities Master Plan to Better Utilize School Facilities*

39 Eliminate poor building conditions within school facilities

40 Create school facilities that effectively support learning, teaching, and community  
41 activities

42 Develop and implement menu of options for greening at least 3 school facilities per year

#### 43 *Objective 2: Enhance Schools and Libraries as Neighborhood Assets*

44 Develop a Community Schools Policy to facilitate the use of school buildings beyond the  
45 school day

46 Create a dozen community school centers, with dedicated space for community uses

47 Ensure access to public library services for all residents

## Council Bill 06-0466

1 Ensure reuse of surplus school facilities is timely and compatible with surrounding  
2 neighborhoods

### 3 **Goal 2: Capitalize on Untapped Potential of Higher Education Institutions**

#### 4 *Objective 1: Attract & Retain College Students & Recent Graduates*

5 Market Baltimore as a higher education hub and a great place to live and work after  
6 college

7 Increase funding for internships, service learning, fellowships, and mentoring for  
8 students pursuing higher education

#### 9 *Objective 2: Encourage Partnerships Between and Among Universities and the City*

10 Establish a City liaison to integrate higher education institutions into the City's economic  
11 development program

12 Create a mechanism to adopt campus master plans

#### 13 *Objective 3: Improve the Physical Relationship Between Campuses and Adjacent 14 Neighborhoods*

15 Develop a new zoning district that encompasses mixed-use development related to  
16 residential neighborhoods, college, and universities

### 17 **Goal 3: Encourage a Culture of Learning by Enhancing Educational and Vocational 18 Opportunities for all Baltimoreans**

#### 19 *Objective 1: Improve and Expand School Readiness Opportunities for Baltimoreans 5 Years 20 Old and Younger*

21 Prioritize City funding for school readiness related activities

22 Increase opportunities to locate school readiness programs and support services in public  
23 schools, such as "Judy Centers"

24 Co-locate tot lots at schools

#### 25 *Objective 2: Improve and Expand Workforce Development and Job Readiness through 26 Education and Job Training (See Earn, Goal 2, Objective 1)*

#### 27 *Objective 3: Improve and Expand Learning Opportunities for all Baltimoreans to Create 28 Active and Well-educated Citizens*

29 Create a coordinating entity for lifelong learning service providers

30 Create opportunities for continuing education programs to locate in Baltimore

31 Broaden access to job training centers and increase awareness of professional  
32 development opportunities

### 33 **Goal 4: Ensure Safe and Convenient Transportation to and from Educational Facilities**

#### 34 *Objective 1: Improve Pedestrian and Bicycle Access to Schools*

35 Implement "Safe Routes to School" Program at schools

36 Implement physical improvements near educational facilities to ensure safe access

37 Coordinate Implementation of Bicycle Master Plan with school facilities plan

#### 38 *Objective 2: Encourage the use of public transit to travel to schools*

39 Develop transit routes, schedules and amenities to provide reliable transportation to  
40 schools

41 Integrate college based shuttle services with public transit

42 Make reduced fare transit programs available to all college students.

43 Starting in October 2005, in order to seek early stakeholder input, the Department of  
44 Planning administered surveys. In addition to outreach in the form of surveys, the Department  
45 conducted open houses and conducted meetings with advisory and stakeholder groups composed  
46 of individuals professionally engaged in matters closely related to each team's area of focus.

## Council Bill 06-0466

1 On June 15, 2006, the Planning Commission approved and adopted the Baltimore City  
2 Comprehensive Master Plan.

3 **SECTION 1. BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
4 after having reviewed the Baltimore City Comprehensive Master Plan and after conducting a  
5 public hearing, the Baltimore City Comprehensive Master Plan, as revised May 22, 2006, is  
6 adopted as the City's official Master Plan.

7 **SECTION 2. AND BE IT FURTHER RESOLVED,** That after enactment of this Resolution, a copy  
8 of the Resolution and the Master Plan adopted by it be sent to the Mayor, Maryland State  
9 Department of Planning, Mayor's Office of Employment Development, Department of Finance,  
10 Health Department, Baltimore City Heritage Area, Baltimore Housing (Dept. of Housing &  
11 Community Development/Housing Authority of Baltimore City), Law Department, Department  
12 of Legislative Reference, Mayor's Office of Minority Business Development, Mayor's Office of  
13 Neighborhoods, Department of Planning, Police Department, Department of Public Works,  
14 Department of Recreation and Parks, the Department of Transportation, the Commission on  
15 Aging, Retirement and Education, the Mayor's Commission on Disabilities, the Enoch Pratt Free  
16 Library System, the Baltimore City Public School System, and the Board of Municipal and  
17 Zoning Appeals.

18 **SECTION 3. AND BE IT FURTHER RESOLVED,** That this Resolution takes effect on the date it  
19 is enacted.