



**BALTIMORE CITY COUNCIL
COMMITTEE ON ECONOMIC AND COMMUNITY
DEVELOPMENT**

Mission Statement

On behalf of the Citizens of Baltimore City, the Committee on Economic and Community Development (ECD) is responsible for supporting strong thriving communities ECD will review proposed zoning and land use changes, tackle issues related to economic development, oversee housing policy, and promote equitable economic opportunity for all Baltimore residents.

The Honorable Sharon Green Middleton

PUBLIC HEARING

May 4, 2021

2:10 PM

Virtual Webex Meeting

City Council Bill #21-0023

Urban Renewal - Middle East - Amendment ___

CITY COUNCIL COMMITTEES

ECONOMIC AND COMMUNITY DEVELOPMENT (ECD)

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John Bullock
Mark Conway
Ryan Dorsey
Antonio Glover
Odette Ramos
Robert Stokes
Staff: Jennifer Coates

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Eric Costello, Chair
Kristerfer Burnett
Ryan Dorsey
Danielle McCray
Sharon Green Middleton
Isaac "Yitzy" Schleifer
Robert Stokes
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PUBLIC SAFETY AND GOVERNMENT OPERATIONS (SGO)

Mark Conway – Chair
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HEALTH, ENVIRONMENT, AND TECHNOLOGY (HET)

Danielle McCray – Chair
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Isaac "Yitzy" Schleifer
Staff: Matthew Peters

RULES AND LEGISLATIVE OVERSIGHT (OVERSIGHT)

Isaac "Yitzy" Schleifer, Chair
Kristerfer Burnett
Mark Conway
Eric Costello
Sharon Green Middleton
Odette Ramos
James Torrence
Staff: Richard Krummerich



BILL SYNOPSIS

Committee: Economic and Community Development

Bill: 21-0023

Urban Renewal - Middle East - Amendment __

Sponsor: Councilmember Glover

Introduced: January 25, 2021

Purpose:

For the purpose of amending the Urban Renewal Plan for Middle East to modify certain land uses allowed in the Plan, to correct, clarify, and conform certain provisions and references in the Plan to those in the current Baltimore City Zoning Code, to replace Appendix B with new Appendix B, to delete Appendix E in its entirety, to remove certain properties from the lists in Appendices A, C, and D and to remove certain other properties located within the Renewal Area; to replace the exhibits with new exhibits to reflect the changes in the Plan, and to modify the boundaries of the Plan to reflect the removal of certain properties, as shown on the new exhibits; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date..

Effective: The date it is enacted.

Agency Reports

City Solicitor	Favorable
Department of Planning	Favorable
Department of Housing and Community Development	Favorable
Department of Public Works	

Commission for Historical and Architectural Preservation	
Baltimore Development Corporation	
Department of Transportation	No Objection

Analysis

Current Law

Article 13 - Housing and Urban Renewal; Section 2-6; Baltimore City Code; (Edition 2000)

Background

Urban Renewal Plans (URP), which are adopted by the Mayor and City Council, set forth redevelopment goals, design guidelines, land use restrictions, as well as authority for property acquisition and disposition. URPs are often used by urban centers to generate financing for community improvements, the creation of jobs and income.

The original Urban Renewal Plan – Middle East was established in 1979. There have been 13 amendments made to the original plan. If approved, Bill 21-0023 would be Amendment 14. Any changes to the URP must be approved by the Mayor and City Council. The Maryland Annotated Code requires all Urban Renewal Plans (URPs) that have designated properties for acquisition and disposition that have not yet been acted upon to be expressly confirmed and reauthorized every four years, for the life of the URP. The last four-year reauthorization was in December 2018 authorizing those actions legally to continue until December 31, 2022.

Key changes proposed by the bill will:

- Change the Plan’s boundaries – certain properties will be removed from the Plan *(See Bill 21-0023 pages 5 – 19 and Exhibit Map 1)*

Remove properties from the URP project – 695 residential properties are being removed from the Middle East URP. Those properties would no longer qualify for participation in the URP project. The properties being removed are associated with Caring Active Restoring Efforts (C.A.R.E) Community Association, which established a comprehensive neighborhood plan known as Monument-McElderry-Fayette Area Plan.

- Modify certain land use categories to correct, clarify and conform with the Baltimore City Zoning Code (*See Map 1*).

Conforms URP language to the Baltimore City Zoning Code - Several categories of permitted land uses have been removed and replaced with more specific descriptions, an example being the “Industrial” land use category being replaced with both a “General Industrial” category and an “Industrial Mixed Use” category.

Adds new land use categories to the URP project - Newly added land use categories include “Bioscience”, “Educational Campus”, and “Hospital”. These land uses were not previously allowed to participate in the URP project. These uses will now be permitted and authorized to participate in the URP project.

Regulate nonconformities - A nonconforming use is any lawfully existing use of a building or other structure, or of land that does not conform to the applicable use regulations of the district in which it is located, according to the Zoning Code of Baltimore City. Nonconformities, specify which land uses are not permitted within the Middle East Urban Renewal Plan. The following uses will not be allowed as a change in a non-conforming use:

- TOBACCO SHOPS (IN R-1 - R-10 DISTRICTS)
- BAIL BONDS OFFICES (IN R-1 - R-10 DISTRICTS)
- AMUSEMENT DEVICES (IN R-1 - R-10 DISTRICTS)
- CLUBS AND LODGES: PRIVATE NONPROFIT (IN R-1 - R-10 DISTRICTS)
- HELISTOPS
- MARINAS: ACCESSORY
- MARINAS: RECREATIONAL
- MARINAS: RECREATIONAL BOAT LAUNCH/TIE UP
- POULTRY-AND RABBIT-KILLING ESTABLISHMENTS
- RADIO AND TELEVISION ANTENNAS THAT ARE FREE-STANDING OR THAT EXTEND MORE THAN 25 FEET ABOVE THE BUILDING ON WHICH THEY ARE MOUNTED - BUT NOT INCLUDING MICROWAVE ANTENNAS (SATELLITE DISHES)
- RECYCLING COLLECTION STATIONS
- RESTAURANTS - INCLUDING LIVE ENTERTAINMENT AND DANCING, AND INCLUDING ACCESSORY OUTDOOR TABLE SERVICE (IN R-1 - R-10 DISTRICTS)
- TATTOO PARLORS
- TRAVEL TRAILERS, RECREATIONAL

Replaces Appendix B which addresses certain property rehabilitation guidelines -
Property rehabilitation guidelines have been added to regulate exterior walls, windows and doors, trim, properties yards/fences, additions/garages for all properties. Rehabilitation guidelines are also being added for non-residential properties to regulate storefronts, awnings and signage.

- Deletes Appendix E: New East Baltimore Community Guidelines

Additional Information

Fiscal Note: Not Available

Information Source(s): Reporting Agencies, Bill 21-0023

Analysis by: Jennifer L. Coates

Direct Inquiries to: 410-396-1260

Analysis Date: April 29, 2021

**CITY OF BALTIMORE
COUNCIL BILL 21-0023
(First Reader)**

Introduced by: Councilmember Glover

Introduced and read first time: January 25, 2021

Assigned to: Economic and Community Development Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Planning Department, Department of Housing and Community Development, Department of Public Works, Commission for Historical and Architectural Preservation, Baltimore Development Corporation, Department of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Urban Renewal – Middle East –**
3 **Amendment __**

4 FOR the purpose of amending the Urban Renewal Plan for Middle East to modify certain land
5 uses allowed in the Plan, to correct, clarify, and conform certain provisions and references in
6 the Plan to those in the current Baltimore City Zoning Code, to replace Appendix B with new
7 Appendix B, to delete Appendix E in its entirety, to remove certain properties from the lists
8 in Appendices A, C, and D and to remove certain other properties located within the Renewal
9 Area; to replace the exhibits with new exhibits to reflect the changes in the Plan, and to
10 modify the boundaries of the Plan to reflect the removal of certain properties, as shown on
11 the new exhibits; waiving certain content and procedural requirements; making the
12 provisions of this Ordinance severable; providing for the application of this Ordinance in
13 conjunction with certain other ordinances; and providing for a special effective date.

14 BY authority of
15 Article 13 - Housing and Urban Renewal
16 Section 2-6
17 Baltimore City Code
18 (Edition 2000)

19 **Recitals**

20 The Urban Renewal Plan for Middle East was originally approved by the Mayor and City
21 Council of Baltimore by Ordinance 79-1202 and last amended by Ordinance 18-190.

22 An amendment to the Urban Renewal Plan for Middle East is necessary to modify certain
23 land uses allowed in the Plan, to correct, clarify, and conform certain provisions and references in
24 the Plan to those in the current Baltimore City Zoning Code, to replace Appendix B with new
25 Appendix B, to delete Appendix E in its entirety, to remove certain properties from the lists in
26 Appendices A, C, and D and to remove certain other properties located within the Renewal Area;
27 to replace the exhibits with new exhibits to reflect the changes in the Plan, and to modify the
28 boundaries of the Plan to reflect the removal of certain properties, as shown on the new exhibits.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

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1 Under Article 13, § 2-6 of the Baltimore City Code, no change may be made in any approved
2 renewal plan unless the change is approved in the same manner as that required for the approval
3 of a renewal plan.

4 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
5 following changes in the Urban Renewal Plan for Middle East are approved:

6 (1) In the Plan, in A.1., delete the boundary description paragraph and substitute the
7 following:

8 A. Description of Project

9 1. Boundary Description

10 THE BOUNDARY DESCRIPTION OF THE PLAN IS SHOWN ON EXHIBIT 1, "LAND
11 USE PLAN", DATED NOVEMBER 10, 2020.

12 (2) In the Plan, amend B.(1) to read as follows:

13 B. Land Use Plan

14 (1) Permitted Land Uses

15 Only the use categories shown on the Land Use Plan Map, Exhibit No. 1, shall
16 be permitted within the project area. These are Residential;; Office-
17 Residential;; Commercial, WHICH INCLUDES NEIGHBORHOOD BUSINESS, AND
18 GENERAL COMMERCIAL;[Industrial, Public, and Institutional] GENERAL
19 INDUSTRIAL; EDUCATIONAL CAMPUS; BIOSCIENCE; INDUSTRIAL MIXED-USE;
20 HOSPITAL; [Nonconforming Use, and Noncomplying Structure] AND
21 NONCONFORMITIES.

22 a. Residential

23 Residential uses shall be those permitted by the Zoning Code of
24 Baltimore City[, and nonconforming uses authorized by the Board of
25 Municipal and Zoning Appeals are only allowed in structures located
26 on a corner].

27 b. Office-Residential

28 Office-residential uses shall be those permitted [in] UNDER the [O-R
29 Zoning District] OFFICE RESIDENTIAL USE CATEGORIES of the Zoning
30 Code of Baltimore City.

31 c. Commercial

32 (1) Commercial uses permitted shall be those permitted under the [B-
33 1] C-1 (Neighborhood Business), [B-2 (Community business)] C-2
34 (COMMUNITY COMMERCIAL), [and B-3 (Community Commercial)]

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1 C-3 (GENERAL COMMERCIAL), AND C-4 (COMMUNITY
2 COMMERCIAL) use categories of the Zoning Code of Baltimore
3 City.

4 (2) After enactment of Amendment No. 4 to this Plan, no new
5 establishments that sell alcoholic beverages shall be permitted in
6 the Middle East Urban Renewal Area.

7 [d. Industrial]

8 [Industrial uses shall be those permitted by the Zoning Code of
9 Baltimore City.]

10 [e. Public]

11 [In the area designated Public on the Land Use Plan Map, uses shall be
12 limited to parks, playgrounds, plazas, and malls; active and passive
13 recreation; schools and related educational facilities; neighborhood
14 centers; medical centers; public offices; libraries; fire houses; parking;
15 and public facilities.]

16 [f. Institutional]

17 [In the area designated Institutional on the Land Use Plan Map, uses
18 are limited to active and passive recreation; hospitals, medical centers,
19 and related medical facilities; neighborhood centers, parks, and
20 playgrounds; plazas and malls; schools and related educational
21 facilities; and off-street parking.]

22 D. GENERAL INDUSTRIAL

23 GENERAL INDUSTRIAL USES SHALL BE THOSE PERMITTED UNDER THE
24 I-2 GENERAL INDUSTRIAL USE CATEGORIES OF THE ZONING CODE OF
25 BALTIMORE CITY.

