

Introduced by: The Council President

At the request of: The Administration (Department of Housing and Community Development)

Prepared by: Department of Legislative Reference

Date: May 10, 2018

Referred to: HOUSING AND URBAN AFFAIRS Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL R - 0245

A BILL ENTITLED

AN ORDINANCE concerning

**Urban Renewal – Park Heights –
Amendment _**

FOR the purpose of amending the Urban Renewal Plan for Park Heights to reauthorize the acquisition of properties within the Project Area and to remove certain properties from the list in Appendix B; 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.

BY authority of

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

****The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

Agencies

- _____ Baltimore City Public School System
- _____ Baltimore Development Corporation
- _____ City Solicitor
- _____ Comptroller's Office
- _____ Department of Audits
- _____ Department of Finance
- _____ Department of General Services
- _____ Department of Housing and Community Development
- _____ Department of Human Resources
- _____ Department of Planning
- _____ Other: _____
- _____ Other: _____
- _____ Other: _____
- _____ Department of Public Works
- _____ Department of Real Estate
- _____ Department of Recreation and Parks
- _____ Department of Transportation
- _____ Fire Department
- _____ Health Department
- _____ Mayor's Office of Employment Development
- _____ Mayor's Office of Human Services
- _____ Mayor's Office of Information Technology
- _____ Office of the Mayor
- _____ Police Department
- _____ Other: _____
- _____ Other: _____

Boards and Commissions

- _____ Board of Estimates
- _____ Board of Ethics
- _____ Board of Municipal and Zoning Appeals
- _____ Comm. for Historical and Architectural Preservation
- _____ Commission on Sustainability
- _____ Employees' Retirement System
- _____ Other: _____
- _____ Other: _____
- _____ Other: _____
- _____ Environmental Control Board
- _____ Fire & Police Employees' Retirement System
- _____ Labor Commissioner
- _____ Parking Authority Board
- _____ Planning Commission
- _____ Wage Commission
- _____ Other: _____
- _____ Other: _____

CITY OF BALTIMORE
ORDINANCE **18-194**
Council Bill 18-0245

Introduced by: The Council President
At the request of: The Administration (Department of Housing and Community Development)
Introduced and read first time: May 14, 2018
Assigned to: Housing and Urban Affairs Committee

Committee Report: Favorable with amendments
Council action: Adopted
Read second time: September 17, 2018

AN ORDINANCE CONCERNING

Urban Renewal – Park Heights –
Amendment 4

FOR the purpose of amending the Urban Renewal Plan for Park Heights to reauthorize the acquisition of properties within the Project Area and to remove certain properties from the list in Appendix B; 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.

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

Recitals

The Urban Renewal Plan for Park Heights was originally approved by the Mayor and City Council of Baltimore by Ordinance 08-93 and last amended by Ordinance 14-297.

An amendment to the Urban Renewal Plan for Park Heights is necessary to reauthorize the Plan's powers of acquisition and condemnation so that these actions may legally continue, in compliance with § 12-105.1 of the Real Property Article of the Annotated Code of Maryland, and to remove certain properties from the list in Appendix B.

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

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the following changes in the Urban Renewal Plan for Park Heights are approved:

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike-out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.

Council Bill 18-0245

1 (1) In the Plan, amend Section C.1.d. to read as follows:

2 C. Techniques Used to Achieve Plan Objectives

3 1. Acquisition

4
5 d. The authority to acquire the Properties within the Project Area is expressly
6 confirmed and reauthorized through and including [December 31, 2018]
7 DECEMBER 31, 2022.

8 (2) In the Plan, in Appendix B, under "Scattered Sites", delete the following from the
9 list of properties:

10	4500 Reisterstown Road	3193 001
11	3402 Saint Ambrose Ave	3301 119
12	4253 Park Heights Ave	3307A 022
13	2617 Violet Ave	3327A 034
14	4223 Pimlico Road	3347F 021
15	4225 Pimlico Road	3347F 022
16	4435 Pall Mall Road	3350 018
17	2932 Oakford Ave	3350D 036
18	3321 W Belvedere Ave	4580 004
19	4921 Park Heights Ave	4612 008
20	4846 Pimlico Road	4616 098E
21	3100 Oakford Ave	4629 001
22	4826 Lanier Ave	4798 045
23	2915 Woodland Ave	4804 026

24 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for Park Heights,
25 as amended by this Ordinance and identified as "Urban Renewal Plan, Park Heights, revised to
26 include Amendment 4, dated May 14, 2018", is approved. The Department of Planning shall file
27 a copy of the amended Urban Renewal Plan with the Department of Legislative Reference as a
28 permanent public record, available for public inspection and information.

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

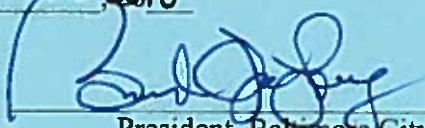
34 **SECTION 4. AND BE IT FURTHER ORDAINED,** That if any provision of this Ordinance or the
35 application of this Ordinance to any person or circumstance is held invalid for any reason, the
36 invalidity does not affect any other provision or any other application of this Ordinance, and for
37 this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

38 **SECTION 5. AND BE IT FURTHER ORDAINED,** That if a provision of this Ordinance concerns
39 the same subject as a provision of any zoning, building, electrical, plumbing, health, fire, or
40 safety law or regulation, the applicable provisions shall be construed to give effect to each.
41 However, if the provisions are found to be in irreconcilable conflict, the one that establishes the
42 higher standard for the protection of the public health and safety prevails. If a provision of this

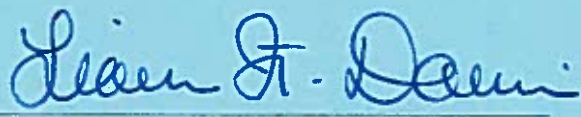
Council Bill 18-0245

1 Ordinance is found to be in conflict with an existing provision of any other law or regulation that
2 establishes a lower standard for the protection of the public health and safety, the provision of
3 this Ordinance prevails and the other conflicting provision is repealed to the extent of the
4 conflict.


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

Certified as duly passed this _____ day of OCT 15 2018


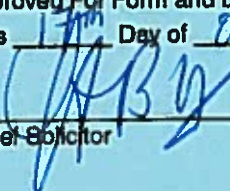
President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,
this _____ day of OCT 15 2018


Chief Clerk

Approved this 9 day of November, 2018


Mayor, Baltimore City

Approved For Form and Legal Sufficiency
This 17th Day of October 2018.


