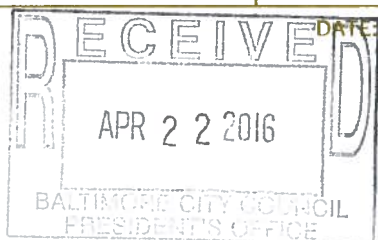


FROM	NAME & TITLE	Rudolph S. Chow, P.E., Director	CITY of BALTIMORE MEMO
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building	
	SUBJECT	CITY COUNCIL BILL 16-0638	



TO

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



April 19, 2016

I am herein reporting on City Council Bill 16-0638 introduced by Councilman Mosby at the request of North Avenue Gateway II, LP.

The purpose of this bill is to amend the Urban Renewal Plan for Hilton North Business Area to amend Exhibit 4 of the Plan to reflect the change in zoning, upon approval by separate ordinance, for the properties known as 3000-3052 West North Avenue; to waive certain content and procedural requirements; make the provisions of this Ordinance severable; prove for the application of this Ordinance in conjunction with certain other ordinances; and provide for a special effective date.

Ordinance 1148 established the Hilton North Business Area Urban Renewal Plan, generally bounded by Hilton Street on the west, Walbrook Avenue and Herbert Street on the north, N. Longwood Street on the east, and Westwood Avenue on the south. This area, located in the Walbrook neighborhood, includes a mix of commercial and residential properties as well as a few churches, a post office, and a public library. A section of the North Avenue business corridor in is zoned B-2-2 with the area around it zoned residential.

The applicant has plans for a new development in the area, the North Avenue Gateway II, to be located at 3000-3052 West North Avenue. This proposed project would consist of 65 residential units and 2,100 square feet of retail in a four story building. The parcel is currently zoned B-2-2 which only allows for medium density residential and not the higher density proposed under the North Avenue Gateway project. In order to accommodate this development, the applicant requests a change in zoning to B-2-3. While the allowed uses would remain the same as under the current zoning, a change to B-2-3 would allow for high density residential.

City Council Bill 16-0638, if approved, would amend Exhibit 4, “Zoning Districts,” of the Urban Renewal Plan to change the B-2-2 zoning to B-2-3, dependent on the passage of the companion rezoning legislation, City Council Bill 16-0637. This neighborhood has undergone changes since the original zoning, with a large population decline between 2000 and 2010. Over the past several years the Planning Commission and Baltimore Housing have been strategizing and working to revitalize this area. The North Avenue Gateway I, located across the street from the new proposed Gateway project, was completed in 2013 and consists of two affordable residential buildings. This proposed North Avenue Gateway II will build on this rejuvenation of the neighborhood with affordable housing and commercial space. The Planning Commission voted to support these pieces of proposed legislation and Planning Department staff notified neighboring community associations of the proposed changes.

No obj.

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When the Site Plan Review Committee reviewed this project, DPW formally commented that stormwater management plans would need to be submitted once the project reaches that stage.

Based on these findings, the Department of Public Works has no objection to the passage of City Council Bill 16-0638.

Sincerely,



Rudolph S. Chow, P.E.
Director

RCS/KTO:ela