26 E. EDUCATIONAL CAMPUS

27 EDUCATIONAL CAMPUS USES SHALL BE THOSE PERMITTED UNDER THE
28 EC EDUCATIONAL CAMPUS USE CATEGORIES OF THE ZONING CODE OF
29 BALTIMORE CITY.

30 F. BIOSCIENCE

31 BIOSCIENCE USES SHALL BE THOSE PERMITTED UNDER THE BSC
32 BIOSCIENCE USE CATEGORIES OF THE ZONING CODE OF BALTIMORE
33 CITY.

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1 G. INDUSTRIAL MIXED-USE

2 INDUSTRIAL MIXED-USES SHALL BE THOSE PERMITTED UNDER THE
3 IMU INDUSTRIAL MIXED-USE CATEGORIES OF THE ZONING CODE OF
4 BALTIMORE CITY.

5 H. HOSPITAL

6 HOSPITAL USES SHALL BE THOSE PERMITTED UNDER THE HOSPITAL USE
7 CATEGORIES OF THE ZONING CODE OF BALTIMORE CITY.

8 [g. Nonconforming Use]

9 [A nonconforming use is any lawfully existing use of a building or
10 other structure, or of land that does not conform to the applicable use
11 regulations of the district in which it is located, according to the
12 Zoning Code of Baltimore City. Nonconforming uses shall be
13 permitted to continue, subject to the provisions of Title 13, titled
14 “Nonconformance”. However, the following uses will not be allowed
15 as a change in a nonconforming use:]

- 16 [Tobacco shops (in R-1 - R-10 Districts)
- 17 Bail Bonds Offices (in R-1 - R-10 Districts)
- 18 Amusement devices (in R-1 - R-10 Districts)
- 19 Clubs and lodges: private nonprofit (in R-1 - R-10 Districts)
- 20 Helistops
- 21 Marinas: accessory
- 22 Marinas: recreational
- 23 Marinas: recreational boat launch/tie up
- 24 Poultry-and rabbit-killing establishments
- 25 Radio and television antennas that are free-standing or that
26 extend more than 25 feet above the building on which they are
27 mounted - but not including microwave antennas (satellite dishes)
- 28 Recycling collection stations
- 29 Restaurants - including live entertainment and dancing, and
30 including accessory outdoor table service (in R-1 - R-10 Districts)
- 31 Tattoo parlors
- 32 Travel trailers, recreational vehicles, and similar camping
33 equipment: parking or storage.]

34 [h. Noncomplying Structure]

35 [A noncomplying structure, as set forth in Title 13 of the Zoning Code
36 of Baltimore City, is any lawfully existing structure that does not
37 comply with the bulk regulations of the zoning district in which it is
38 located. These noncomplying structures shall be permitted to
39 continue, subject to the provisions of Title 13.]

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I. NONCONFORMITIES

NONCONFORMITIES SHALL BE PERMITTED TO CONTINUE, SUBJECT TO THE PROVISIONS OF TITLE 18, TITLED "NONCONFORMITIES" OF THE ZONING CODE OF BALTIMORE CITY. HOWEVER, THE FOLLOWING USES WILL NOT BE ALLOWED AS A CHANGE IN A NONCONFORMING USE:

- TOBACCO SHOPS (IN R-1 - R-10 DISTRICTS)
- BAIL BONDS OFFICES (IN R-1 - R-10 DISTRICTS)
- AMUSEMENT DEVICES (IN R-1 - R-10 DISTRICTS)
- CLUBS AND LODGES: PRIVATE NONPROFIT (IN R-1 - R-10 DISTRICTS)
- HELISTOPS
- MARINAS: ACCESSORY
- MARINAS: RECREATIONAL
- MARINAS: RECREATIONAL BOAT LAUNCH/TIE UP
- POULTRY-AND RABBIT-KILLING ESTABLISHMENTS
- RADIO AND TELEVISION ANTENNAS THAT ARE FREE-STANDING OR THAT EXTEND MORE THAN 25 FEET ABOVE THE BUILDING ON WHICH THEY ARE MOUNTED - BUT NOT INCLUDING MICROWAVE ANTENNAS (SATELLITE DISHES)
- RECYCLING COLLECTION STATIONS
- RESTAURANTS - INCLUDING LIVE ENTERTAINMENT AND DANCING, AND INCLUDING ACCESSORY OUTDOOR TABLE SERVICE (IN R-1 - R-10 DISTRICTS)
- TATTOO PARLORS
- TRAVEL TRAILERS, RECREATIONAL VEHICLES, AND SIMILAR CAMPING EQUIPMENT: PARKING OR STORAGE.

(3) In the Plan, delete the second paragraph of C.2 and replace with a new second paragraph to read as follows:

C. Techniques Used to Achieve Plan Objectives

...
2. Rehabilitation

...
OVER AND ABOVE THE CODES AND ORDINANCES OF THE CITY OF BALTIMORE, THE PROVISIONS SET FORTH IN APPENDIX B OF THIS PLAN SHALL BE APPLIED TO ALL RESIDENTIAL AND NON-RESIDENTIAL PROPERTIES WHETHER OCCUPIED OR VACANT.

(4) In the Plan, in Appendices A, C, and D, and for certain properties not listed in the Appendices but which are within the boundaries of the Middle East Urban Renewal Plan, as of Ordinance 18-190, delete the following properties:

- 621 North Washington Street
- 627 North Washington Street
- 629 North Washington Street
- 624 North Castle Street
- 622 North Castle Street
- 620 North Castle Street

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1	618 North Castle Street
2	616 North Castle Street
3	614 North Castle Street
4	612 North Castle Street
5	610 North Castle Street
6	608 North Castle Street
7	606 North Castle Street
8	604 North Castle Street
9	602 North Castle Street
10	600 North Castle Street
11	2026 McElderry Street
12	2024 McElderry Street
13	2022 McElderry Street
14	2020 McElderry Street
15	2018 McElderry Street
16	2016 McElderry Street
17	2014 McElderry Street
18	2012 McElderry Street
19	2010 McElderry Street
20	2008 McElderry Street
21	2006 McElderry Street
22	2004 McElderry Street
23	2002 McElderry Street
24	2000 McElderry Street
25	601 North Castle Street
26	603 North Castle Street
27	605 North Castle Street
28	607 North Castle Street
29	609 North Castle Street
30	611 North Castle Street
31	613 North Castle Street
32	615 North Castle Street
33	617 North Castle Street
34	619 North Castle Street
35	621 North Castle Street
36	623 North Castle Street
37	625 North Castle Street
38	627 North Castle Street
39	629 North Castle Street
40	631 North Castle Street
41	633 North Castle Street
42	2028 McElderry Street
43	601 North Collington Avenue
44	501 North Washington Street
45	503 North Washington Street
46	505 North Washington Street
47	507 North Washington Street
48	511 North Washington Street
49	513 North Washington Street
50	515 North Washington Street

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- 1 517 North Washington Street
- 2 519 North Washington Street
- 3 521 North Washington Street
- 4 523 North Washington Street
- 5 525 North Washington Street
- 6 529 North Washington Street
- 7 531 North Washington Street
- 8 533 North Washington Street
- 9 535 North Washington Street
- 10 537 North Washington Street
- 11 539 N Washington Street
- 12 541 North Washington Street
- 13 543 North Washington Street
- 14 805 North Washington Street
- 15 807 North Washington Street
- 16 811 North Washington Street
- 17 813 North Washington Street
- 18 815 North Washington Street
- 19 817 North Washington Street
- 20 819 North Washington Street
- 21 826 North Washington Street
- 22 833 North Washington Street
- 23 536 North Castle Street
- 24 534 North Castle Street
- 25 532 North Castle Street
- 26 530 North Castle Street
- 27 528 North Castle Street
- 28 526 North Castle Street
- 29 524 North Castle Street
- 30 522 North Castle Street
- 31 520 North Castle Street
- 32 510 North Castle Street
- 33 2014 Jefferson Street
- 34 2012 Jefferson Street
- 35 2010 Jefferson Street
- 36 2008 Jefferson Street
- 37 2006 Jefferson Street
- 38 2004 Jefferson Street
- 39 2002 Jefferson Street
- 40 501 North Castle Street
- 41 503 North Castle Street
- 42 505 North Castle Street
- 43 507 North Castle Street
- 44 509 North Castle Street
- 45 511 North Castle Street
- 46 513 North Castle Street
- 47 515 North Castle Street
- 48 517 North Castle Street
- 49 519 North Castle Street
- 50 521 North Castle Street

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- 1 523 North Castle Street
- 2 525 North Castle Street
- 3 527 North Castle Street
- 4 529 North Castle Street
- 5 531 North Castle Street
- 6 533 North Castle Street
- 7 2019 McElderry Street
- 8 2021 McElderry Street
- 9 2023 McElderry Street
- 10 2025 McElderry Street
- 11 2027 McElderry Street
- 12 2029 McElderry Street
- 13 536 North Chester Street
- 14 532 North Chester Street
- 15 530 North Chester Street
- 16 528 North Chester Street
- 17 526 North Chester Street
- 18 524 North Chester Street
- 19 522 North Chester Street
- 20 520 North Chester Street
- 21 518 North Chester Street
- 22 516 North Chester Street
- 23 514 North Chester Street
- 24 512 North Chester Street
- 25 510 North Chester Street
- 26 508 North Chester Street
- 27 506 North Chester Street
- 28 504 North Chester Street
- 29 502 North Chester Street
- 30 2032 Jefferson Street
- 31 2030 Jefferson Street
- 32 2028 Jefferson Street
- 33 2026 Jefferson Street
- 34 2024 Jefferson Street
- 35 2022 Jefferson Street
- 36 2020 Jefferson Street
- 37 2018 Jefferson Street
- 38 2102 Jefferson Street
- 39 2104 Jefferson Street
- 40 2106 Jefferson Street
- 41 2108 Jefferson Street
- 42 2110 Jefferson Street
- 43 2114 Jefferson Street
- 44 2116 Jefferson Street
- 45 2118 Jefferson Street
- 46 2120 Jefferson Street
- 47 2122 Jefferson Street
- 48 2124 Jefferson Street
- 49 2126 Jefferson Street
- 50 500 North Collington Avenue

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1	502 North Collington Avenue
2	504 North Collington Avenue
3	506 North Collington Avenue
4	508 North Collington Avenue
5	510 North Collington Avenue
6	512 North Collington Avenue
7	514 North Collington Avenue
8	516 North Collington Avenue
9	518 North Collington Avenue
10	520 North Collington Avenue
11	522 North Collington Avenue
12	524 North Collington Avenue
13	526 North Collington Avenue
14	528 North Collington Avenue
15	2121 McElderry Street
16	539 North Chester Street
17	537 North Chester Street
18	535 North Chester Street
19	533 North Chester Street
20	531 North Chester Street
21	527 North Chester Street
22	525 North Chester Street
23	523 North Chester Street
24	517 North Chester Street
25	515 North Chester Street
26	513 North Chester Street
27	511 North Chester Street
28	509 North Chester Street
29	507 North Chester Street
30	503 North Chester Street
31	502 North Duncan Street
32	504 North Duncan Street
33	506 North Duncan Street
34	508 North Duncan Street
35	510 North Duncan Street
36	512 North Duncan Street
37	514 North Duncan Street
38	516 North Duncan Street
39	520 North Duncan Street
40	522 North Duncan Street
41	524 North Duncan Street
42	503 North Duncan Street
43	505 North Duncan Street
44	507 North Duncan Street
45	513 North Duncan Street
46	2200 Jefferson Street
47	2202 Jefferson Street
48	2204 Jefferson Street
49	2206 Jefferson Street
50	2208 Jefferson Street

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1	2210 Jefferson Street
2	2212 Jefferson Street
3	2214 Jefferson Street
4	2216 Jefferson Street
5	2218 Jefferson Street
6	2222 Jefferson Street
7	2224 Jefferson Street
8	2226 Jefferson Street
9	2228 Jefferson Street
10	2230 Jefferson Street
11	500 North Patterson Park Avenue
12	502 North Patterson Park Avenue
13	504 North Patterson Park Avenue
14	506 North Patterson Park Avenue
15	508 North Patterson Park Avenue
16	510 North Patterson Park Avenue
17	512 North Patterson Park Avenue
18	514 North Patterson Park Avenue
19	516 North Patterson Park Avenue
20	518 North Patterson Park Avenue
21	520 North Patterson Park Avenue
22	522 North Patterson Park Avenue
23	524 North Patterson Park Avenue
24	526 North Patterson Park Avenue
25	528 North Patterson Park Avenue
26	530 North Patterson Park Avenue
27	2253 McElderry Street
28	2251 McElderry Street
29	2249 McElderry Street
30	2247 McElderry Street
31	2245 McElderry Street
32	2243 McElderry Street
33	2241 McElderry Street
34	2239 McElderry Street
35	2237 McElderry Street
36	2235 McElderry Street
37	2233 McElderry Street
38	2229 McElderry Street
39	2213 McElderry Street
40	2211 McElderry Street
41	2209 McElderry Street
42	2207 McElderry Street
43	2205 McElderry Street
44	2203 McElderry Street
45	2201 McElderry Street
46	523 North Collington Avenue
47	521 North Collington Avenue
48	519 North Collington Avenue
49	517 North Collington Avenue
50	515 North Collington Avenue