Chief Solicitor

1953

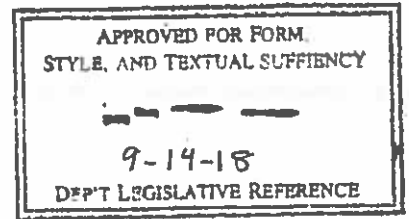
1954

Approved for Form and Legal Effect

By _____

Date _____

AMENDMENTS TO COUNCIL BILL 18-0245
(1st Reader Copy)



By: Housing and Urban Affairs Committee

Amendment No. 1

On page 1, in line 3, in the blank, insert "4"; and, on page 2, in line 26, in the blank, insert "4".

ADOPTED

ADP

BALTIMORE CITY COUNCIL

Housing And Urban Affairs Committee

VOTING RECORD

DATE: 9-14-12

BILL#CC: 18- 0245 BILL TITLE: Ordinance – Urban Renewal – Park Heights – Amendment

MOTION BY: Henry **SECONDED BY:** Cohen

FAVORABLE

FAVORABLE WITH AMENDMENTS

UNFAVORABLE

WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Bullock, J. Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schleifer, I. Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Burnett, K.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Henry, B.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sneed ,S.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cohen, Z	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dorsey, R.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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TOTALS	5	5		

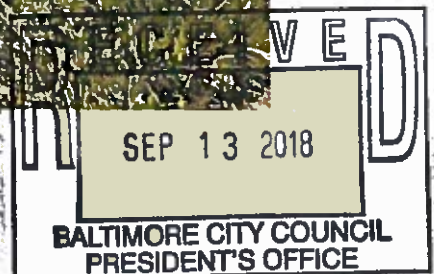
CHAIRPERSON:

COMMITTEE STAFF: Richard G. Krummerich, Initials: RK

Park Heights

Reisterstown & Wylie

Posted 8/29/18

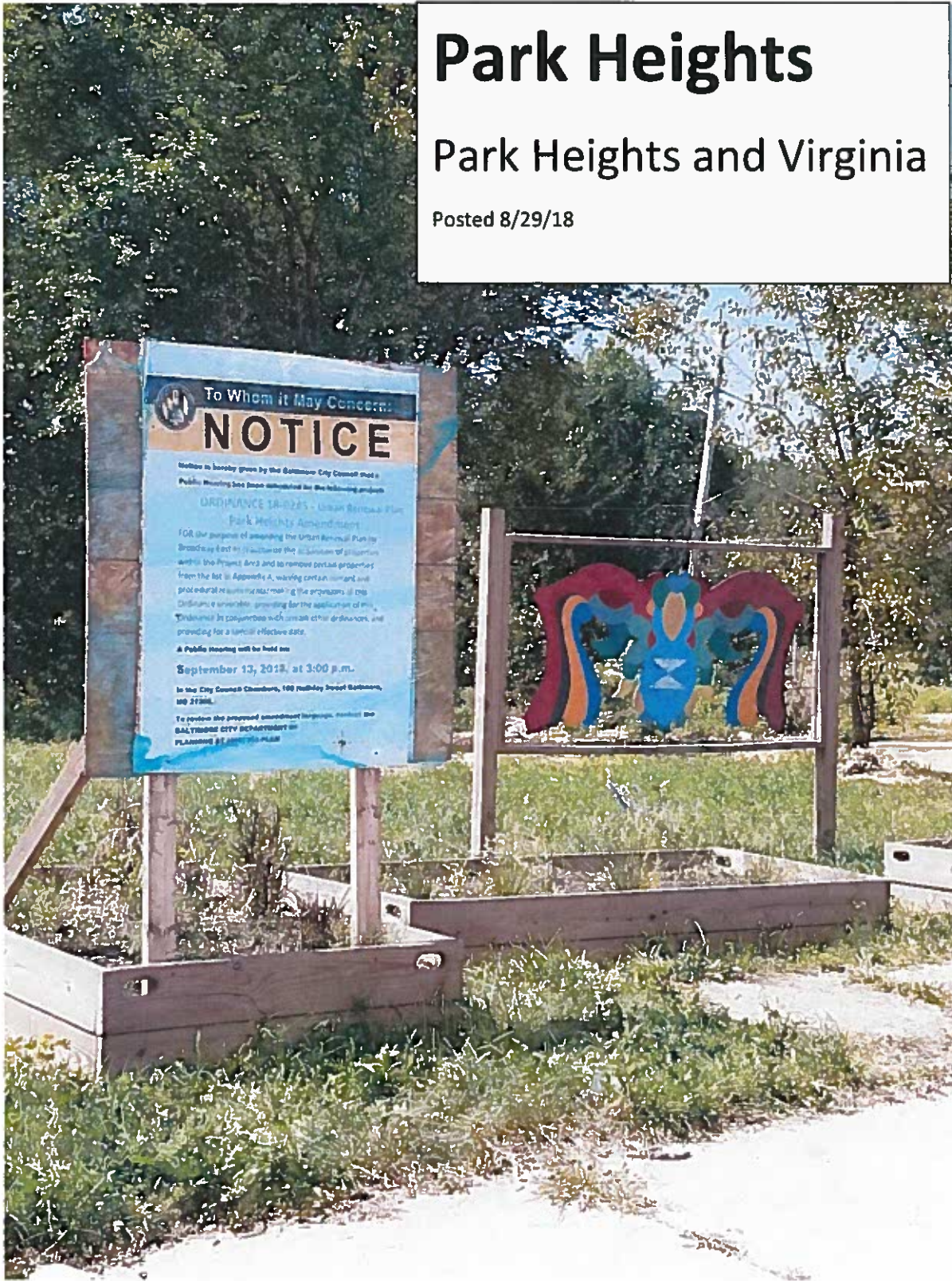


RECEIVED
JUN 13 1968
BALTIMORE CITY COUNCIL
PRESIDENT'S OFFICE

Park Heights

Park Heights and Virginia

Posted 8/29/18



The Daily Record
 11 East Saratoga Street
 Baltimore, MD 21202-2199
 (443) 524-8100
 http://www.thedailyrecord.com

Order #: 11605798
Case #: BILLS NO. 18-0241
Description:

PUBLISHER'S AFFIDAVIT

BALTIMORE CITY COUNCIL PUBLIC HEARING ON BILLS NO. 18-0241, 18-0242, 18-0243, 18-0244, 18-0245, 18-0246, 18-0247, 18-0248, and 18-0252 The Housing and Urban Affairs Committee of the Baltimore City Council will meet on Thursday, September 13, 2018 in the

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 2 times on the following dates:

8/20/2018 8/27/2018

Darlene Miller, Public Notice Coordinator
 (Representative Signature)

**BALTIMORE CITY COUNCIL
 PUBLIC HEARING ON BILLS NO. 18-0241,
 18-0242, 18-0243, 18-0244, 18-0245,
 18-0246, 18-0247, 18-0248, and 18-0252**

The Housing and Urban Affairs Committee of the Baltimore City Council will meet on Thursday, September 13, 2018 in the City Council Chambers at 3:00 PM, to conduct a public hearing on City Council Bill No. 18-0241; at 3:05 PM to conduct a public hearing on City Council Bill No. 18-0242; at 3:10 PM to conduct a public hearing on City Council Bill No. 18-0243; at 3:15 PM to conduct a public hearing on City Council Bill No. 18-0244; at 3:20 PM to conduct a public hearing on City Council Bill No. 18-0245; at 3:25 PM to conduct a public hearing on City Council Bill No. 18-0246; at 3:30 PM to conduct a public hearing on City Council Bill No. 18-0247; at 3:35 PM to conduct a public hearing on City Council Bill No. 18-0248; and at 3:40 PM to conduct a public hearing on City Council Bill No. 18-0252.

