
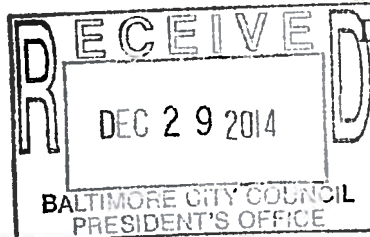


FROM	NAME & TITLE	Rudolph S. Chow, P.E., Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 14-0454		

TO

The Honorable President and Members
of the Baltimore City Council
c/o Natawna Austin
Room 400 – City Hall



DATE: December 18, 2014

I am herein reporting on City Council Bill 14-0454 introduced by the Council President on behalf of the Administration (Department of Housing and Community Development).

The purpose of this bill is to amend the Urban Renewal Plan for Inner Harbor Project I to delete a building requirement for a certain development area, to delete in its entirety a certain development area from the Plan, and to amend certain exhibits to the Plan to reflect the deletion of that development area; waive certain content and procedural requirements; make the provisions of this Ordinance severable; provide for the application of this Ordinance in conjunction with certain other ordinances; and provide for a special effective date.

Ordinance 67-1045 created the Urban Renewal Plan (URP) for the Inner Harbor Project I and it was last amended by Ordinance 13-156.

The area of the Inner Harbor Project I URP includes the development parcels surrounding the Inner Harbor, extending from the Ritz-Carlton Residences on Key Highway, west to Light Street, north to Pratt Street, and east to Gay Street. This bill proposes certain amendments to the URP that are necessary for the mixed-use and residential developments planned for the properties located at 414 Light Street, 611 South Charles Street, and 300 East Pratt Street.

City Council Bill 14-0454, if approved, would make the following amendments to the Inner Harbor Project I URP:

1. Development Area 18: Amend to delete the prohibition on parking at or above grade level.
2. Development Area 21: Amend to delete this Area in its entirety. Area 21 includes a requirement of 65 feet maximum height, restrictions on setbacks, and a prohibition on parking at or above 65 feet.
3. Exhibit B, "Development Areas": Amend to reflect the deletion of Development Area 21.
4. Exhibit C, "Land Use": Amend to change the land use designation from "Commercial" to "Commercial Residential" for a portion of the property known as 414 Light Street. This will allow for the development of housing and hotel land uses in addition to the land uses permitted in the "Commercial" land use.

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5. Exhibit D, "Proposed Zoning": Amend to remove the "Commercial Use District" designation from a portion of the property known as 414 Light Street to reflect the deletion of the Development Area 21.

The Baltimore City Planning Department has reviewed City Council Bill 14-0454 and has recommended certain amendments to account for the changes needed in the URP by the more recently-proposed redevelopment at 300 East Pratt Street. These amendments include the deletion of Development Area 7, including restrictions on parking at or above grade, and the change of the Land Use designation from "Commercial/Public" to "Commercial Residential" for a portion of the property known as 300 East Pratt Street. The Department of Public Works has no objections to these proposed amendments.

Based on these findings, the Department of Public Works supports the passage of City Council Bill 14-0454.

Sincerely,



Rudolph S. Chow, P.E.

RSC/KTO:ela