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- 1 513 North Collington Avenue
- 2 511 North Collington Avenue
- 3 509 North Collington Avenue
- 4 507 North Collington Avenue
- 5 505 North Collington Avenue
- 6 503 North Collington Avenue
- 7 501 North Collington Avenue
- 8 510 North Madeira Street
- 9 508 North Madeira Street
- 10 506 North Madeira Street
- 11 504 North Madeira Street
- 12 502 North Madeira Street
- 13 500 North Madeira Street
- 14 503 North Madeira Street
- 15 505 North Madeira Street
- 16 507 North Madeira Street
- 17 509 North Madeira Street
- 18 511 North Madeira Street
- 19 513 North Madeira Street
- 20 515 North Madeira Street
- 21 517 North Madeira Street
- 22 519 North Madeira Street
- 23 521 North Madeira Street
- 24 523 North Madeira Street
- 25 525 North Madeira Street
- 26 405 North Wolfe Street
- 27 407 North Wolfe Street
- 28 409 North Wolfe Street
- 29 411 North Wolfe Street
- 30 413 North Wolfe Street
- 31 415 North Wolfe Street
- 32 417 North Wolfe Street
- 33 419 North Wolfe Street
- 34 402 North Chapel Street
- 35 404 North Chapel Street
- 36 406 North Chapel Street
- 37 408 North Chapel Street
- 38 410 North Chapel Street
- 39 412 North Chapel Street
- 40 414 North Chapel Street
- 41 416 North Chapel Street
- 42 418 North Chapel Street
- 43 403 North Chapel Street
- 44 405 North Chapel Street
- 45 407 North Chapel Street
- 46 409 North Chapel Street
- 47 411 North Chapel Street
- 48 413 North Chapel Street
- 49 415 North Chapel Street
- 50 417 North Chapel Street

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- 1 419 North Chapel Street
- 2 402 North Washington Street
- 3 404 North Washington Street
- 4 406 North Washington Street
- 5 408 North Washington Street
- 6 410 North Washington Street
- 7 412 North Washington Street
- 8 414 North Washington Street
- 9 416 North Washington Street
- 10 418 North Washington Street
- 11 1901 Jefferson Street
- 12 1903 Jefferson Street
- 13 1905 Jefferson Street
- 14 1907 Jefferson Street
- 15 1909 Jefferson Street
- 16 1911 Jefferson Street
- 17 1913 Jefferson Street
- 18 1915 Jefferson Street
- 19 1921 Jefferson Street
- 20 1923 Jefferson Street
- 21 1925 Jefferson Street
- 22 1927 Jefferson Street
- 23 1929 Jefferson Street
- 24 1931 Jefferson Street
- 25 1933 Jefferson Street
- 26 1935 Jefferson Street
- 27 1937 Jefferson Street
- 28 1920 Orleans Street
- 29 1918 Orleans Street
- 30 1916 Orleans Street
- 31 1914 Orleans Street
- 32 1910 Orleans Street
- 33 1908 Orleans Street
- 34 1906 Orleans Street
- 35 1904 Orleans Street
- 36 1902 Orleans Street
- 37 1900 Orleans Street
- 38 415 North Washington Street
- 39 429 North Washington Street
- 40 431 North Washington Street
- 41 433 North Washington Street
- 42 435 North Washington Street
- 43 2003 Jefferson Street
- 44 2005 Jefferson Street
- 45 2007 Jefferson Street
- 46 2009 Jefferson Street
- 47 2011 Jefferson Street
- 48 424 North Castle Street
- 49 422 North Castle Street
- 50 420 North Castle Street

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- 1 418 North Castle Street
- 2 416 North Castle Street
- 3 404 North Castle Street
- 4 2022 Orleans Street
- 5 2020 Orleans Street
- 6 2018 Orleans Street
- 7 2016 Orleans Street
- 8 2014 Orleans Street
- 9 2012 Orleans Street
- 10 2010 Orleans Street
- 11 2000 Orleans Street
- 12 403 North Castle Street
- 13 405 North Castle Street
- 14 407 North Castle Street
- 15 409 North Castle Street
- 16 411 North Castle Street
- 17 413 North Castle Street
- 18 415 North Castle Street
- 19 417 North Castle Street
- 20 419 North Castle Street
- 21 421 North Castle Street
- 22 423 North Castle Street
- 23 425 North Castle Street
- 24 427 North Castle Street
- 25 429 North Castle Street
- 26 2015 Jefferson Street
- 27 2017 Jefferson Street
- 28 2019 Jefferson Street
- 29 2021 Jefferson Street
- 30 2023 Jefferson Street
- 31 2025 Jefferson Street
- 32 2027 Jefferson Street
- 33 2029 Jefferson Street
- 34 2031 Jefferson Street
- 35 2033 Jefferson Street
- 36 2035 Jefferson Street
- 37 2037 Jefferson Street
- 38 2039 Jefferson Street
- 39 422 North Chester Street
- 40 420 North Chester Street
- 41 418 North Chester Street
- 42 416 North Chester Street
- 43 414 North Chester Street
- 44 412 North Chester Street
- 45 410 North Chester Street
- 46 408 North Chester Street
- 47 406 North Chester Street
- 48 404 North Chester Street
- 49 402 North Chester Street
- 50 400 North Chester Street

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- 1 2050 Orleans Street
- 2 2048 Orleans Street
- 3 2046 Orleans Street
- 4 2044 Orleans Street
- 5 2042 Orleans Street
- 6 2040 Orleans Street
- 7 2038 Orleans Street
- 8 2036 Orleans Street
- 9 2026 Orleans Street
- 10 401 North Chester Street
- 11 403 North Chester Street
- 12 405 North Chester Street
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- 17 415 North Chester Street
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- 19 419 North Chester Street
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- 21 423 North Chester Street
- 22 425 North Chester Street
- 23 2101 Jefferson Street
- 24 2103 Jefferson Street
- 25 2105 Jefferson Street
- 26 2107 Jefferson Street
- 27 2109 Jefferson Street
- 28 2111 Jefferson Street
- 29 2113 Jefferson Street
- 30 2115 Jefferson Street
- 31 2117 Jefferson Street
- 32 2121 Jefferson Street
- 33 2123 Jefferson Street
- 34 2125 Jefferson Street
- 35 2127 Jefferson Street
- 36 2129 Jefferson Street
- 37 2131 Jefferson Street
- 38 2133 Jefferson Street
- 39 2135 Jefferson Street
- 40 2137 Jefferson Street
- 41 2139 Jefferson Street
- 42 428 North Collington Avenue
- 43 426 North Collington Avenue
- 44 424 North Collington Avenue
- 45 422 North Collington Avenue
- 46 420 North Collington Avenue
- 47 418 North Collington Avenue
- 48 416 North Collington Avenue
- 49 414 North Collington Avenue
- 50 412 North Collington Avenue

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1	410 North Collington Avenue
2	408 North Collington Avenue
3	406 North Collington Avenue
4	404 North Collington Avenue
5	402 North Collington Avenue
6	2134 Orleans Street
7	2132 Orleans Street
8	2130 Orleans Street
9	2128 Orleans Street
10	2126 Orleans Street
11	2124 Orleans Street
12	2122 Orleans Street
13	2120 Orleans Street
14	2118 Orleans Street
15	2116 Orleans Street
16	2114 Orleans Street
17	2112 Orleans Street
18	2110 Orleans Street
19	2108 Orleans Street
20	2106 Orleans Street
21	2104 Orleans Street
22	2102 Orleans Street
23	2100 Orleans Street
24	402 North Duncan Street
25	404 North Duncan Street
26	406 North Duncan Street
27	408 North Duncan Street
28	410 North Duncan Street
29	412 North Duncan Street
30	414 North Duncan Street
31	416 North Duncan Street
32	418 North Duncan Street
33	420 North Duncan Street
34	422 North Duncan Street
35	426 North Duncan Street
36	427 North Duncan Street
37	425 North Duncan Street
38	423 North Duncan Street
39	421 North Duncan Street
40	419 North Duncan Street
41	417 North Duncan Street
42	415 North Duncan Street
43	413 North Duncan Street
44	411 North Duncan Street
45	409 North Duncan Street
46	407 North Duncan Street
47	405 North Duncan Street
48	403 North Duncan Street
49	401 North Collington Avenue
50	403 North Collington Avenue

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- 1 405 North Collington Avenue
- 2 407 North Collington Avenue
- 3 409 North Collington Avenue
- 4 411 North Collington Avenue
- 5 413 North Collington Avenue
- 6 415 North Collington Avenue
- 7 417 North Collington Avenue
- 8 419 North Collington Avenue
- 9 421 North Collington Avenue
- 10 2201 Jefferson Street
- 11 2203 Jefferson Street
- 12 2205 Jefferson Street
- 13 2207 Jefferson Street
- 14 2209 Jefferson Street
- 15 2211 Jefferson Street
- 16 2213 Jefferson Street
- 17 2215 Jefferson Street
- 18 2217 Jefferson Street
- 19 2219 Jefferson Street
- 20 2221 Jefferson Street
- 21 2223 Jefferson Street
- 22 2225 Jefferson Street
- 23 2227 Jefferson Street
- 24 2229 Jefferson Street
- 25 2231 Jefferson Street
- 26 2233 Jefferson Street
- 27 2235 Jefferson Street
- 28 2237 Jefferson Street
- 29 452 North Patterson Park Avenue
- 30 450 North Patterson Park Avenue
- 31 448 North Patterson Park Avenue
- 32 446 North Patterson Park Avenue
- 33 444 North Patterson Park Avenue
- 34 442 North Patterson Park Avenue
- 35 440 North Patterson Park Avenue
- 36 438 North Patterson Park Avenue
- 37 436 North Patterson Park Avenue
- 38 434 North Patterson Park Avenue
- 39 432 North Patterson Park Avenue
- 40 430 North Patterson Park Avenue
- 41 428 North Patterson Park Avenue
- 42 426 North Patterson Park Avenue
- 43 424 North Patterson Park Avenue
- 44 422 North Patterson Park Avenue
- 45 420 North Patterson Park Avenue
- 46 418 North Patterson Park Avenue
- 47 416 North Patterson Park Avenue
- 48 414 North Patterson Park Avenue
- 49 412 North Patterson Park Avenue
- 50 410 North Patterson Park Avenue

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- 1 408 North Patterson Park Avenue
- 2 406 North Patterson Park Avenue
- 3 404 North Patterson Park Avenue
- 4 402 North Patterson Park Avenue
- 5 400 North Patterson Park Avenue
- 6 2236 Orleans Street
- 7 2234 Orleans Street
- 8 2232 Orleans Street
- 9 2230 Orleans Street
- 10 2228 Orleans Street
- 11 2226 Orleans Street
- 12 2224 Orleans Street
- 13 2222 Orleans Street
- 14 2220 Orleans Street
- 15 2218 Orleans Street
- 16 2216 Orleans Street
- 17 2214 Orleans Street
- 18 2212 Orleans Street
- 19 2210 Orleans Street
- 20 2208 Orleans Street
- 21 2206 Orleans Street
- 22 2204 Orleans Street
- 23 2202 Orleans Street
- 24 2200 Orleans Street
- 25 400 North Madeira Street
- 26 402 North Madeira Street
- 27 404 North Madeira Street
- 28 406 North Madeira Street
- 29 408 North Madeira Street
- 30 410 North Madeira Street
- 31 412 North Madeira Street
- 32 414 North Madeira Street
- 33 416 North Madeira Street
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- 37 403 North Madeira Street
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- 41 411 North Madeira Street
- 42 413 North Madeira Street
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- 47 423 North Madeira Street
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- 50 429 North Madeira Street