CC 18-0241 ORDINANCE - Urban Renewal - Druid Heights - Amendment - FOR the purpose of amending the Urban Renewal Plan for Druid Heights 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.

CC 18-0242 ORDINANCE - Urban Renewal - Broadway East - Amendment - FOR the purpose of amending the Urban Renewal Plan for Broadway East to reauthorize the acquisition of properties within the Project Area; 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.

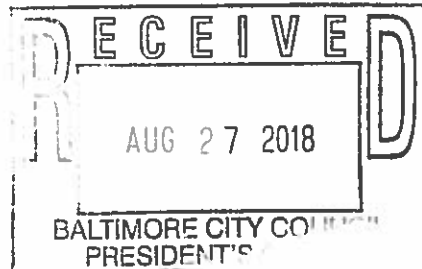
CC 18-0243 ORDINANCE - Urban Renewal - Poppleton - Amendment - FOR the purpose of amending the Urban Renewal Plan for Poppleton to reauthorize the acquisition of properties within the Project Area; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

CC 18-0244 ORDINANCE - Urban Renewal - Oliver - Amendment - FOR the purpose of amending the Urban Renewal Plan for Oliver to reauthorize the acquisition of properties within the Project Area, to extend the life of the Plan, and to remove certain properties from the list in Exhibit B; 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.

CC 18-0245 ORDINANCE - Urban Renewal - Park Heights - Amendment - FOR the purpose of amending the Urban Renewal Plan for Park Heights to reauthorize the acquisition of properties within the Project Area, and to remove certain properties from the list in Appendix B; 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.

CC 18-0246 ORDINANCE - Urban Renewal - Coldstream Homestead Montebello - Amendment - FOR the purpose of amending the Urban Renewal Plan for Coldstream Homestead Montebello to reauthorize the acquisition of properties within the Project Area; 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.
CC 18-0247 ORDINANCE - Urban Renewal - Johnston Square - Amendment - FOR the purpose of amending the Urban Renewal Plan for Johnston Square to reauthorize the acquisition of properties within the Project Area, to extend the life of the Plan, and to remove certain properties from the lists in Appendices A and B; 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.
CC 18-0248 ORDINANCE - Urban Renewal - Middle East - Amendment - FOR the purpose of amending the Urban Renewal Plan for Middle East to reauthorize the acquisition of properties within the Project Area, to extend the life of the Plan, and to remove certain properties from the list in Appendices A and B; 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.
CC 18-0252 ORDINANCE - Urban Renewal - York-Woodbourne Business Area - Amendment - FOR the purpose of amending the Urban Renewal Plan for York-Woodbourne Business Area to reauthorize the acquisition of properties within the Project Area; 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.
 BY authority of
 Article 13 - Housing and Urban Renewal
 Section 2-6
 Baltimore City Code
 (Edition 2000)
 NOTE: These bills are subject to amendment by the Baltimore City Council.
 John Bullock
 Chair
 au20,27



TO: Sharon Daboin

FROM: Richard Krummerich

DATE: June 26, 2018

RE: **INSTRUCTIONS FOR ADVERTISING A PUBLIC HEARING FOR AN URBAN RENEWAL BILL**

- A. City Council Bill No. **18-0245** is scheduled for public hearing on **September 13, 2018 at 3:20 P.M** in the City Council Chambers.
- B. At the expense of the person who requested this urban renewal plan amendment, the following requirements must be met.
1. **NEWSPAPER ADVERTISING** - Publication of notice of hearing **once a week for two consecutive weeks prior to the date of the hearing**. You may advertise in any of the following newspapers: The Daily Record, Baltimore Sun, or Afro-American.
 2. **POSTING OF A SIGN** - Notice of the public hearing shall be posted in the neighborhood involved at least **10 days prior to the hearing**. The sign is to be not less than 4 feet long and 3 feet wide with black lettering 2 inches high on a white background. The sign should be placed in a conspicuous manner.
 3. **NOTIFICATION OF PROPERTY OWNER(S)** - Any owner of property whose property is identified in legislation for acquisition by the City must be sent a letter, by ordinary mail, notifying the owner of the hearing. **The owner must receive the notice one week prior to the hearing date**. (For further information contact Survey Control Section, Department of Public Works 410-396-3641).
 4. **NOTIFICATION OF COMMUNITY GROUPS** - Under provision of certain urban renewal plans, community groups **or Project Area Committees (PACS) must be notified in writing of the public hearing ten 10 days in advance**. To find out if such a provision is contained in this plan, contact Laurie Feinberg, Department of Planning at 410-396-1275.
 5. **NOTIFICATION OF AFFECTED DEVELOPERS** - Under provision of certain urban renewal plans, the owner of any land previously disposed of by the Department of Housing & Community Development and whose interest is materially affected by a plan amendment, **must receive written notice of the hearing 10 days prior to the hearing date**.
 6. **OTHER REQUIREMENTS** - There may be other notification or advertising requirements particular to an urban renewal plan. Please review the urban renewal plan associated with this bill.
 7. **COPIES OF REQUIREMENTS** - Copies of all the advertising, sign posting certificate, and other notification requirements must be received by Natawna B. Austin, Executive Secretary, Baltimore City Council, **2 days prior to the public hearing**.
- C. A list of advertising firms available to make signs as required in B-2 (above) is attached for your information.



THE INFORMATION BETWEEN THE DOUBLE LINES (SEE BELOW) MUST BE ADVERTISED IN A NEWSPAPER AND A SIGN MUST BE POSTED ON THE PROPERTY AS NOTED ON PAGE 1

**BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 18-0245**

The Housing and Urban Affairs Committee of the Baltimore City Council will meet on Thursday, September 13, 2018 at 3:20 P.M, in the City Council Chambers, to conduct a public hearing on City Council Bill No. 18-0245.

CC 18-0245 ORDINANCE - **Urban Renewal – Park Heights - Amendment** _ FOR the purpose of amending the Urban Renewal Plan for Park Heights to reauthorize the acquisition of properties within the project Area; , and to remove certain properties from the list in Appendix B; 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.

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

NOTE: This bill is subject to amendment by the Baltimore City Council.

