


FROM	NAME & TITLE	David E. Scott, Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 08-0117		

DATE: May 29, 2008

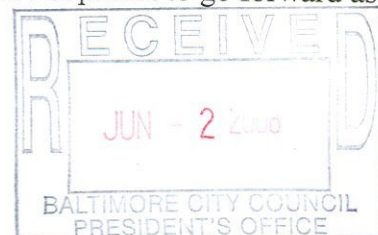
TO
 The Honorable President and Members
 of the Baltimore City Council
 c/o Karen Randle
 Room 400 - City Hall

I am herein reporting on City Council Bill 08-0117 introduced by Council President Rawlings Blake on behalf of the Administration (Department of Housing and Community Development).

The purpose of the Bill is to amend the Urban Renewal Plan for Key Highway to amend certain development area controls for Development Area A; 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.

Ordinance 86-622 established the Urban Renewal Plan for Key Highway and was last amended by Ordinance 04-829. The Urban Renewal Area includes properties on both sides of Key Highway and extends from just south of the property known as 801 Key Highway to the 1400 block of Key Highway near Lawrence Street. City Council Bill 08-0117, if approved, would amend the area known as Development Area A to increase the allowable building coverage of the existing aggregate of the areas from grade to elevations 58 feet (65%) and from elevations 58 feet to 150 feet (30%). This area is part of the Harborview development.

The original Development Plan for Harborview included a maximum of 1,590 dwelling units and up to 200,000 square feet of office, retail, or hotel uses. A combination of five new tower structures, low rise buildings at the marina waterfront, a 666 boat slip marina, and pier structures were part of the original plan. Lot coverage controls were set for low rise, mid-rise, and high rise structures with minimum distances dictated between some structures to preserve certain view corridors. Changes have occurred in this development that resulted in town houses replacing some of the planned tower buildings. These changes reduced the density of the project, but increased the percentage of lot coverage for what was considered mid-rise development. While town houses are typically considered low rise structures, the town homes built in this area do exceed 36 feet in height, and therefore are considered mid-rise structures according to the Urban Renewal Plan. The proposed amendments would change the height parameters for low rise development, from 36 feet to 58 feet from grade; and the corresponding mid-rise development lower parameter of 36 feet would change to 58 feet (and up to 150 feet). These amendments would offset the effects of the town house development and lot coverage issues, allowing further mid- and high rise development to go forward as originally envisioned in the Plan.



no obj.

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Based on these findings, the Department of Public Works has no objection to the passage of
City Council Bill 08-0117.



DAVID E. SCOTT
DIRECTOR

DES/MMC:pat