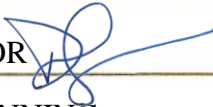



FROM	NAME & TITLE	CHRIS RYER, DIRECTOR 	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #21-0162 / URBAN RENEWAL – BROOKLYN-CURTIS BAY – AMENDMENT __		

TO

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

DATE: October 29, 2021

At its regular meeting of October 28, 2021, the Planning Commission considered City Council Bill #21-0162, for the purpose of amending the Urban Renewal Plan for Brooklyn-Curtis Bay to extend the time the Urban Renewal Plan for Brooklyn-Curtis Bay remains in full force and effect; amending the Urban Renewal Plan for Brooklyn-Curtis Bay to reauthorize the acquisition of properties within the Project Area and to extend the life of 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 amendment and approval of City Council Bill #21-0162 and adopted the following resolutions, with 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 #21-0162 be **amended and approved** 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  
 The Honorable Phylicia Porter, 10<sup>th</sup> District  
 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



Brandon M. Scott  
Mayor

## PLANNING COMMISSION

Sean D. Davis, Chairman

### STAFF REPORT



Chris Ryer  
Director

October 22, 2021

**REQUEST:** City Council Bill #21-0162/ Urban Renewal – Brooklyn-Curtis Bay Business Area Amendment 6

For the purpose of amending the Urban Renewal Plan for Brooklyn-Curtis Bay to extend the time the Urban Renewal Plan for Brooklyn-Curtis Bay remains in full force and effect; amending the Urban Renewal Plan for Brooklyn-Curtis Bay to reauthorize the acquisition of properties within the Project Area and to extend the life of 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:** Amendment and Approval, with the following amendment:

- That on page 2, in line 10, replace “December 5, 2022” with “December 5, 2023”

**STAFF:** Kyle B. Leggs

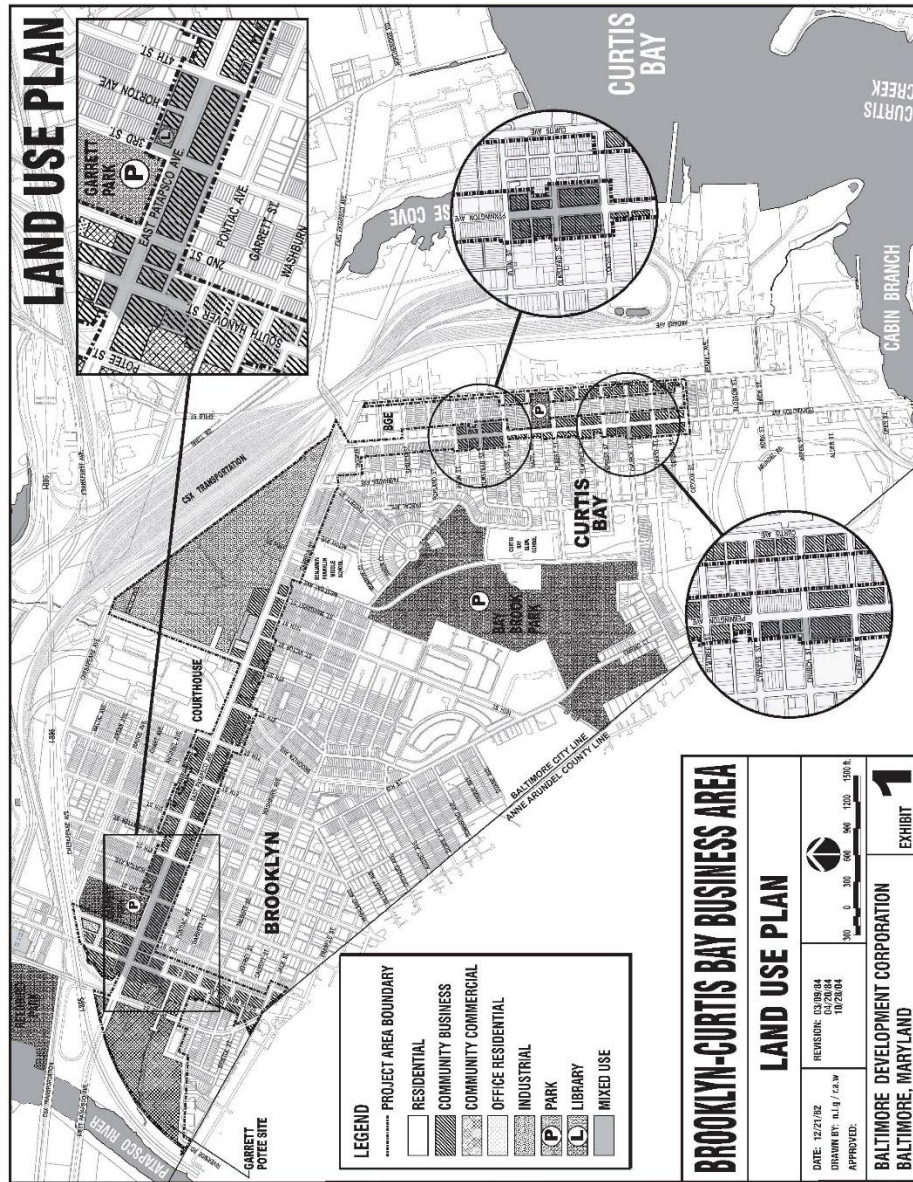
**PETITIONER:** Councilwoman Phylcia Porter