John Bullock
Chair

SEND CERTIFICATION OF PUBLICATION TO:

Natawna B. Austin
Baltimore City Council
Room 409, City Hall
100 N. Holliday Street
Baltimore, MD 21202

410-396-1697

SEND BILL FOR THIS ADVERTISEMENT TO:

Baltimore Housing
417 E. Fayette Street
Baltimore, MD 21202



MEMORANDUM

TO: Honorable President and Members of the City Council
Attention: Natawna B. Austin, Executive Secretary

FROM: William H. Cole, President and CEO *WHC*

DATE: May 31, 2018

SUBJECT: City Council Bill No. 18-0245
Urban Renewal – Park Heights – Amendment_

The Baltimore Development Corporation (BDC) has been asked to comment on City Council Bill No. 18-0245, an ordinance for the purpose of extending and amending the Urban Renewal Plan for the Park Heights community.

City Council Bill No. 18-0245 is necessary to reauthorize the acquisition authority within the Project Area, extend the life of the Plan, and to remove certain properties from the acquisition list in Exhibit B of the Plan. It is BDC's understanding that the properties named in the ordinance have been acquired since the last Plan update and shall be removed from the list.

BDC supports the proposed ordinance and respectfully requests that Bill No. 18-0245 be given favorable consideration by the City Council.

cc: Kyron Banks



CITY OF BALTIMORE

CATHERINE F. PIUGH Mayor



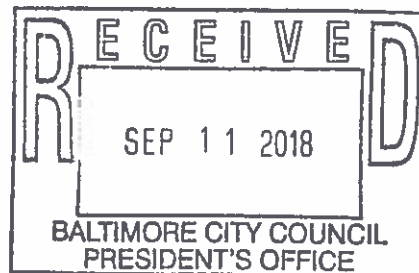
BOARD OF MUNICIPAL AND ZONING APPEALS

DEREK J. BAUMGARDNER, Executive Director
417 E. Fayette Street, Room 1432
Baltimore, Maryland 21202

favorable

September 11, 2018

The Honorable President and
Members of the City Council
City Hall
100 N. Holliday Street
Baltimore, MD 21202



RE: CC Bill #18-0245 Urban Renewal – Park Heights – Amendment

Ladies and Gentlemen:

City Council Bill No. 18-0245 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

The purpose of City Council Bill No. 18-0245 is to amend the Urban Renewal Plan for Park Heights to reauthorize the acquisition of properties within the Project Area and to remove certain properties from the list in Appendix B; 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.


The BMZA has reviewed the legislation and recommends approval of CC Bill. 18-245.

Sincerely,

Derek J. Baumgardner
Executive Director

CC: Mayors Office of Council Relations
City Council President
Legislative Reference



F R O M	NAME & TITLE	Michelle Pourciau, 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 18-0245			

TO Mayor Catherine E. Pugh

DATE: 8/28/18

TO: Housing and Urban Affairs Committee

FROM: Department of Transportation

POSITION: Supports

RE: Council Bill – Urban Renewal – Park Heights – Amendment

PURPOSE/PLANS – For the purpose of amending the Urban Renewal Plan for Park Heights to reauthorize the acquisition of properties within the Project Area and to remove certain properties from the list in Appendix B; 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.



AGENCY/DEPARTMENT POSITION –

The Department of Transportation Supports City Council 18-0245.

If you have any questions, please do not hesitate to contact Josh Taylor at Josh.Taylor@baltimorecity.gov, 443-604-3352.

Sincerely,

Michelle Pourciau
Director



Catherine E. Pugh
Mayor

**COMMISSION FOR
HISTORICAL & ARCHITECTURAL
PRESERVATION**

Tom Liebel, Chairman

STAFF REPORT



Thomas J. Stosur
Director

June 12, 2018

REQUEST: Review and Response to City Council Bill: City Council Bill 18-0245: Urban Renewal-
Park Heights - Amendment

RECOMMENDATION: CHAP has no objection to the amendment and defers to Planning.

STAFF: Stacy Montgomery

PETITIONER(S): Introduced by the Council President at the request of the Administration

SUMMARY: City Council Bill 18-0245 proposes to the Park Heights Urban Renewal Plan to reauthorize the acquisition of properties within the Project Area.

SITE/HISTORIC DISTRICT

The Park Heights Urban Renewal Plan covers a large section of northwest Baltimore and includes the neighborhoods of Park Circle, Denmore Park, Pimlico, Glenmore Park, and Arlington. The Park Circle National Register Historic District falls within the plan area. The southeast corner of the Ashburton Baltimore City Historic District also falls within the plan area.

BACKGROUND

There are no previous Commission actions on this matter.

PROPOSAL

Bill 18-0245 Urban Renewal – Park Heights – Amendment reauthorizes the plan’s powers of acquisition, which must be reauthorized every four years. HCD is actively acquiring properties identified in the Urban Renewal Plan. No new properties are being added to the existing list, but those already acquired are being removed through the amendment.

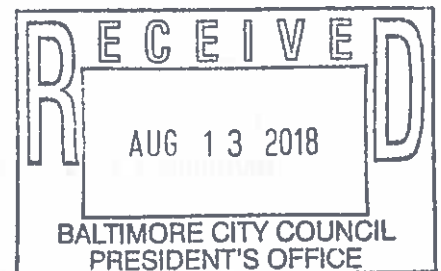
ANALYSIS

CHAP staff finds that the proposed amendments will have no impact on designated historic properties as the amendments address use and have no physical impact on locally designated historic resources.

Staff recommends a finding of no objection and deferment to Planning.