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1	431 North Madeira Street
2	205 North Collington Avenue
3	207 North Collington Avenue
4	209 North Collington Avenue
5	211 North Collington Avenue
6	213 North Collington Avenue
7	215 North Collington Avenue
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9	219 North Collington Avenue
10	221 North Collington Avenue
11	223 North Collington Avenue
12	225 North Collington Avenue
13	227 North Collington Avenue
14	229 North Collington Avenue
15	2201 Orleans Street
16	2203 Orleans Street
17	2205 Orleans Street
18	2207 Orleans Street
19	2209 Orleans Street
20	2211 Orleans Street
21	2213 Orleans Street
22	2215 Orleans Street
23	2217 Orleans Street
24	2219 Orleans Street
25	2221 Orleans Street
26	2223 Orleans Street
27	2225 Orleans Street
28	2227 Orleans Street
29	2229 Orleans Street
30	2231 Orleans Street
31	2233 Orleans Street
32	244 North Patterson Park Avenue
33	240 North Patterson Park Avenue
34	238 North Patterson Park Avenue
35	236 North Patterson Park Avenue
36	234 North Patterson Park Avenue
37	232 North Patterson Park Avenue
38	230 North Patterson Park Avenue
39	228 North Patterson Park Avenue
40	226 North Patterson Park Avenue
41	224 North Patterson Park Avenue
42	222 North Patterson Park Avenue
43	220 North Patterson Park Avenue
44	218 North Patterson Park Avenue
45	216 North Patterson Park Avenue
46	214 1/2 North Patterson Park Avenue
47	214 North Patterson Park Avenue
48	212 North Patterson Park Avenue
49	210 North Patterson Park Avenue
50	208 North Patterson Park Avenue

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- 1 206 North Patterson Park Avenue
- 2 204 North Patterson Park Avenue
- 3 202 North Patterson Park Avenue
- 4 200 North Patterson Park Avenue
- 5 2228 East Fayette Street
- 6 2226 East Fayette Street
- 7 2224 East Fayette Street
- 8 2222 East Fayette Street
- 9 2220 East Fayette Street
- 10 2218 East Fayette Street
- 11 2216 East Fayette Street
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- 15 2208 East Fayette Street
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- 17 2204 East Fayette Street
- 18 2202 East Fayette Street
- 19 2200 East Fayette Street
- 20 2203 Mullikin Street
- 21 2207 Mullikin Street
- 22 2209 Mullikin Street
- 23 2204 Mullikin Street
- 24 2206 Mullikin Street
- 25 230 North Madeira Street
- 26 228 North Madeira Street
- 27 226 North Madeira Street
- 28 224 North Madeira Street
- 29 222 North Madeira Street
- 30 220 North Madeira Street
- 31 218 North Madeira Street
- 32 216 North Madeira Street
- 33 214 North Madeira Street
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(5) In the Plan, delete Appendix B - East Monument Street Business Area: Properties and Exterior Rehabilitation Standards and replace with new Appendix B - Middle East Urban Renewal Plan Design Guidelines, which reads as follows:

MIDDLE EAST URBAN RENEWAL PLAN REHABILITATION
DESIGN GUIDELINES

MAY 2020

GENERAL OBJECTIVES

- ESTABLISH STANDARDS FOR THE REHABILITATION OF STRUCTURES THAT SERVE TO PRESERVE FACADES, INCLUDING CORNICES, WINDOWS, DOORS, TRIM, AND ORIGINAL MATERIALS.
- ENCOURAGE THE REHABILITATION OF PROPERTIES AND STRUCTURES THAT ALLOWS FOR MODERN NEED, DESIGN, AND THE PRESERVATION OF HISTORIC ELEMENTS AND ADDRESSES THE SCALE, FORM AND CONTEXT OF EXISTING BLOCK.
- DESIGN ADDITIONS TO BE COMPATIBLE WITH THE EXISTING STRUCTURE IN MASSING, HEIGHT, FORM, AND SCALE. ENDEAVOR TO PLACE ADDITIONS ON A SECONDARY ELEVATION WHERE POSSIBLE.
- ENCOURAGE THE REVITALIZATION OF COMMERCIAL AREAS AND PROPERTIES IN A WAY THAT PRESERVES AND SUPPORTS THE VISUAL CHARACTER AND ECONOMIC HEALTH OF THE DISTRICT AND ALLOWS FOR MAINTENANCE OF DISTRICT BUILDINGS AND RELATED SITES IN COMPLIANCE WITH REGULATORY HEALTH AND SAFETY REQUIREMENTS.

A. GENERAL REHABILITATION GUIDELINES

THE GUIDELINES IN THIS SECTION APPLY TO ALL PROPERTIES, ZONING CATEGORIES AND USES WITHIN THE MIDDLE EAST URBAN RENEWAL PLAN AREA.

1. EXTERIOR WALLS

- ALL EXTERIOR FRONT AND/OR SIDEWALLS THAT HAVE NOT BEEN WHOLLY OR PARTIALLY RESURFACED OR BUILT OVER, SHALL BE REPAIRED, CLEANED OR PAINTED. BRICK WALLS SHALL BE POINTED WHERE NECESSARY. PAINTED MASONRY WALLS SHALL HAVE LOOSE MATERIAL REMOVED AND PAINTED. PATCHED WALLS SHALL MATCH THE EXISTING ADJACENT SURFACES AS TO MATERIAL, COLOR, BOND, AND JOINING.
- RESURFACING OF EXISTING BRICK FACADES SHALL BE IMPLEMENTED IN ACCORDANCE WITH STANDARD BRICK MODULAR BRICK WORK. WITH THE EXCEPTION OF REAR AND INTERIOR SIDE WALLS WHERE FORMSTONE HAS BEEN REMOVED, RESURFACING WITH MATERIALS SUCH

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1 AS FORMSTONE, WOOD SIDING, STRUCTURAL GLASS VENEER,
2 ALUMINUM AND VINYL SIDING, ETC. SHALL NOT BE PERMITTED. FRONT
3 OR SIDE WALLS MAY BE RESURFACED WITH STUCCO-LIKE MATERIALS.

- 4 • UNFINISHED, SMOOTH-FACED CONCRETE IS PROHIBITED. SMOOTH-
5 FACED CONCRETE MUST BE FINISHED WITH APPROVED MATERIALS.
- 6 • EXISTING SIDING AND UNPAINTED FORMSTONE MAY REMAIN IF IT IS IN
7 GOOD CONDITION AND IN NEED OF MINIMAL REPAIR. IT MAY NOT BE
8 PAINTED.
- 9 • CHIMNEYS, ELEVATOR PENTHOUSES, OR ANY OTHER AUXILIARY
10 STRUCTURES ON ROOFS REQUIRING RENOVATION SHALL MEET ALL
11 REQUIRED ZONING AND BUILDING CODE REQUIREMENTS. ANY
12 CONSTRUCTION VISIBLE FROM THE STREET OR FROM OTHER BUILDINGS
13 SHALL BE FINISHED SO AS TO BE HARMONIOUS WITH OTHER VISIBLE
14 BUILDING WALLS.
- 15 • CHIMNEYS MUST BE STANDARD MODULAR BRICK.
- 16 • FOUNDATIONS MUST BE PATCHED WITH LIKE MATERIALS.

17 2. WINDOWS AND DOORS

- 18 • ALL WINDOWS MUST BE TIGHT FITTING AND HAVE SASHES OF PROPER
19 SIZE AND DESIGN FOR THE EXISTING STRUCTURE.
- 20 • SASHES WITH ROTTEN WOOD, BROKEN JOINTS, OR BROKEN OR LOOSE
21 MULLIONS OR MUNTINS SHALL BE REPLACED. ALL BROKEN AND
22 MISSING WINDOWS SHALL BE REPLACED. ALL EXPOSED WOOD SHALL BE
23 REPAIRED AND PAINTED.
- 24 • REPLACEMENT WINDOWS AND DOORS MUST BE OF THE SAME SIZE AND
25 SHAPE OF THE EXISTING OPENING AND FIT WITHIN THE STRUCTURE'S
26 EXISTING, ORIGINAL OPENINGS. WINDOWS AND DOORS THAT ARE
27 FABRICATED WITH DIMENSIONS LESSER THAN THE STRUCTURE'S
28 EXISTING OPENINGS ARE NOT ALLOWED TO BE INSTALLED WITH PANEL
29 SURROUNDS THAT SERVE TO ALTER EXISTING, ORIGINAL OPENINGS.
- 30 • EXISTING MASONRY OPENINGS MAY NOT BE ENLARGED EXCEPT TO
31 ACCOMMODATE CONTEMPORARY DOOR DIMENSIONS OR UNLESS
32 SUBMITTED CONSTRUCTION DOCUMENTS ILLUSTRATE THE NEW
33 ENLARGED OPENINGS AS A COMPONENT OF THE COMPREHENSIVE
34 DESIGN FOR THE STRUCTURE OR STRUCTURES.
- 35 • WINDOW AND DOOR OPENINGS IN THE FRONT OF THE BUILDING SHALL
36 NOT BE FILLED OR BOARDED UNLESS OTHERWISE REQUIRED BY THE
37 BALTIMORE CITY CODE.

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- DORMER WINDOWS ON ROOFS SLOPING TOWARD THE STREET SHALL BE RETAINED AND REPAIRED OR REPLACED IN AN APPROPRIATE MANNER TO PRESERVE THEIR ORIGINAL ARCHITECTURAL DESIGN.
- SPECIAL WINDOWS, SUCH AS BAYS, BOXES AND DORMERS, MUST BE REFURBISHED UNLESS THEIR CONDITION SHOWS THAT THEY ARE BEYOND REPAIR.

3. TRIM

- ALL STRUCTURAL AND DECORATIVE ELEMENTS SHALL BE REPAIRED OR REPLACED TO MATCH AS CLOSELY AS POSSIBLE, THE EXISTING MATERIALS AND CONSTRUCTION. ALL CORNICES SHALL BE MADE STRUCTURALLY SOUND, AND ROTTED OR WEAKENED PORTIONS SHALL BE REMOVED AND REPAIRED OR REPLACED TO MATCH AS CLOSELY AS POSSIBLE, THE EXISTING CORNICE. ALL EXPOSED WOOD SHALL BE PAINTED.
- EXISTING CORNICES THAT HAVE BEEN COVERED WITH ALUMINUM OR VINYL SIDING AND ARE IN GOOD REPAIR MAY REMAIN. DAMAGED OR WORN CORNICES MUST BE REPAIRED OR REPLACED WITH TRIM THAT MATCHES MATERIAL AND COLOR OF ORIGINAL COMPONENT. NO NEW INSTALLATIONS OF SIDING TO COVER CORNICES ARE ALLOWED.

4. PROPERTIES/YARDS/FENCING

- MECHANICAL UNITS: AIR CONDITIONING UNITS AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
- ACCESSIBILITY RAMPS ON RESIDENTIAL BUILDINGS: WHEN ACCESSIBILITY RAMPS ARE USED, THEY SHOULD BE ATTACHED TO THE BACK OR SIDE OF A RESIDENCE. SIDE RAMPS THAT ARE VISIBLE FROM THE STREET SHOULD INCORPORATE THE SAME ARCHITECTURAL VOCABULARY AS FRONT PORCHES.
- ACCESSIBILITY RAMPS ON NON-RESIDENTIAL OR MULTI-FAMILY BUILDINGS OVER 20 UNITS: WHEN ACCESSIBILITY RAMPS ARE USED, THEY SHOULD INCORPORATE THE SAME ARCHITECTURAL VOCABULARY AS THE DEFINED BY THE SUPPORTING BUILDING.
- FRONT AND SIDE YARD FENCING: FENCING HEIGHTS SHALL NOT EXCEED 42 INCHES FOR FRONT YARDS AND SIDE YARDS IN FRONT OF THE REAR BUILDING LINE.
- BACK YARD FENCING INSTALLED WITHIN AREAS LOCATED BEYOND THE REAR BUILDING LINE SHALL NOT EXCEED SIX FEET IN HEIGHT.

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5. ADDITIONS/GARAGES

- ADDITIONS AND GARAGES VISIBLE FROM ANY STREET MUST BE DESIGNED TO ADDRESS THE SCALE AND THE MATERIALS OF PRIMARY STRUCTURE. SMOOTH-FACED CONCRETE BLOCK THAT IS NOT FINISHED WITH APPROVED MATERIALS IS PROHIBITED AS A MATERIAL FOR ADDITIONS AND GARAGES.