**OWNER:** Various private, public, institutional owners, and Mayor and City Council

#### **SITE/GENERAL AREA**

##### Site Conditions General Area:

The Brooklyn-Curtis Bay Business Area encompasses primarily the business areas within the Brooklyn and Curtis Bay communities. The Urban Renewal Plan’s general boundaries are both Potee Street and S. Hanover Street where they intersect with Chesapeake Avenue, to include E. Patapsco Avenue (N), E. Patapsco where it connects to both Pennington and Curtis Avenues (E), to Ceddox Street (S), and Riverside Road at I-895 (W). The map below illustrates the detailed boundaries for the Brooklyn-Curtis Bay Business Area Urban Renewal Plan.



**HISTORY**

The Brooklyn-Curtis Bay Business Area Urban Renewal Plan (URP) was established by Ord. #852 dated December 21, 1982. The last Amendment #5 was enacted by Ord. #11-568, dated December 5, 2011.

**ANALYSIS**

Background:

The Brooklyn-Curtis Bay URP, is to expire on December 5, 2021, whereby an amendment to the URP is necessary to extend the time the Brooklyn-Curtis Bay Business Area Urban Renewal

Plan remains in full force and effect from the date the Renewal Plan is last amended by the Mayor and City Council.

With that, it is requested that Section E of the URP be amended to read as follows:

#### E. DURATION OF PROVISIONS AND REQUIREMENTS

The Brooklyn-Curtis Bay Business Area Urban Renewal Plan, as it may be amended from time to time, remains in full force and effect [for a period of 10 years from the date the Renewal Plan is last amended by the Mayor and City Council of Baltimore] THROUGH AND INCLUDING DECEMBER 5, 2022.

Upon further review of the duration period however, and staff having been informed of the community's desire to incorporate various additional amendments to the URP, staff recommends extending the period THROUGH AND INCLUDING DECEMBER 5, 2023. This will enable sufficient time (2 years) to incorporate several amendments to the URP, as requested by the community, to include a request to extend the boundary of the URP for acquisition and disposition authority, updating design standards, maintenance and signage requirements, certain prohibited uses, new zoning categories, and adding new maps/exhibits.

#### Equity:

- **Impact:** This request and subsequent approval of this bill, will enable the local community to extend the enforcement provisions of the Urban Renewal Plan both short and long term. With such, the community and/or local business establishments thereof, will not be without the ability to enforce certain use and design standards, thus maintaining the quality of their community.
- **Engagement:** Both the Brooklyn and Curtis Bay communities and relevant organizations have been fully engaged in this proposed amendment to extend the duration of the URP, with there having been numerous meetings with the community.
- **Internal Operations:** Several staff members from the Department of Planning have been engaged with the community on this matter.

#### Notification:

Prior to this action, the following groups were notified: The Greater Baybrook Alliance, The Action Baybrook Organization, The Concerned Citizens for Brooklyn, The Curtis Bay Community Association, The South Baltimore Community Land Trust, numerous other area stakeholders, and Councilwoman Phylicia Porter.



**Chris Ryer**  
**Director**