Eric Holcomb
Director

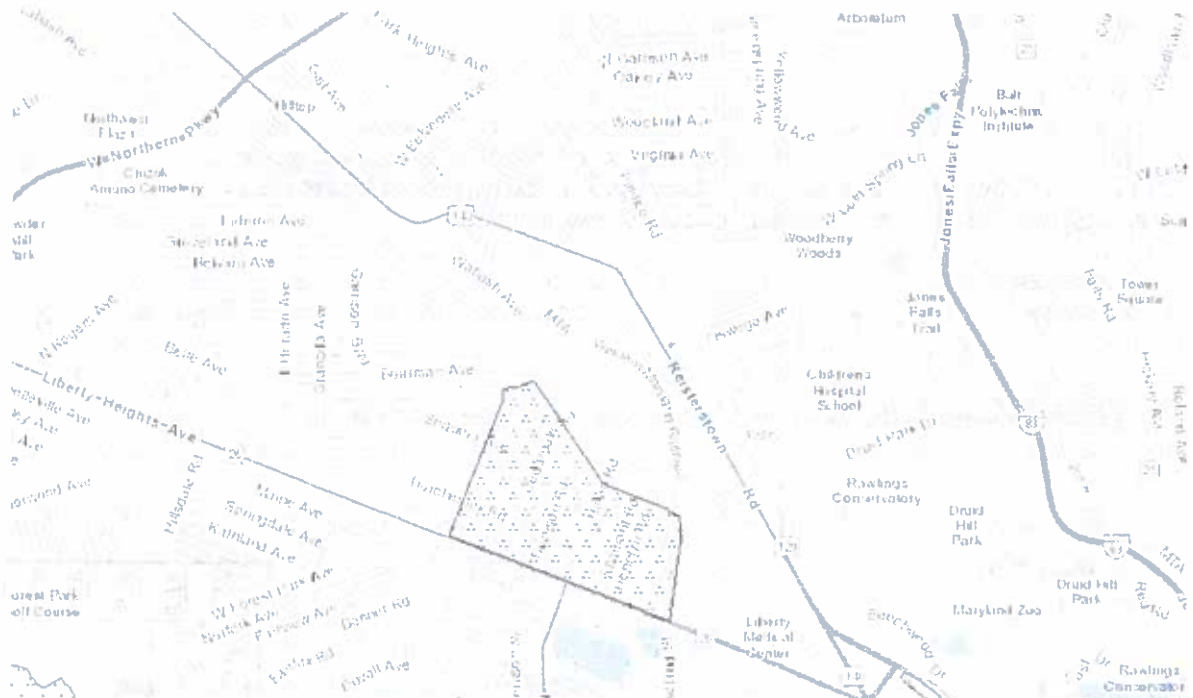
*no objection and defers
to Planning Dept.*




MAPS & IMAGES



Urban Renewal Plan Boundaries (yellow outline)



Baltimore City Historic Districts in area

FROM	NAME & TITLE	Eric Holcomb, Executive Director CHAP	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Commission for Historical and Architectural Preservation 417 East Fayette Street, 8 TH Floor		
	SUBJECT	City Council Bill #18-0245: Urban Renewal – Park Heights - Amendment		

DATE: July 18, 2018

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

At its regular meeting of June 12, 2018, the Commission for Historical and Architectural Preservation considered City Council Bill 18-0245: Urban Renewal – Park Heights - Amendment

In its consideration of this bill, the Commission for Historical and Architectural Preservation reviewed the attached staff report which recommended a finding of no objection and deferment to Planning (9 members being present, 9 in support):


FOR the purpose of amending the Urban Renewal Plan for Park Heights to reauthorize the acquisition of properties within the Project Area and to remove certain properties from the list in Appendix B; 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 you have any questions, please contact Mr. Eric Holcomb, Executive Director, at 410-396-4866.

CC:
Kyron Banks
Natawna Austin



TJA

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #18-0245 / URBAN RENEWAL - PARK HEIGHTS-AMENDMENT		

TO

DATE: June 22, 2018

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

At its regular meeting of June 21, 2018, the Planning Commission considered City Council Bill #18-0245, for the purpose of amending the Park Heights Urban Renewal Plan to reauthorize the acquisition of properties within the Project Area and to remove certain properties from the list in Appendix B; 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 #18-0245 and adopted the following resolution; seven members being present (seven in favor).

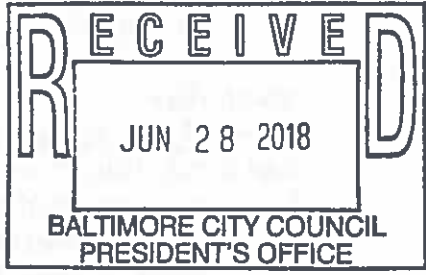
RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #18-0245 be passed by the City Council.

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

TJS/ewt

attachment

- cc: Mr. Pete Hammen, Chief Operating Officer
- Mr. Jim Smith, Chief of Strategic Alliances
- Ms. Karen Stokes, Mayor's Office
- Mr. Colin Tarbert, Mayor's Office
- Mr. Kyrion Banks, Mayor's Office
- The Honorable Edward Reisinger, Council Rep. to Planning Commission
- Mr. William H. Cole IV, BDC
- Mr. Derek Baumgardner, BMZA
- Mr. Geoffrey Veale, Zoning Administration
- Ms. Sharon Daboin, DHCD
- Ms. Elena DiPietro, Law Dept.
- Mr. Francis Burnszynski, PABC
- Ms. Katelyn McCauley, DOT
- Ms. Natawna Austin, Council Services
- Mr. Ervin Bishop, Council Services



favorable



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



Thomas J. Stosur
Director

June 21, 2018

REQUEST: City Council Bill #18-0245 / Urban Renewal- Park Heights – Amendment

For the purpose of amending the Urban Renewal Plan for Park Heights to reauthorize the acquisition of properties within the Project Area and to remove certain properties from the list in Appendix B; 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: Tamara Woods

PETITIONER(S): The Administration (Department of Housing and Community Development)

HISTORY

- The Park Heights Urban Renewal Plan (URP) was established by Ord. # 08-0158, dated December 11, 2008.
- Amendment No. 2, dated January 31, 2011, was approved by the Mayor and City Council of Baltimore by Ord. #11-450, dated May 26, 2011.
- Ordinance 14-297 was enacted on October 1, 2014 to extend the acquisition authority for four years.

ANALYSIS

Maryland Law Amendment: In July of 2007, an amendment to the Maryland Annotated Code, Real Estate, Title 12 was made that requires an action for condemnation to be filed within four years of an authorization for acquisition. If that cannot be accomplished, then the authorization must be renewed:

§ 12-105.1. Condemnation action to acquire private property.

- (a) Time limitation.- Notwithstanding any other provision of law, the State or any of its instrumentalities or political subdivisions shall file an action to acquire private property for public use by condemnation within 4 years of the date of the specific administrative or legislative authorization to acquire the property.
- (b) New authorization.- If an action for condemnation is not filed within 4 years of the date described in subsection (a) of this section, the State or any of its instrumentalities or political subdivisions may not proceed with condemnation until it first obtains a new authorization to acquire the property. [2007, ch. 305]

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. Therefore, since four years have nearly elapsed since the date of the previous reauthorization in 2014, amendments to several Urban Renewal Plans are necessary in order to reauthorize each URP's powers of acquisition and condemnation. With each reauthorization, those actions may legally continue beyond December 31, 2018 until December 31, 2022.