B. NON-RESIDENTIAL REHABILITATION STANDARDS

OVER AND ABOVE THE CODES AND ORDINANCES OF THE CITY OF BALTIMORE, THE FOLLOWING ADDITIONAL STANDARDS SHALL BE APPLIED TO ALL NON-RESIDENTIAL PROPERTIES, WHETHER OCCUPIED OR VACANT, WITHIN THE MIDDLE EAST URBAN RENEWAL PLAN AREA, INCLUDING THE EAST MONUMENT STREET BUSINESS AREA.

1. STOREFRONTS

- A STOREFRONT, AS A PART OF A BUILDING FACADE, SHALL BE DEFINED TO INCLUDE:
 - (A) THE BUILDING FACE AND THE ENTRANCE AREA LEADING TO THE DOOR;
 - (B) THE DOOR, SIDELIGHTS, TRANSOMS, SHOW WINDOWS AND ALL DISPLAY PLATFORMS AND DEVICES INCLUDING LIGHTING AND SIGNAGE, DESIGNED TO BE VIEWED FROM THE PUBLIC RIGHT-OF-WAY AND/OR THE AREAS VISIBLE TO THE PUBLIC PRIOR TO ENTERING THE INTERIOR PORTION OF THE STRUCTURE.
- STOREFRONTS, ENTRANCES, LIGHTING, SUN PROTECTION, SIGNAGE AND OTHER SHOW WINDOW ELEMENTS SHALL BE DESIGNED TO BE COMPATIBLE, HARMONIOUS AND CONSISTENT WITH THE ARCHITECTURE OF THE BUILDING AND SCALE AND CHARACTER OF THE EXISTING STRUCTURES.
- ALL EXPOSED PORTIONS OF SECURITY GRILLES AND SCREENS THAT ARE PAINTED IN NORMAL PRACTICE AND ALL PORTIONS THAT REQUIRE PAINTING TO PRESERVE, PROTECT OR RENOVATE THE SURFACE SHALL BE PAINTED. NON-METAL GRILLES AND SCREENS SHALL BE PROHIBITED.
- ALL NEW AND EXISTING SCREENS AND GRILLES OVER SHOW WINDOWS PARALLEL WITH STREETS MUST BE CONSTRUCTED SO THEY MAY BE OPENED OR REMOVED, EXCEPT GRILLES OVER TRANSOMS AND NARROW SIDELIGHTS WHICH MAY BE NON-OPENING ARE SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT. SUCH SCREENS AND GRILLES SHALL BE OPENED OR REMOVED DURING THE NORMAL BUSINESS HOURS OF THAT BUSINESS.

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- DISPLAY OF GOODS SHALL BE RESTRICTED TO THE INSIDE OF STORE PREMISES WITH THE EXCEPTION OF SPECIAL SALES EVENTS SPONSORED BY THE EAST MONUMENT STREET MERCHANT’S ASSOCIATION AND WITH THE PERMISSION OF THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT.

2. AWNINGS

- RIGID AWNINGS OR SUN SCREENS SHALL NOT BE PLACED ON ANY PORTION OF A BUILDING EXCEPT FOR THOSE FIXED AWNINGS OR SUN SCREENS THAT MAY BE PERMITTED BY THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT.

3. SIGNAGE

- COMPLY WITH SIGNAGE REQUIREMENTS PER ARTICLE 17 OF THE ZONING CODE OF BALTIMORE CITY.

C. REQUIRED SUBMISSIONS

FOR THE PURPOSE OF SEEKING APPROVAL FOR ANY EXTERIOR MODIFICATIONS THAT COMPRISE OVER 10 SQUARE FEET FOR RESIDENTIAL AND NON-RESIDENTIAL PROPERTIES, ALL PERMIT APPLICATIONS MUST BE ACCOMPANIED BY DIMENSIONED SITE PLANS AS NEEDED, AND ELEVATIONS THAT SHOW PROPOSED IMPROVEMENTS INCLUDING MATERIALS. WHERE THERE ARE FENESTRATION CHANGES BOTH THE EXISTING AND PROPOSED CONDITIONS MUST BE PROVIDED.

(5) In the Plan, delete Appendix E: New East Baltimore Community Guidelines in its entirety.

(6) In the Plan, replace the exhibits as follows:

- Exhibit 1, “Land Use Plan”, with new Exhibit 1, “Land Use Plan”, dated November 10, 2020
- Exhibit 2, “Property Acquisition”, with new Exhibit 2, “Property Acquisition”, dated November 10, 2020
- Exhibit 3, “Property Disposition”, with new Exhibit 3, “Property Disposition”, dated November 10, 2020
- Exhibit 4, “Zoning Districts”, with new Exhibit 4, “Zoning Districts”, dated November 10, 2020

to reflect the changes to this Plan by this Ordinance.

SECTION 2. AND BE IT FURTHER ORDAINED, That the Urban Renewal Plan for Middle East, as amended by this Ordinance and identified as “Urban Renewal Plan, Middle East, revised to include Amendment __, dated January 25, 2021”, is approved. The Department of Planning shall file a copy of the amended Urban Renewal Plan with the Department of Legislative Reference as a permanent public record, available for public inspection and information.

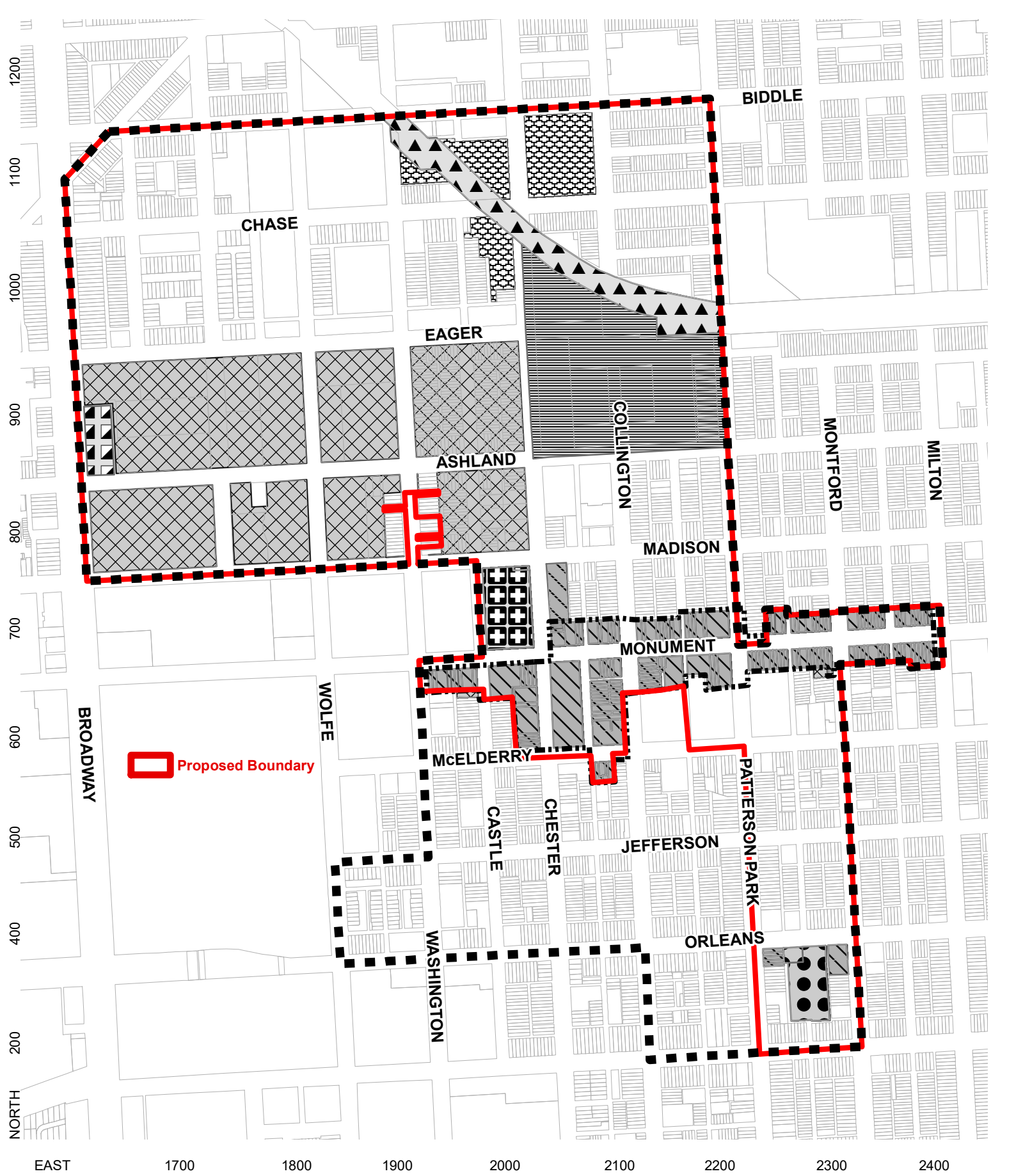
Council Bill 21-0023

1 **SECTION 3. AND BE IT FURTHER ORDAINED**, That if the amended Urban Renewal Plan
2 approved by this Ordinance in any way fails to meet the statutory requirements for the content of
3 a renewal plan or for the procedures for the preparation, adoption, and approval of a renewal
4 plan, those requirements are waived and the amended Urban Renewal Plan approved by this
5 Ordinance is exempted from them.

6 **SECTION 4. AND BE IT FURTHER ORDAINED**, That if any provision of this Ordinance or the
7 application of this Ordinance to any person or circumstance is held invalid for any reason, the
8 invalidity does not affect any other provision or any other application of this Ordinance, and for
9 this purpose the provisions of this Ordinance are declared severable.









10 **SECTION 5. AND BE IT FURTHER ORDAINED**, That if a provision of this Ordinance concerns
11 the same subject as a provision of any zoning, building, electrical, plumbing, health, fire, or
12 safety law or regulation, the applicable provisions shall be construed to give effect to each.
13 However, if the provisions are found to be in irreconcilable conflict, the one that establishes the
14 higher standard for the protection of the public health and safety prevails. If a provision of this
15 Ordinance is found to be in conflict with an existing provision of any other law or regulation that
16 establishes a lower standard for the protection of the public health and safety, the provision of
17 this Ordinance prevails and the other conflicting provision is repealed to the extent of the
18 conflict.

19 **SECTION 6. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the date it is
20 enacted.



 Proposed Boundary

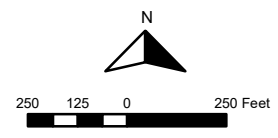
LEGEND

	PROJECT AREA BOUNDARY
	E. MONUMENT ST. BUSINESS AREA BOUNDARY
	RESIDENTIAL
	GENERAL INDUSTRIAL
	HEAVY COMMERCIAL
	EDUCATIONAL CAMPUS
	NEIGHBORHOOD BUSINESS
	BIOSCIENCE
	INDUSTRIAL MIXED-USE
	Office Residential
	Hospital

