


<b>FROM</b>	NAME & TITLE	David E. Scott, P. E., Director	CITY of <b>BALTIMORE</b> <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	<b>CITY COUNCIL BILL 08-0158</b>		

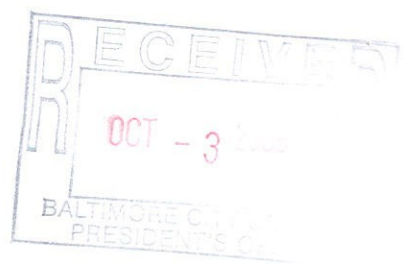
DATE: October 3, 2008

**TO**  
 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 08-0158 introduced by Council President Rawlings Blake on behalf of the Administration (Department of Housing and Community Development).

The purpose of the Bill is to repeal the existing Park Heights Urban Renewal Plan and replace it by designating as a "Renewal Area" an area situated in Baltimore City, Maryland known as Park Heights, bounded generally by Druid Park Drive on the south, Wabash Avenue on the west, Northern Parkway on the north, and Greenspring Avenue on the east; approve a Renewal Plan for Park Heights; establish the objectives of the Plan; establish permitted land uses in the Renewal Area; provide that where there may be a conflict between the provisions of the Renewal Plan and the provisions of any Planned Unit Development, the provisions of the Planned Unit Development control; authorize the acquisition by purchase or by condemnation of any properties needed for urban renewal purposes; provide that the Department of Housing and Community Development may demolish, sell, or lease acquired properties; create disposition lots and provide for controls on specific lots; provide that streets and alleys within the disposition lots may be sold in whole or in part consistent with the redevelopment of the lots; provide that scattered City-owned sites within the Renewal Area may be sold or leased for development or rehabilitation; provide that properties identified as "Public" may not be sold; provide for review by the Department of Housing and Community Development of development or rehabilitation plans in the Renewal Area with respect to their conformance with the provisions of the Renewal plan; provide that the provisions of the Zoning Code apply to the properties in the Project Area; provide for the term of the Plan; establish procedures for amending the Plan; approve appendices and exhibits to the Plan; waive certain content and procedural requirements; make the provisions of this Ordinance severable; and provide for the application of this Ordinance in conjunction with certain other ordinances.

*F/A*



Ordinance 75-977 established the Park Heights Urban Renewal Area and was last amended by Ordinance 04-676. The Park Heights area is generally bounded by Druid Park Drive, Wabash Avenue, Northern Parkway, and Greenspring Avenue. Since the last amendment, the Park Heights Master Plan has been revisited and recently amended by the Planning Commission, based on numerous meetings with community members within the Urban Renewal Area. The original Master Plan focused a higher density of development along the Reisterstown Road corridor. However, with the amendment of the Master Plan, the focus shifts to Park Heights Avenue as the high density urban boulevard, with a new 7 acre park to be located at the corner of Park Heights and Garrison, adjacent to the CC Jackson Recreation Center. The area surrounding Park Heights and Woodland Avenues would be the focus for mixed income housing, a core area experiencing vacancies and generally deteriorating conditions. The housing would be a combination of detached, town house, and multi-family construction.

City Council Bill 08-0158, if approved, would repeal the originating and the amending ordinances, and replace it with this ordinance. Companion legislation (City Council Bill 08-0159) would rezone some 650 properties. Both of these Bills were crafted to reflect the changes to the Park Heights Master Plan. The Urban Renewal Amendment includes acquisition authority for five properties in the Cold Spring Neighborhood Center that would support the redevelopment of the shopping center, for a grocery store, library services, and other uses. Acquisition authority is also extended to over 600 properties within the proposed major development area along certain blocks of Delaware Avenue, Denmore Avenue, Dupont Avenue, Homer Avenue, Oakley Avenue, Park Heights Avenue, Pimlico Road, Reisterstown Road, Virginia Avenue, Woodland Avenue, Oakley Avenue; and scattered sites along Avondale Avenue, Beaufort Avenue, West Belvedere Avenue, Classen Avenue, West Cold Spring Lane, Cordelia Avenue, Denmore Avenue, Druid Park Drive, Dupont Avenue, Edgemere Avenue, Elmer Avenue, Florence Avenue, West Garrison Avenue, Hayward Avenue, Henry G. Parks, Jr. Circle, Hilldale Avenue, Ingleside Avenue, Key Avenue, Keyworth Avenue, Lanier Avenue, Litchfield Avenue, Lotus Alley, Loyola Southway, Lucille Avenue, Manchester Avenue, Norfolk Avenue, Oakford Avenue, Oakley Avenue, Oakmont Avenue, Oswego Avenue, Pall Mall Road, Palmer Avenue, Park Heights Avenue, Pimlico Road, Reisterstown Road, Rockrose Avenue, Rosalind Avenue, Rosewood Avenue, Saint Ambrose Avenue, Shirley Avenue, Spaulding Avenue, Springhill Avenue, Sumter Avenue, Towanda Avenue, Ulman Avenue, Violet Avenue, Virginia Avenue, Wabash Avenue, Wilern Avenue, Wilton Heights Avenue, Woodland Avenue, and Wylie Avenue. Commercial corridors along the northern portion of Park Heights and Reisterstown Road are to be preserved, with neighborhood commercial centers consolidated at Park Heights and Cold Spring and Park Heights and Belvedere, thus eliminating the scattered commercial activity along the southern portions of these streets. Transit-oriented development would occur in the areas surrounding the Cold Spring and Rogers Avenue Metro Stations.

The Honorable President and Members  
of the Baltimore City Council  
October 3, 2008  
Page 3

In their review of this legislation, the Planning Commission supported the Bill with the following amendments:

- Add 3600 Woodland Avenue (Block 3196C, lot 29), 3604-06 Woodland Avenue (Block 3196C, Lot 30), and 3608-12 Woodland Avenue (Block 3196C, Lot 31) to the properties list for clearance and redevelopment and for scattered sites, to allow for the development of the Park Heights golf driving range;
- Add an Appendix C for design standards that would support the goals of the Master Plan; and
- Provide a design standard waiver process through the Commissioner of the Department of Housing and Community Development.

This Department finds the amendments approved by the Planning Commission to be reasonable and acceptable.

The Urban Renewal amendment anticipates the possible closure and incorporation of portions of rights-of-way in combination with disposition lots. Any proposal to adjust or close rights-of-way to public use would require the introduction of separate ordinances for consideration and approval by the Council.

Based on these findings, the Department of Public Works supports passage of City Council Bill 08-0158 as proposed to be amended by the Planning Commission.



David E. Scott, P.E.  
Director

DES/MMC:pat

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