While these URPs are being amended, there are also technical amendments to some of the URPs to remove properties which have already been acquired and disposed of and an extension of the life of two of the URPs which would otherwise terminate on their own terms prior to the end of the reauthorization period. To that end, the Department of Housing and Community Development (HCD) has introduced a group of bills with the goal of adoption before the December 31, 2018 acquisition authority expiration, to ensure that the City's acquisition authority is seamless. In addition, City Councilmember Bill Henry has introduced a separate bill to extend the acquisition authority for the York-Woodbourne Urban Renewal Plan area. The group includes the following bills:

- City Council Bill #18- 0241- Urban Renewal - Druid Heights
- City Council Bill #18-0242- Urban Renewal - Broadway East
- City Council Bill #18-0243- Urban Renewal - Poppleton
- City Council Bill #18-0244- Urban Renewal - Oliver
- City Council Bill #18-0245- Urban Renewal - Park Heights
- City Council Bill #18-0246- Urban Renewal - Coldstream Homestead Montebello (aka CHM)
- City Council Bill #18-0247- Urban Renewal - Johnston Square - Amendment
- City Council Bill #18-0248- Urban Renewal - Middle East
- City Council Bill #18-0252- Urban Renewal - York-Woodbourne Business Area

Effects of the Bill: The changes proposed to this URP are technical in nature and are required to reauthorize the acquisition authority of the URP and to extend the life of the URP. The specific changes follow:

- In the Plan, amend C.1.d. to read: "d. THE AUTHORITY TO ACQUIRE THE PROPERTIES WITHIN THE PROJECT AREA IS EXPRESSLY CONFIRMED AND REAUTHORIZED THROUGH AND INCLUDING DECEMBER 31, 2022." This is the express reauthorization of the acquisition authority for the next four year period. This does not materially affect the purposes of the URP, and is required to comply with the requirements of the State of Maryland under the Maryland Annotated Code, as outlined above.
- In the Plan, in Appendix B under the section "Scattered Sites", delete several addresses from the list of properties. This action removes properties of which the City has already disposed. The properties to be deleted follows:

- o 4500 Reisterstown Road
- o 3402 Saint Ambrose Ave
- o 4253 Park Heights Ave
- o 2617 Violet Ave
- o 4223 Pimlico Road
- o 4225 Pimlico Road
- o 4435 Pall Mall Road
- o 2932 Oakford Ave
- o 3321 W Belvedere Ave
- o 4921 Park Heights Ave
- o 4846 Pimlico Road
- o 3100 Oakford Ave
- o 4826 Lanier Ave
- o 2915 Woodland Ave

Community Notice: Article 13, *Housing and Urban Renewal*, is the section of the City Code that outlines the processes for establishment of and amendments to URPs. For new URPs, or major changes, § 2-6(d) outlines the notice procedures, and include postings within the neighborhood, and two newspaper notices (one per week for two weeks) prior to the first public hearing.

For amendments to URPs, under § 2-6(g)(3) the amending bills are required to go through the same procedure as for adoption, that is, a City Council ordinance process. However, “If the Planning Commission determines that the proposed amendment is a technical correction or a minor modification that would not substantially affect the Plan or the size, use, or disposition of any property subject to the Plan, the proposed amendment need not be posted or advertised as otherwise required by subsection (d) of this section.”

Minor Modifications: The amendments proposed to these URPs are necessary to extend the time allowed for the City to continue with implementation of these plans through the acquisition of designated properties. Additionally, where the city has already disposed of designated properties the acquisition and disposition lists have been updated to remove those properties.

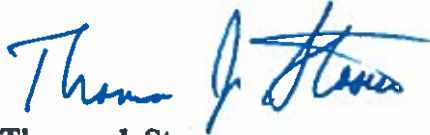
Staff recommends that the Planning Commission first make and adopt the following finding:

- That the amendments to the URP as proposed in this bill are technical in nature, and they do not substantially affect the Plan, its size, or the use or disposition of any property subject to the Plan.

In addition, after making the finding of the technical nature of the bill, Staff recommends that the Planning Commission recommend approval of City Council Bill #18-0245.

Staff Notification: Staff notified 39 community organizations of today’s hearing, the City Council President and all of the affected City Councilmembers. In addition, the Department of Housing and Community Development set up a special email address for constituents that may have questions about their suite of bills Also, on June 12, 2018, the Planning

Department, in conjunction with the Department of Housing and Community Development, hosted a public informational meeting for the suite of Administration bills.



Thomas J. Stosur
Director

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



DEPARTMENT OF LAW

ANDRE M. DAVIS, City Solicitor
101 City Hall
Baltimore, Maryland 21202

June 28, 2018

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 18-0245 – Urban Renewal – Park Heights – Amendment

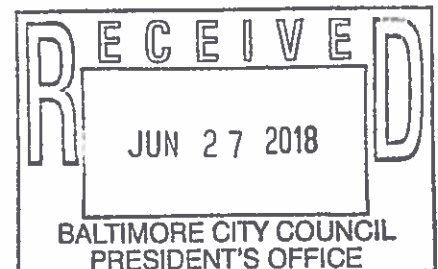
Dear President and City Council Members:

The Law Department has reviewed City Council Bill 18-0245 for form and legal sufficiency. The bill reauthorizes, for an additional four years, the currently existing condemnation authority for properties located in the Park Heights Urban Renewal Area. Reauthorization is required to comply with Section 12-105.1 of the Real Property Article of the Maryland Code, which was enacted in 2007. This law terminated any then existing state or local condemnation authority as of July 1, 2011 and required that it be reauthorized. See 2007 Laws of Md., ch. 305, §3. The first reauthorization was done via City Council Bill 11-0647. This bill is the next required reauthorization of the existing condemnation authority for the Park Heights Urban Renewal Area. The bill also seeks to remove several properties from Appendix B to the Plan.

Any changes in an Urban Renewal plan, such as these changes, must be made by ordinance. City Code, Art. 13, §2-6(g). Accordingly, the Law Department approves City Council Bill 18-0245 for form and legal sufficiency.

Very truly yours,

Hilary Ruley
Chief Solicitor



cc: Andre M. Davis, City Solicitor
Karen Stokes, Director, Mayor's Office of Government Relations
Kyron Banks, Mayor's Legislative Liaison
Elena DiPietro, Chief Solicitor, General Counsel Division
Victor Tervalá, Chief Solicitor
Ashlea Brown, Assistant Solicitor
Avery Aisenstark

Favorable

The Baltimore City Department of
HOUSING AND COMMUNITY
DEVELOPMENT

MEMORANDUM

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

From: Michael Braverman, Housing Commissioner *MB*

Date: May 18, 2018

Re: City Council Bill 18-0245 - Urban Renewal - Park Heights - Amendment _

The Department of Housing and Community Development (HCD) has reviewed City Council Bill 18-0245, for the purpose of amending the Urban Renewal Plan (URP) for Park Heights to reauthorize the acquisition of properties within the Project Area and to remove certain properties from the list in Appendix B; 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, this bill would amend the URP for Park Heights to reauthorize the Plan's powers of acquisition and condemnation for another four years, until December 31, 2022 so that these actions may legally continue, in compliance with § 12-105.1 of the Real Property Article of the Annotated Code of Maryland. Without this reauthorization, the authority to acquire property under the Plan will terminate on December 31, 2018.