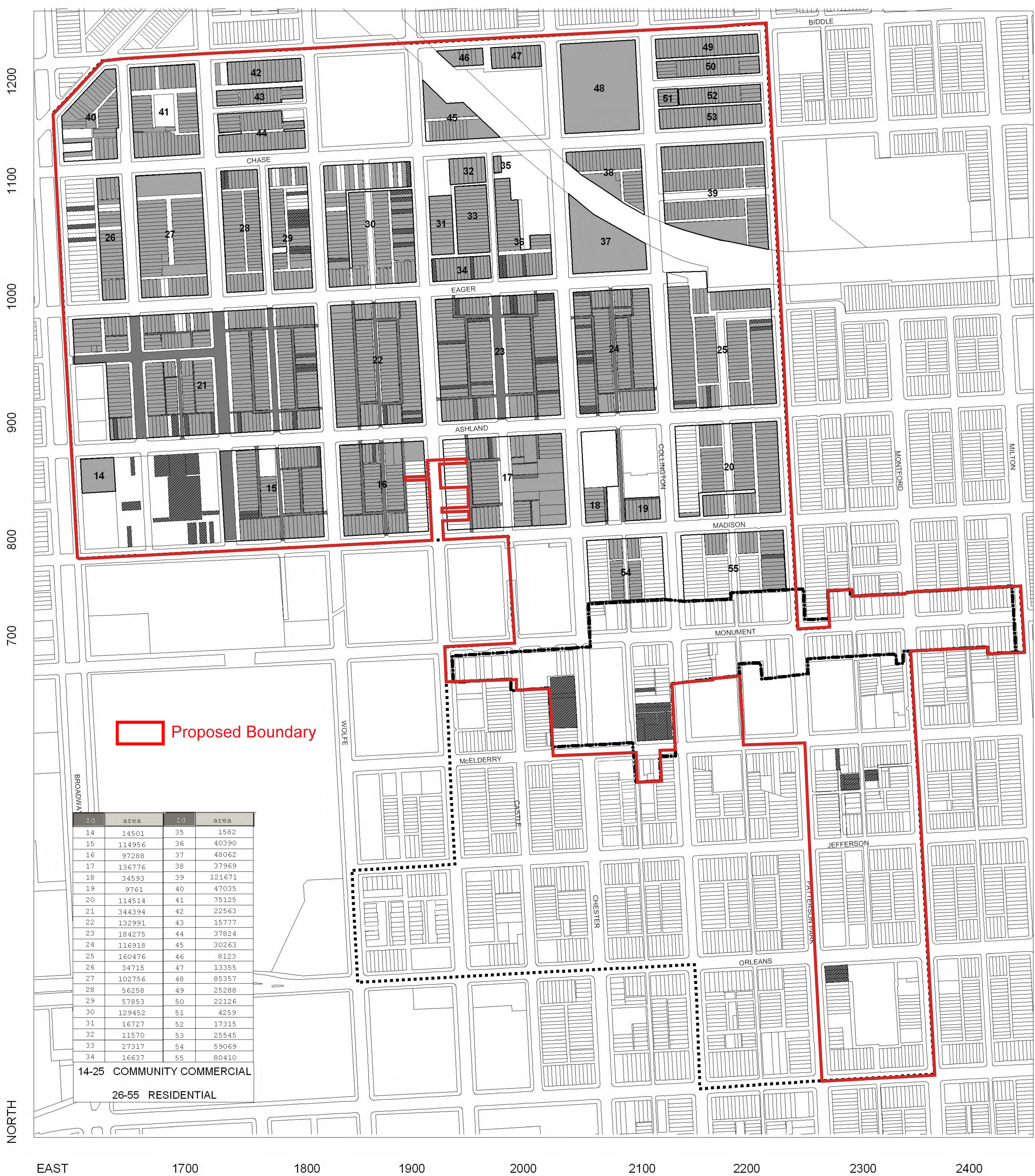
MIDDLE EAST

BALTIMORE CITY
DEPARTMENT OF PLANNING

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LAND USE PLAN		EXHIBIT 1
DATE:	2/11/2004	
REVISION:	6/7/2011 11/10/2020	

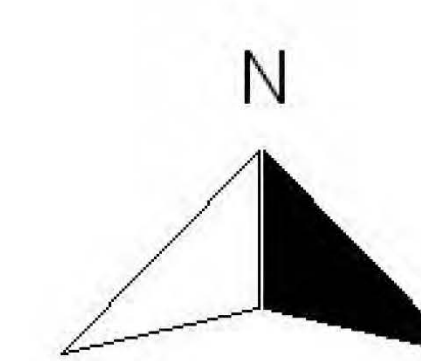


LEGEND

- PROJECT AREA BOUNDARY
- - - E. MONUMENT ST. BUSINESS AREA BOUNDARY
- ▨ ORDINANCE 1202 (1979)
- ORDINANCE 02-0455 (2002)

MIDDLE EAST

BALTIMORE CITY
DEPARTMENT OF PLANNING



0 200 400 600 Feet

PROPERTY DISPOSITION

DATE:
2/11/2004

REVISION:
11/10/2020

EXHIBIT

3

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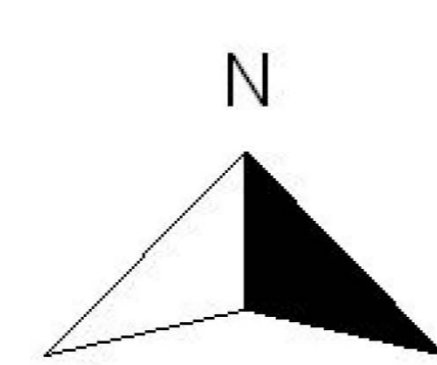


LEGEND

- PROJECT AREA BOUNDARY
- E. MONUMENT ST. BUSINESS AREA BOUNDARY
- ORDINANCE 1202 (1979)
- ORDINANCE 02-0455 (2002)

MIDDLE EAST

BALTIMORE CITY
DEPARTMENT OF PLANNING



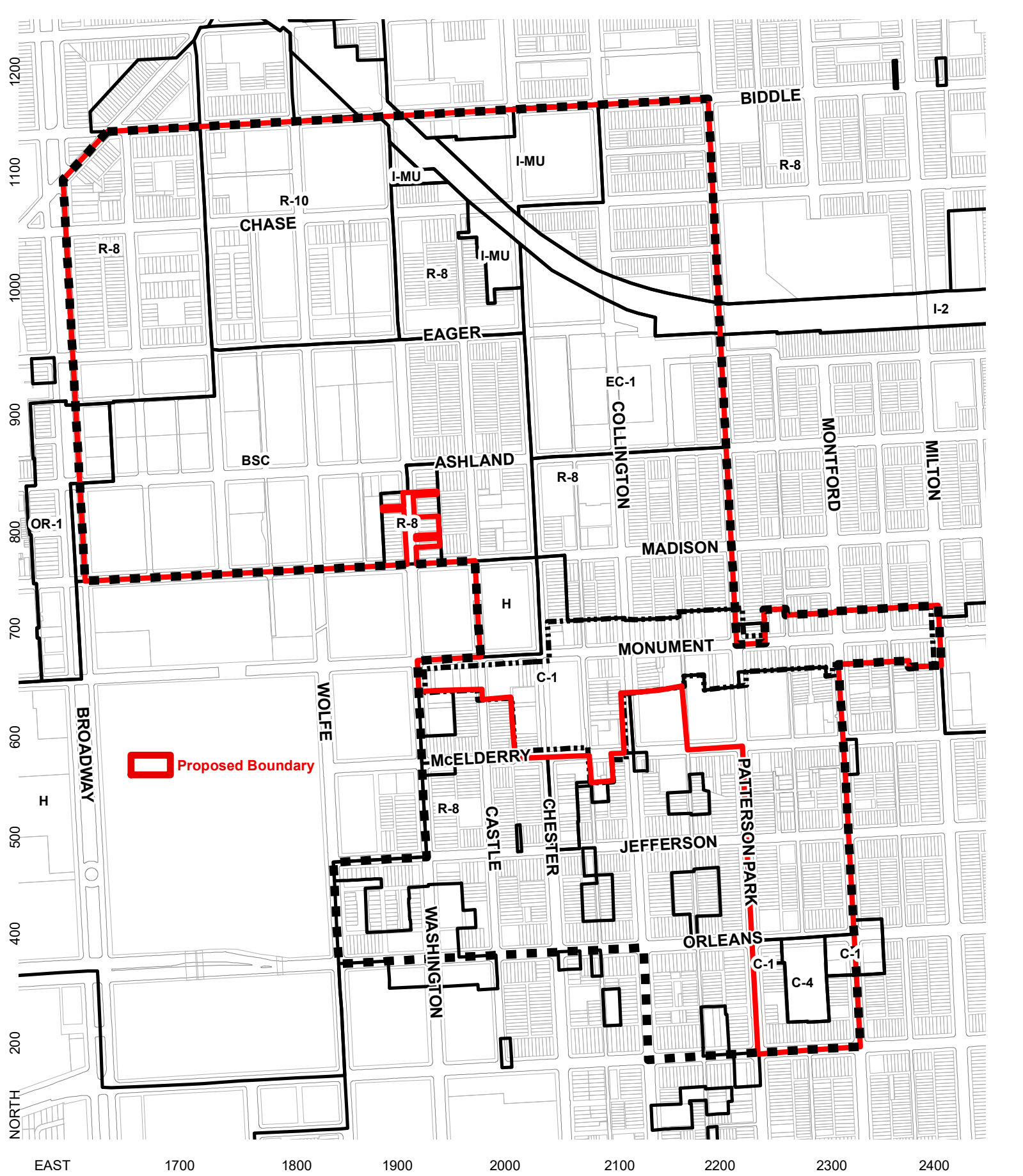
PROPERTY ACQUISITION

DATE:
2/11/2004

REVISION:
11/10/2020




EXHIBIT

2



 Proposed Boundary

LEGEND

-  PROJECT AREA BOUNDARY
-  E. MONUMENT ST. BUSINESS AREA BOUNDARY
-  ZONING DISTRICT BOUNDARY


MIDDLE EAST

BALTIMORE CITY
DEPARTMENT OF PLANNING

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250 125 0 250 Feet



ZONING DISTRICTS

DATE:
2/11/2004

REVISION:
6/7/2011

11/10/2020

EXHIBIT

4

**COMMITTEE ON ECONOMIC AND COMMUNITY
DEVELOPMENT**

Bill 21-0023

AGENCY REPORTS

City Solicitor	Favorable
Department of Planning	Favorable
Department of Housing and Community Development	Favorable
Department of Public Works	
Commission for Historical and Architectural Preservation	
Baltimore Development Corporation	
Department of Transportation	No Objection

CITY OF BALTIMORE

BRANDON M. SCOTT,
Mayor



DEPARTMENT OF LAW
JAMES L. SHEA, CITY SOLICITOR
100 N. HOLLIDAY STREET
SUITE 101, CITY HALL
BALTIMORE, MD 21202

April 29, 2021

The Honorable President and Members
of the Baltimore City Council

Attn: Executive Secretary
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202

Re: City Council Bill 21-0023 – Urban Renewal – Middle East – Amendment

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 21-0023 for form and legal sufficiency. The bill would amend the Urban Renewal Plan for Middle East to modify certain land uses allowed in the Plan, correct, clarify, and conform certain provisions and references in the Plan to those in the current Baltimore City zoning code, replace Appendix B with new Appendix B, delete Appendix E, remove certain properties from the lists in Appendices A, C and D and remove certain other properties located within the Renewal Area; replace the exhibits with new exhibits to reflect the changes in the Plan, and modify the boundaries of the Plan to reflect the removal of certain properties as shown on the new exhibits, waive certain content and procedural requirements, make the provisions of the ordinance severable; provide for the application of the ordinance in conjunction with certain other ordinances, and provide for a special effective date.

Any changes in an Urban Renewal plan, such as these changes, must be made by ordinance. City Code, Art. 13, §2-6(g). Since this is not a technical amendment, it requires the same notice as that required to adopt the original ordinance that created the plan. Thus, notice of the City Council hearing must be posted in the neighborhood of the area involved at least ten days prior to the hearing. City Code, Art. 13, §2-6(d)(3)(i). Additionally, notice of the City Council hearing must be published once a week for two consecutive weeks in a newspaper of general circulation in Baltimore City. City Code, Art. 13, §2-6(d)(3)(ii).

Furthermore, the Middle East Plan requires that “[t]he Department of Housing and Community Development shall submit to the Middle East Community Organization and the East Monument Street Merchants Association, or their successors, for their review and comments all proposed amendments to the urban renewal plan no later than at the time the proposed amendments are submitted to the Director of the City Planning Department by the Department of Housing and Community Development. The written comments and recommendations from this review shall be submitted to the Department of Housing and Community Development no later than 3 weeks after they have been submitted to the Middle East Community Organization and the East Monument Street Merchants Association or their

successors; otherwise it is presumed the proposed changes are satisfactory. Prior to passage of any ordinance amending the urban renewal plan, a public hearing shall be held. The Middle East Community Organization and the East Monument Street Merchants Association or their successors, shall receive, at least ten days prior to such hearing, written notice of the time and place of such hearing. With respect to any land in the Project Area previously disposed of by the City for use in accordance with the urban renewal plan, the then owner of such land, whose interests therein are materially affected by such changes, shall receive, at least ten days prior to such hearing, written notice of the time and place of such hearing and information as to where a copy of the proposed amendments may be inspected.” Plan, ¶ E.


Assuming these notice requirements are met, the Law Department can approve City Council Bill 21-0023 for form and legal sufficiency.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Ashlea H. Brown', written over a light blue horizontal line.

