

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 #19-0447 / URBAN RENEWAL – HAMPDEN BUSINESS AREA – AMENDMENT _____		

DATE:

TO

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

October 25, 2019

At its regular meeting of October 24, 2019, the Planning Commission considered City Council Bill #19-0447, for the purpose of amending the Urban Renewal Plan for Hampden Business Area to conform certain provisions and references to those of Article 32 - Zoning, to modify the duration of the Plan, to revise certain exhibits of the Plan to conform the references to the land use and the zoning district classifications of the Zoning Code that is now in effect, and to conform and correct certain language in the Plan; 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 #19-0447 and adopted the following resolution; seven members being present (seven in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #19-0447 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
 Mr. Derek Baumgardner, 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

October 24, 2019

REQUEST: City Council Bill #19-0447 – Hampden Business URP – Amendment

For the purpose of amending the Urban Renewal Plan (URP) for Hampden Business Area to conform certain provisions and references to those of Article 32 – Zoning, to modify the duration of the Plan, to revise certain exhibits of the Plan to conform the references to the land use and the zoning district classifications of the Zoning Code that is now in effect, and to conform and correct certain language in the Plan; 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: K. Reni Lawal

PETITIONER: Councilmembers Clarke and Pinkett

OWNERS: Multiple

GENERAL AREA

The Hampden Urban Renewal Plan Area encompasses the 700 through 110 blocks of West 36th Street, known as “The Avenue” in the Hampden neighborhood. It is the major commercial corridor in the neighborhood and in recent years has become a popular destination for food and culture that draws from the Baltimore metro region. This corridor contains a mix of two-story rowhouse commercial storefronts and larger commercial buildings.

HISTORY

The Hampden Business Area URP was created in February 1977 and has had two amendments since then; one in May 1998 and the other in November 2000.

CONFORMITY TO PLANS

The City of Baltimore’s Comprehensive Master Plan (2006) refers to Urban Renewal Plans several times. They are most often mentioned as a tool used to help foster/compliment private sector investment in neighborhoods and as a supplement to the outdated zoning code written in the 1970s, as Urban Renewal Plans and Planned Unit Development overlay zones, to accommodate modern land use needs.

ANALYSIS

With the adoption of Transform Baltimore in December 2016, the modern zoning code for Baltimore City, all of the existing Urban Renewal Plans became outdated since they refer to the previous zoning code. One of the goals of Transform Baltimore was to eliminate the need for Urban Renewal Plans (URP), however there are many that have remained for various reasons, and the Hampden URP is one of them.

The proposed amendments update references in the Land Use Plan section from the previous B zoning categories to the C-1 zoning category that now encompasses the entire URP area; clarifies the language on the outdoor displays of merchandise subject to the standards of the zoning code; and updates Exhibits 1 and 4 to reflect the new neighborhood business C-1 zoning category.

Additionally, many of the Urban Renewal plans do not have a definitive expiration date, due to language such as “this plan shall be in effect for a period of not less than 40 years...” leaving them to exist in perpetuity unless City Council action is taken to repeal the plan. In these proposed amendments, the Hampden URP will have an expiration date of December 31, 2029. This allows the community stakeholders ample time to continue to work towards the goals of the URP with the hope that in 10 years, it is no longer needed.

Notification: The Hampden Village Merchants Association and the Hampden Community Council have been notified of this action.



Chris Ryer
Director