The following 14 properties have been acquired and disposed of by the City and if the Plan is amended, the properties would be removed from the URP:

Appendix B	Block and Lot
4500 Reisterstown Rd.	3193 011
3402 Saint Ambrose Ave.	3301 119
4253 Park Heights Ave.	3307A 022
2617 Violet Ave.	3327A 034
4223 Pimlico Rd.	3347F 021
4225 Pimlico Rd.	3347F 022
4435 Pall Mall Rd.	3350 018
2932 Oakford Ave.	3350D 036

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JUN 4 2018
BALTIMORE CITY COUNCIL

F

3321 W Belvedere Ave.	4580 004
4921 Park Heights Ave.	4621 008
4846 Pimlico Road	4616 098E
3100 Oakford Ave.	4629 001
4826 Lanier Ave.	4798 045
2915 Woodland Ave.	4804 026

The renewal of the acquisition authority is important to assist with addressing the concentration of blight and facilitating the rehabilitation and reinvestment of the neighborhood in accordance with the Park Heights URP.

The Department of Housing and Community Development strongly encourages the passage of City Council Bill 18-0245.

MB:sd

cc: Ms. Karen Stokes, *Mayor's Office of Government Relations*
Mr. Kyron Banks, *Mayor's Office of Government Relations*

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 18-0245		

DATE May 30, 2018

TO

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

I am herein reporting on City Council Bill 18-0245, introduced by the Council President at the request of the Administration (Department of Housing and Community Development).

The purpose of this bill is to amend the Urban Renewal Plan for Park Heights to reauthorize the acquisition of properties within the Project Area and to remove certain properties from the list in Appendix B; waive certain content and procedural requirements; make the provisions of this Ordinance severable; provide for the application of this Ordinance in conjunction with certain other ordinances; and provide for a special effective date.

The Urban Renewal Plan for Park Heights was established by Ordinance 08-93 and last amended by Ordinance 14-297. The Area of the Plan is generally bounded by Wabash Avenue, Northern Parkway, Park Circle, and Greenspring Avenue.

If approved, City Council Bill 18-0245 would amend the Urban Renewal Plan to reauthorize the Plan's powers of acquisition and condemnation for an additional four years (until December 31, 2022), so that these actions may legally continue in compliance with § 12-105.1 of the Real Property Article of the Annotated Code of Maryland. In addition, the Bill would delete certain properties from the list in Appendix B of the Plan.

The Department of Public Works has no objection to City Council Bill 18-0245.

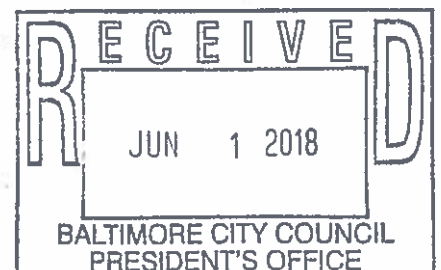
Sincerely,



Rudolph S. Chow, P.E.
Director

RSC/KTO

no objection



City of Baltimore

*City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland 21202*



Meeting Minutes - Final

Thursday, September 13, 2018

3:20 PM

18-0245

Du Burns Council Chamber, 4th floor, City Hall

Housing and Urban Affairs Committee

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

Present 7 - Member John T. Bullock, Member Isaac "Yitzy" Schleifer, Member Kristerfer Burnett, Member Bill Henry, Member Shannon Sneed, Member Zeke Cohen, and Member Ryan Dorsey

ITEMS SCHEDULED FOR PUBLIC HEARING

18-0245

Urban Renewal - Park Heights - Amendment _

For the purpose of amending the Urban Renewal Plan for Park Heights to reauthorize the acquisition of properties within the Project Area and to remove certain properties from the list in Appendix B; 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.

Sponsors: City Council President (Administration)

A motion was made by Member Henry, seconded by Member Cohen, that this Ordinance be Recommended Favorably with Amendment . The motion carried by the following vote:

- Yes:** 5 - Member Bullock, Member "Yitzy" Schleifer, Member Burnett, Member Henry, and Member Cohen
- No:** 2 - Member Sneed, and Member Dorsey

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC



HEARING NOTES

Bill: CC 18-0245

Ordinance – Urban Renewal – Park Heights – Amendment

Committee: Housing and Urban Affairs
Chaired By: Councilmember John Bullock

Hearing Date: September 13, 2018
Time (Beginning): 3:25 PM
Time (Ending): 3:30 PM
Location: Clarence "Du" Burns Chamber
Total Attendance: 30
Committee Members in Attendance:
John Bullock Zeke Cohen
Isaac "Yitzy" Schleifer Ryan Dorsey
Kristerfer Burnett
Bill Henry
Sharon Sneed

Bill Synopsis in the file?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Attendance sheet in the file?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Agency reports read?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Hearing televised or audio-digitally recorded?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Certification of advertising/posting notices in the file?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Evidence of notification to property owners?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Final vote taken at this hearing?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Motioned by:	Councilmember Henry		
Seconded by:	Councilmember Cohen		
Final Vote:	Fav. with Amendments		

Major Speakers

(This is not an attendance record.)

- Kate Ed wards - Housing
-
-

Major Issues Discussed

1. The 3PM Hearing continued.
2. This Bill renews the authority of the City to acquire property in the Park Heights Community.
3. The Bill was amended and passed on a 5-2 Vote.
4. The Hearing was adjourned.

Further Study

Was further study requested?

Yes No

If yes, describe.

Committee Vote:

J. Bullock:..... Yea
 I. Schleifer: Yea
 K. Burnett: Yea
 B. Henry: Yea
 S. Sneed: Nay
 Z. Cohen: Yea
 R. Dorsey: Nay
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Richard G. Krummerich, Committee Staff

Date: 9-14-18

cc: Bill File
 OCS Chrono File



**CITY OF BALTIMORE
CITY COUNCIL HEARING ATTENDANCE RECORD**

Committee: * Housing and Urban Affairs

Chairperson: * John Bullock

Date: September 13, 2018

Time: 3:20 PM

Place: * Council Chambers

Subject: * - Ordinance - Urban Renewal - Park Heights - Amendment

CC Bill Number: 18-0245

PLEASE PRINT

IF YOU WANT TO TESTIFY PLEASE CHECK HERE



FIRST NAME	LAST NAME	ST. #	ADDRESS/ORGANIZATION NAME	ZIP	EMAIL ADDRESS	TESTIFY	FOR	AGAINST	YES	NO
John	Doe	100	North Charles Street	21202	Johndoenbmore@yahoo.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Josh	Taylor		Dot.			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TAMARA	Woods		Plummary			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MARINA	Collins		DPur			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David	Garza		BDC			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Emma	For D					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Emma	Sark					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(*) NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MAY BE REQUIRED BY LAW TO REGISTER WITH THE CITY ETHICS BOARD. REGISTRATION IS A SIMPLE PROCESS. FOR INFORMATION AND FORMS, CALL OR WRITE: BALTIMORE CITY BOARD OF ETHICS, C/O DEPARTMENT OF LEGISLATIVE REFERENCE, 626 CITY HALL, BALTIMORE, MD 21202. TEL: 410-396-4730. FAX: 410-396-8483.