Ashlea H. Brown
Assistant Solicitor

cc: Matthew Stegman
Nina Themelis
Nikki Thompson
Elena DiPietro
Victor Tervalo
Hilary Ruley

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #21-0023 / URBAN RENEWAL – MIDDLE EAST – AMENDMENT ___		

TO

The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

DATE: March 12, 2021

At its regular meeting of March 11, 2021, the Planning Commission considered City Council Bill #21-0023, for the purpose of amending the Urban Renewal Plan for Middle East to modify certain land uses allowed in the Plan, to correct, clarify, and conform certain provisions and references in the Plan to those in the current Baltimore City Zoning Code, to replace Appendix B with new Appendix B, to delete Appendix E in its entirety, to remove certain properties from the lists in Appendices A, C, and D and to remove certain other properties located within the Renewal Area; to replace the exhibits with new exhibits to reflect the changes in the Plan, and to modify the boundaries of the Plan to reflect the removal of certain properties, as shown on the new exhibits; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #21-0023 and adopted the following resolutions; eight members being present (eight in favor):

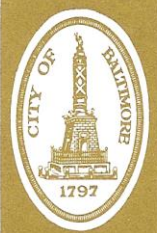
RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #21-0023 be passed by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

cc: Ms. Natasha Mehu, Mayor's Office
Ms. Nina Themelis, Mayor's Office
The Honorable Eric Costello, Council Rep. to Planning Commission
Mr. Matthew Stegman, City Council President's Office
Ms. Nikki Thompson, City Council President's Office
Mr. Colin Tarbert, BDC
Ms. Kathleen Byrne, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Stephanie Murdock, DHCD
Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Mr. Liam Davis, DOT
Ms. Natawna Austin, Council Services
Mr. Dominic McAlily, Council Services

FROM	NAME & TITLE	Chris Ryer, Director	CITY of BALTIMORE MEMO 
	AGENCY NAME & ADDRESS	Department of Planning 417 East Fayette Street, 8 th Floor	
	SUBJECT	CITY COUNCIL BILL #20-0564 / URBAN RENEWAL – MIDDLE EAST – AMENDMENT __	

DATE: August 21, 2020

TO The Honorable President and Members
of the City Council
City Hall, Room 400
100 North Holliday Street

At its regular meeting of August 20, 2020, the Planning Commission considered City Council Bill #20-0564, for the purpose of amending the Urban Renewal Plan for Middle East to modify certain land uses allowed in the Plan, to correct, clarify, and conform certain provisions and references in the Plan to those in the current Baltimore City Zoning Code, to replace Appendix B with new Appendix B, to delete Appendix E in its entirety, to remove certain properties from the lists in Appendices A, C, and D and to remove certain other properties located within the Renewal Area; to replace the exhibits with new exhibits to reflect the changes in the Plan, and to modify the boundaries of the Plan to reflect the removal of certain properties, as shown on the new exhibits; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #20-0564 and adopted the following resolution; nine members being present (eight in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #20-0564 be passed by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

- cc: Mr. Nicholas Blendy, Mayor's Office
- Mr. Matthew Stegman, Mayor's Office
- Ms. Nina Themelis, Mayor's Office
- The Honorable Edward Reisinger, Council Rep. to Planning Commission
- Mr. Colin Tarbert, BDC
- Ms. Livhu Ndou, BMZA
- Mr. Geoffrey Veale, Zoning Administration
- Ms. Stephanie Murdock, DHCD
- Ms. Elena DiPietro, Law Dept.
- Mr. Francis Burnszynski, PABC
- Mr. Liam Davis, DOT
- Ms. Natawna Austin, Council Services
- Mr. Dominic McAlily, Council Services



Bernard C. "Jack" Young
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



Chris Ryer
Director

August 20, 2020

REQUEST: City Council Bill #20-0564/Urban Renewal – Middle East Amendment
For the purpose of amending the Urban Renewal Plan for Middle East to modify certain land uses allowed in the Plan, to correct, clarify, and conform certain provisions and references in the Plan to those in the current Baltimore City Zoning Code, to replace Appendix B with new Appendix B, to delete Appendix E in its entirety, to remove certain properties from the lists in Appendices A, C, and D and to remove certain other properties located within the Renewal Area; to replace the exhibits with new exhibits to reflect the changes in the Plan, and to modify the boundaries of the Plan to reflect the removal of certain properties, as shown on the new exhibits; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Marshella M. Wallace

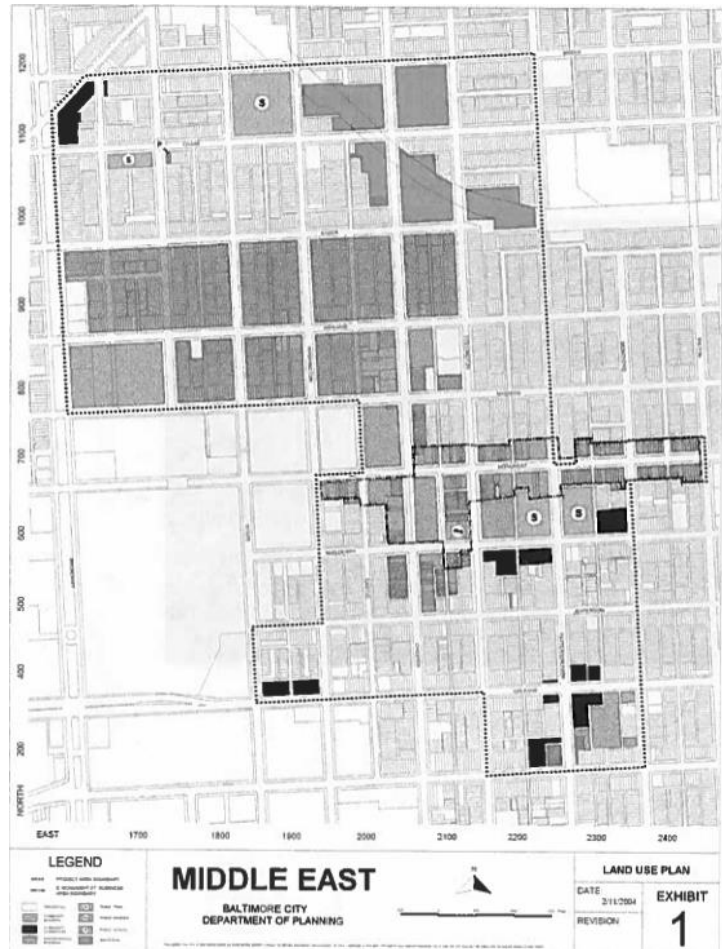
PETITIONER(S): Councilwoman Shannon Sneed

OWNERS: Various private, public, institutional owners and Mayor and City Council

SITE/GENERAL AREA

Site Conditions /General Area:

The Middle East Urban Renewal Plan encompasses several communities located within the central portion of East Baltimore east of the Johns Hopkins Medicine campus. The Urban Renewal Plan's general boundaries are E. Biddle Street (N), E. Madison Street and Orleans Street (s), N. Montford Avenue and N. Patterson Park Avenue (E) and N. Broadway and N. Washington Street (W). The map below illustrates detailed boundaries for the Middle East Urban Renewal Plan.



Communities included within the boundaries of the Middle East Urban Renewal Plan include:

- Milton-Montford
- C.A.R.E
- McElderry Park (section)
- Madison-East End (section)
- The East Monument Main Street
- Patterson Park (limited section at northwest portion of community)

Middle East Urban Renewal Plan communities are located within the boundaries of the East Monument Historic District – National Register of Historic Places. The area is comprised of many different land uses including residential, small scale neighborhood commercial within the Monument Street commercial area (where Northeast Market is located), larger mixed-use buildings with ground floor retail and hospital uses. The building typologies tend to be mostly rowhouse typology for both the residential and commercial, but there are some larger scale apartment, office and medical buildings, schools and places of worship.

The Middle East URP also includes the New East Baltimore Community, which is an 88-acre redevelopment area. This area includes the Henderson- Hopkins school campus, the 3 block long Eager Park, as well as new housing, office, hotel and bio-technology offices, labs and related

uses. A good portion of the area is governed by a Planned Unit Development (PUD), which is 33.98 acres. The boundaries for the PUD are East Chase Street, East Madison Street, North Washington Street and North Broadway and are completely encompassed in the Middle East Urban Renewal Plan.

HISTORY

- The Middle East Urban Renewal Plan (URP) was established by Ord. #1202 dated November 30, 1979.
- Amendment No. 1, dated July 23, 1982, approved by the Mayor and City Council of Baltimore by Ordinance No. 769, dated September 1, 1982.
- Amendment No. 2, dated February 3, 1983, and revised April 11, 1983, approved by the Mayor and City Council of Baltimore by Ordinance No. 930, dated April 25, 1983.
- Amendment No. 3, dated September 30, 1983, approved by the Mayor and City Council of Baltimore by Ordinance No. 1094, dated December 1, 1983.
- Amendment No.4, dated March 1, 1985 and revised June 17, 1985, approved by the Mayor and City Council of Baltimore by Ordinance No. 467, dated June 26, 1985.
- Amendment No. 5, dated February 28, 1986 and revised June 19, 1986, approved by the Mayor and City Council of Baltimore by Ordinance No. 708, dated June 27, 1986.
- Amendment No. 6, dated September 25, 2000, approved by the Mayor and City Council of Baltimore by Ordinance No. 119, dated December 7, 2000.
- Amendment No. 7, dated April 5, 2002, approved by the Mayor and City Council of Baltimore by Ordinance No. 02-455, dated December 5, 2002.
- Amendment No. 8, dated August 15, 2005, approved by the Mayor and City Council of Baltimore by Ordinance No. 05-124, dated October 7, 2005.
- Amendment No. 9, dated February 28, 2011, was approved by the Mayor and City Council of Baltimore by Ordinance No. 11-453, dated May 26, 2011.
- Amendment No. 10, was approved by the Mayor and City Council of Baltimore by Ordinance No. 11-537 on November 22, 2011.
- Amendment No. 11, was approved by the Mayor and City Council of Baltimore by Ordinance 11-563 on December 12, 2011.
- Amendment No. 12, was approved by the Mayor and City Council of Baltimore by Ordinance 14-294 on October 1, 2014.
- Amendment No. 13, was approved by the Mayor and City Council by Ordinance 14-284 on October 1, 2014.
- Ordinance No. 14-294 was enacted on October 1, 2014 to extend the acquisition authority for four years.
- Ordinance No. 18-190 was enacted on November 9, 2018 to extend the acquisition authority for four years.

CONFORMITY TO PLANS

The proposed changes to this URP are in conformance with the following goals and objectives of the Baltimore City Comprehensive Plan:

- LIVE - Goal 1: Build Human and Social Capital by Strengthening Neighborhoods
 - Objective 1: Expand Housing Choices for all Residents
 - Objective 2: Strategically Redevelop Vacant Properties Throughout the City
- LIVE - Goal 2: Elevate the Design and Quality of the City's Built Environment
 - Objective 1: Improve Design Quality of Baltimore's Built Environment
 - Develop design guidelines to respond to the unique character of Baltimore City.

The proposed changes in the bill also conform with the goals included within the Middle East Urban Renewal Plan. The goals are:

- a. To protect the area from blighting influences through clearance, rehabilitation of basically sound structures, and establishment of regulations.
- b. To provide housing resources for households of varying income levels through rehabilitation and new construction of residential properties. In the East Baltimore Development Project Area (as hereinafter defined), developer(s) will use reasonable efforts to make housing available for purchase or for rent to all residents who have been relocated from the area as a result of the redevelopment of the area and are interested in returning to live in the area. Reasonable efforts will include giving such residents the right of first opportunity to purchase or rent housing in the area and providing all such residents with regular notification of the availability of housing units for purchase or rent in the area.
- c. To facilitate the development of community facilities.
- d. To bring about a general physical improvement in the area by coordinated public improvements.
- e. Over and above the codes and ordinances of the City of Baltimore, the design guidelines in Appendix E shall be applied to all residential properties and on residential properties for both rehabilitation and new construction except for non-residential properties within the East Monument Street Business Area.
- f. To construct the biotech center at a scale compatible with the neighborhood.
- g. To rebuild and revitalize the neighborhood using flexible block designs.

Goal "e" is proposed to be modified in the legislation because the Design Guidelines are being updated. More detail of this proposed change will be discussed in more detail below.

ANALYSIS

Background:

The C.A.R.E (Caring Active Restoring Efforts) community is currently included within the boundaries of the Middle East Urban Renewal Plan. This portion of the URP area used to be part of the Middle East neighborhood, and during the 2010 census residents within the current C.A.R.E boundary petitioned the Department of Planning to change the name of that portion of the Middle East neighborhood to C.A.R.E. The neighborhood was not ready to be removed from the URP at that time. In 2018, the C.A.R.E Community Association voted to officially remove C.A.R.E from the boundaries of the Middle East Urban Renewal Plan and requested the required legislative action through Councilwoman Shannon Sneed, Thirteenth District.

