



BALTIMORE HOUSING

SHEILA DIXON
Mayor

PAUL T. GRAZIANO
Executive Director, HABC
Commissioner, HCD

MEMORANDUM

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

From: Paul T. Graziano, Commissioner

Date: March 20, 2009

Re: **City Council Bill 09-0278 Urban Renewal - Reisterstown Plaza
Transit Station – Renewal Area Designation and Renewal Plan**

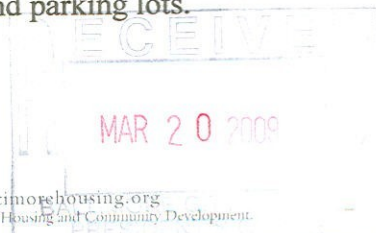
The Department of Housing and Community Development has reviewed City Council Bill 09-0278, which was introduced for the purpose of repealing the existing Reisterstown Plaza Urban Renewal Plan and replacing it by designating as a “Renewal Area”, bounded generally by Northern Parkway on the south and east, Reisterstown Road on the north, and the western Baltimore City boundary line on the west; approving a Renewal Plan for Reisterstown Plaza Transit Station; establishing the objectives of the Plan; and establishing permitted land uses in the Renewal Area.

This legislation, in conjunction with its companion rezoning bill (Council Bill #09-0279), effectively repeals and replaces the existing development plan for the Reisterstown Plaza in order to change the zoning and therefore create opportunities for transit oriented development at the adjacent metro station. The current zoning at the site is M-1 (light industrial) and R-6 (medium density residential), neither of which are conducive to transit oriented development.

By rezoning to B-2-2 (mixed-use commercial) and O-R-2 (office residential), the legislation would create more of a town center environment at the metro station and afford more office and residential development on rest of site. These changes will accommodate the relocation of Social Security Administration from downtown to this location. The new complex will bring approximately 1500 jobs to the area and cover 538,000 square feet of office space, which is about one third of the site. The remainder of the location would be available for Maryland Department of Transportation to develop for future complimentary uses.

The proposed urban renewal plan includes strict design guidelines to ensure that development meets the goals and intentions of transit oriented development. These guidelines include limitations on certain land uses along portions of Reisterstown Road that are adjacent to residential neighborhoods. The plan requires that future development along this corridor are more aesthetically pleasing with guidelines for signage, landscaping, sidewalks, and parking lots.

F/Comment



The Department of Housing and Community Development supports the adoption of City Council Bill 09-0278 and defers to the report of the Planning Commission for further comment.

PTG:pmd

cc: Ms. Angela Gibson
Ms. Diane Hutchins
Mr. Andrew Frank