C.A.R.E. completed a comprehensive neighborhood plan, the *Monument-McElderry-Fayette Area Plan*, which was adopted by Planning Commission in 2007 (updated in 2011) and desires to continue to move forward with implementation of the Plan without having to adhere to many of the restrictions of the URP. Additionally, CARE was a key participant in the Transform Baltimore rezoning process, and many of the recommendations offered by the community are reflected in the current Zoning Code, thus addressing many of the land use priorities established by C.A.R.E.

The boundaries of the C.A.R.E community are generally E. Monument Street, (N), Orleans Street and a portion of E. Fayette Street, (S), Patterson Park Avenue (E) and Wolfe Street/Washington Street (W) and form a significant portion of the southern section of the Urban Renewal Plan. This boundary changes removes 695 properties from the boundaries of the Urban Renewal Plan

C.A.R.E's request provided the opportunity for an overall update of the land use and zoning sections of the Plan and related exhibits. This update was necessary to bring the URP current with the new zoning code, the actual zoning of the properties within the boundaries, land uses and design guidelines. Following is a summary of the proposed revisions:

- **Updates the Zoning District designations listed within the Plan**
 - Removes industrial, Public and Institutional titles, Nonconforming Use and Noncomplying Structure designations.
 - Adds current Zoning District designations: Commercial, which includes Neighborhood Business and General Commercial, General Industrial, Educational Campus, Bioscience, Industrial Mixed-Use and Hospital. The current Zoning Code section for nonconforming uses, "Nonconformities" has been added to replace the nonconforming use and noncomplying structure sections of the Plan.
- **Updates Plan Exhibits**
 - Updates boundaries, zoning designations and land-use categories for the following exhibits:
 - Exhibit 1 – Land Use Plan
 - Exhibit 2 – Property Acquisition
 - Exhibit 3 – Property Disposition

- Exhibit 4 – Zoning Districts
- **Removes properties located within C.A.R.E’s boundaries from the following Plan appendices and from areas within the boundaries of the Plan:** Appendix A – Properties for Acquisition and Disposition for Rehabilitation, Appendix C – Properties for Acquisition and Disposition for Rehabilitation or Redevelopment, and Appendix D – Properties for Acquisition and Disposition for Rehabilitation or Redevelopment.

- **Deletes Appendix E Design Guidelines**

- In March 2005, the East Baltimore Development Inc., EBDI, established Appendix E to provide design guidance for the 88-acre area described above and identified as the New East Baltimore Community. The URP describes the purpose of the design guidelines as follows:

The purpose of these guidelines is to support the principles and goals of the New East Baltimore Development Plan. The guidelines are organized around five sections to guide the development of the new Life Sciences and Residential areas. The over-riding goal of the plan is to bring about the revitalization of East Baltimore as a vital and stable community within the City.

Appendix E was also applied to portions of all urban renewal plan areas that are adjacent to the Middle East URP. Subsequent to the establishment of Appendix E, the New East Baltimore Community Planned Unit Development, PUD, was enacted by Ordinance 05-160 (with several amendments over the succeeding years) to provide design and development guidelines for the New East Baltimore Community area. These design and development guidelines are based on the 2005 master plan, which was completely redesigned and reflected in the 2014 PUD Major Amendment and properties outside of the PUD boundaries. This plan is now being implemented.

Many aspects of the 2005 guidelines became obsolete. In addition, in December 2016, the City of Baltimore adopted a new zoning code, which was enacted in June 2017. This new code added many new zoning categories, including the Bioscience (BSC) category, which is included in the PUD area, as well as many other changes, including the codification of design review and the addition of the citywide Design Manual. The Design Manual includes new construction guidelines. The guidelines proposed do not and are not intended to conflict with those in the City's Design Manual, but to complement it. Additionally, the standards for residential design and rehabilitation were in some sections, overly burdensome for small residential property owners and included language that required subjective decision making. For those reasons, legal enforcement of those standards has become increasingly difficult. The revised design guidelines set objective standards that seek to improve the quality of exterior rehabilitation for all properties within the URP’s boundaries and streamline the design review process.

- **Includes streamlined and revised design guidelines that address all property types. The general objectives for the revised design guidelines area as follows:**
 - Establish standards for the rehabilitation of structures that serve to preserve façades, including cornices, windows, doors, trim, and original materials.
 - Encourage the rehabilitation of properties and structures that allow for modern need, design and the preservation of historic elements and address the scale, form and context of existing block.
 - Design additions to be compatible with the existing structure in massing, height, form, and scale. Endeavor to place additions on a secondary elevation where possible.
 - Encourage the revitalization of commercial areas and properties in a way that preserves and supports the visual character and economic health of the district and allows for maintenance of district buildings and related sites in compliance with regulatory health and safety requirements.

The proposed design guidelines for exterior walls, window and doors, trim, properties/yards/fencing and additions and garages apply to all properties, zoning categories and uses within the Middle East Urban Renewal Plan area.

Additional revised rehabilitation standards are proposed for all non-residential properties, whether occupied or vacant, within the Middle East Urban Renewal Plan area, including the East Monument Street Business Area. This proposed section addresses standards for storefronts, awnings and signage (to comply with Article 17 of the Zoning Code) and includes the requirement for the submission of site plans and building elevations with permit applications as needed for exterior modifications that comprise over 10 square feet.

- **Updates related language in the URP**
 - *Section 1 (1) A. Description of the Project* – The proposed revision will update the boundary description to reflect the removal of properties within C.A.R.E’s boundaries.
 - *Section 1 (2) B. Land Use Plan* – The proposed revision will update permitted land uses within residential, office-residential, and commercial land use categories. The proposed language deletes *Sections (d. Industrial), (e. Public) and (f. Institutional)* descriptions of land use categories that reference language contained in the former Zoning Code.
 - *Section 1 (2) B. Land Use Plan* – Adds new land use categories that align with current Zoning Code districts: *General Industrial, Educational Campus, Bioscience, Industrial Mixed-Use and Hospital*.
 - *Section 1 (2) B. Land Use Plan* - Deletes *Section (g)* description of nonconforming uses and noncomplying structures and replaces this section with *Section I Nonconformities*, in accordance with *Title 18* of the Zoning Code.

URP Expiration and Impact on Acquisition and Disposition

The Middle East Urban Renewal Plan will expire on December 31, 2022.

Acquisition authority for this URP was reauthorized in 2018. The amendment to Maryland Annotated Code, Real Estate, Title 12 – July 2007 mandates that acquisition (condemnation) authority for urban renewal plans are to be expressly confirmed and re-authorized every four years for the life of the plan, if certain properties designated within the URP have not been acquired. The effect of this change in the Maryland Annotated Code is that all Urban Renewal Plans (URPs) that have designated properties for acquisition and disposition that have not yet been acted upon now need to be expressly confirmed and reauthorized every four years, for the life of the URP. The last four-year reauthorization was in December 2018 authorizing those actions legally to continue until December 31, 2022.

Planning Staff also worked with the Department of Housing and Community Development (DHCD) to confirm that they did not need the C.A.R.E boundaries to remain in the URP for acquisition or disposition purposes. This included double checking the specific properties that were being proposed to be removed.

COMMUNITY OUTREACH

As previously mentioned, the C.A.R.E community voted to have their neighborhood removed from the URP. Over that last 2 ½ years Planning Staff has held numerous meetings to explain the URP in detail, as well as discuss their request, what it would mean to be removed and decide on the new proposed boundary modifications. In addition, meetings and outreach were implemented with various stakeholders, including the C.A.R.E community, EBDI, E. Monument Street Merchants' Association, and several adjacent community organizations within the Middle East community to discuss the overall proposed changes and their impacts, including the land use changes, design guideline changes and other modifications.

Notifications:

Prior to this action, the following groups were notified: C.A.R.E, Reclaiming Our Community, McElderry Park Community Association, 800 Block N. Washington Beautification Association, Patterson Park Neighborhood Association, Milton-Montford Community Association, Northeast Market Merchants' Association, East Monument Street Merchants' Association, East Baltimore Development, Inc., HEBCAC, and the Ashland Avenue Association, as well as Councilwoman Shannon Sneed. In addition, the area was properly posted in advance of this hearing.

Chris Ryer



Director



MEMORANDUM

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

From: Alice Kennedy, Acting Housing Commissioner

Date: April 28, 2021

Re: City Council Bill 21-0023 Urban Renewal – Middle East – Amendment

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 21-0023 for the purpose of amending the Urban Renewal Plan for Middle East to modify certain land uses allowed in the Plan, to correct, clarify, and conform certain provisions and references in the Plan to those in the current Baltimore City Zoning Code, to replace Appendix B with new Appendix B, to delete Appendix E in its entirety, to remove certain properties from the lists in Appendices A, C, and D and to remove certain other properties located within the Renewal Area; to replace the exhibits with new exhibits to reflect the changes in the Plan, and to modify the boundaries of the Plan to reflect the removal of certain properties, as shown on the new exhibits; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

If enacted, City Council Bill 21-0023 would amend the existing Urban Renewal Plan to remove the Caring Active Restoring Efforts (C.A.R.E) community from the boundaries of the Middle East Urban Renewal Plan. If adopted the legislation would allow the Monument-McElderry-Fayette Area Plan to move forward with the implementation of the comprehensive neighborhood plan without having to adhere to the restrictions of the URP.

At its regular meeting of March 11, 2021, the Planning Commission concurred with its Planning Staff whom recommended approval of City Council Bill 20-0023. Staff noted in its report that this update is necessary to bring the URP current with the new zoning code, the actual zoning of the properties within the boundaries, land uses and design guidelines.

The amended plan would include a number of changes such as; updating the Zoning District designations listed within the Plan, updating Plan Exhibits, removing properties located within C.A.R.E's boundaries from the Plan and from areas within the boundaries of the Plan, deleting Appendix E Design Guidelines and streamlining design guidelines to address all property types.


DHCD **supports** the passage of City Council Bill 21-0023.

AK/sm

cc: Ms. Nina Themelis, Mayor's Office of Government Relations

Brandon M. Scott, Mayor • Alice Kennedy, Acting Housing Commissioner

417 East Fayette Street • Baltimore, MD 21202 • 443-984-5757 • dhcd.baltimorecity.gov

F R O M	NAME & TITLE	Steve Sharkey, Director	CITY of BALTIMORE M E M O	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill 21-0023		

TO: Mayor Brandon M. Scott
TO: Economic & Community Development Committee
FROM: Department of Transportation
POSITION: **No Objection**
RE: Council Resolution – 21-0023

DATE: 3/29/21

INTRODUCTION – Urban Renewal - Middle East - Amendment

PURPOSE/PLANS – For the purpose of amending the Urban Renewal Plan for Middle East to modify certain land uses allowed in the Plan, to correct, clarify, and conform certain provisions and references in the Plan to those in the current Baltimore City Zoning Code, to replace Appendix B with new Appendix B, to delete Appendix E in its entirety, to remove certain properties from the lists in Appendices A, C, and D and to remove certain other properties located within the Renewal Area; to replace the exhibits with new exhibits to reflect the changes in the Plan, and to modify the boundaries of the Plan to reflect the removal of certain properties, as shown on the new exhibits; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

COMMENTS – Council Bill 21-0023 looks to amend the existing Urban Renewal Plan for the Middle East community. Amendments to the Middle East Urban Renewal Plan are technical in nature. Several categories of permitted land uses have been removed and replaced with more specific descriptions, an example being the “Industrial” land use category being replaced with both a “General Industrial” category and an “Industrial Mixed Use” category. Newly added categories also include “Bioscience”, “Educational Campus”, and “Hospital”. “Non-Conforming Uses” has been replaced with “Nonconformities”, specifying which land uses are not permitted within the Middle East Urban Renewal Plan. Property rehabilitation guidelines have also been added to the Middle East Urban Renewal Plan.

AGENCY/DEPARTMENT POSITION – The Department of Transportation foresees no direct fiscal or operational impact on the agency resulting from the advancement of Council Bill 21-0023. The Department of Transportation has **no objection** to Council Bill 21-0023.

If you have any questions, please do not hesitate to contact Liam Davis at Liam.Davis@baltimorecity.gov or at 410-545-3207.

Sincerely,

Steve Sharkey
Director

COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Bill 21-0023

Amendments

**AMENDMENTS TO COUNCIL BILL 21-0023
(1st Reader Copy)**

By: Councilmember Middleton
{To be offered to the Economic and Community Development Committee}

Amendment No. 1

On page 1, in line 3, in the blank, insert “**14**”; and, on page 24, in line 36, in the blank, insert “**14**”.