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Agenda - Final

Housing and Urban Affairs Committee

Thursday, September 13, 2018

3:20 PM

Du Burns Council Chamber, 4th floor, City Hall

18-0245

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

ITEMS SCHEDULED FOR PUBLIC HEARING

18-0245

Urban Renewal - Park Heights - Amendment _

For the purpose of amending the Urban Renewal Plan for Park Heights to reauthorize the acquisition of properties within the Project Area and to remove certain properties from the list in Appendix B; 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.

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC



BILL SYNOPSIS

Committee: Housing and Urban Affairs

Bill CC 18-0245

Ordinance – Urban Renewal – Park Heights - Amendment_

Sponsor: *President Young (The Administration) **

Introduced: *May 14, 2018*

Purpose:

For the purpose of amending the Urban Renewal Plan for Park Heights to reauthorize the acquisition of properties within the Project Area and to remove certain properties from the list in Appendix B, 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: Upon enactment

Hearing Date/Time/Location: September 13, 2018 at 3:20 PM in the Council Chambers

Agency Reports

Department of Law	Favorable
Planning Commission	Favorable
Department of Housing and Community Development	Favorable
Department of Public Works	No Objection
Baltimore Development Corporation	
Board of Municipal and Zoning Appeals	
CHAP	No Objection
Transportation	Favorable



Analysis

Current Law

The Park Heights Urban Renewal Plan was established by Ordinance 08-0158 dated December 11, 2008. It has been amended 3 times the last being Ordinance 14-297 on October 1, 2014.

Background

The Park Heights Urban Renewal Plan is located in northwest Baltimore City. The Boundaries are generally: Northern Parkway on the North, Park Circle on the South, Wabash Avenue on the East and, Greenspring Avenue on the West.

CC 18-0245 amends the Park Heights Urban Renewal Plan for Park Heights to bring it into conformity with recent changes. Among its highlights:

1. Extends the Plan until December 31, 2018.
2. Extends the authority to acquire property within the Plan until December 31, 2018
3. Removes certain properties no longer needed from the acquisition list.

Additional Information

Fiscal Note: Not Available

Information Source(s): Bill file

Analysis by: Richard G. Krummerich *fk* Direct Inquiries to: 410-396-1266
Analysis Date: 9-11-18

**CITY OF BALTIMORE
COUNCIL BILL 18-0245
(First Reader)**

Introduced by: The Council President

At the request of: The Administration (Department of Housing and Community Development)

Introduced and read first time: May 14, 2018

Assigned to: Housing and Urban Affairs Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, 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 – Park Heights –**
3 **Amendment _**

4 FOR the purpose of amending the Urban Renewal Plan for Park Heights to reauthorize the
5 acquisition of properties within the Project Area and to remove certain properties from the
6 list in Appendix B; waiving certain content and procedural requirements; making the
7 provisions of this Ordinance severable; providing for the application of this Ordinance in
8 conjunction with certain other ordinances; and providing for a special effective date.

9 BY authority of

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

14 **Recitals**

15 The Urban Renewal Plan for Park Heights was originally approved by the Mayor and City
16 Council of Baltimore by Ordinance 08-93 and last amended by Ordinance 14-297.

17 An amendment to the Urban Renewal Plan for Park Heights is necessary to reauthorize the
18 Plan's powers of acquisition and condemnation so that these actions may legally continue, in
19 compliance with § 12-105.1 of the Real Property Article of the Annotated Code of Maryland, and
20 to remove certain properties from the list in Appendix B.

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

24 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the**
25 **following changes in the Urban Renewal Plan for Park Heights are approved:**

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

Council Bill 18-0245

1 (1) In the Plan, amend Section C.1.d. to read as follows:

2 C. Techniques Used to Achieve Plan Objectives

3 1. Acquisition

4

5 d. The authority to acquire the Properties within the Project Area is expressly
6 confirmed and reauthorized through and including [December 31, 2018]
7 DECEMBER 31, 2022.

8 (2) In the Plan, in Appendix B, under "Scattered Sites", delete the following from the
9 list of properties:

10	4500 Reisterstown Road	3193 001
11	3402 Saint Ambrose Ave	3301 119
12	4253 Park Heights Ave	3307A 022
13	2617 Violet Ave	3327A 034
14	4223 Pimlico Road	3347F 021
15	4225 Pimlico Road	3347F 022
16	4435 Pall Mall Road	3350 018
17	2932 Oakford Ave	3350D 036
18	3321 W Belvedere Ave	4580 004
19	4921 Park Heights Ave	4612 008
20	4846 Pimlico Road	4616 098E
21	3100 Oakford Ave	4629 001
22	4826 Lanier Ave	4798 045
23	2915 Woodland Ave	4804 026

24 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for Park Heights,
25 as amended by this Ordinance and identified as "Urban Renewal Plan, Park Heights, revised to
26 include Amendment __, dated May 14, 2018", is approved. The Department of Planning shall file
27 a copy of the amended Urban Renewal Plan with the Department of Legislative Reference as a
28 permanent public record, available for public inspection and information.

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

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

38 **SECTION 5. AND BE IT FURTHER ORDAINED,** That if a provision of this Ordinance concerns
39 the same subject as a provision of any zoning, building, electrical, plumbing, health, fire, or
40 safety law or regulation, the applicable provisions shall be construed to give effect to each.
41 However, if the provisions are found to be in irreconcilable conflict, the one that establishes the

Council Bill 18-0245

1 higher standard for the protection of the public health and safety prevails. If a provision of this
2 Ordinance is found to be in conflict with an existing provision of any other law or regulation that
3 establishes a lower standard for the protection of the public health and safety, the provision of
4 this Ordinance prevails and the other conflicting provision is repealed to the extent of the
5 conflict.

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

APPROVED FOR FORM STYLE, AND TEXTUAL SUFFICIENCY
5-10-18
DEPT LEGISLATIVE REFERENCE

INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL _____

Introduced by: The Council President
At the request of: The Administration (Department of Housing and Community Development)

A BILL ENTITLED

AN ORDINANCE concerning

**Urban Renewal – Park Heights –
Amendment _**

FOR the purpose of amending the Urban Renewal Plan for Park Heights to reauthorize the acquisition of properties within the Project Area and to remove certain properties from the list in Appendix B; 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.

BY authority of

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

Recitals

The Urban Renewal Plan for Park Heights was originally approved by the Mayor and City Council of Baltimore by Ordinance 08-93 and last amended by Ordinance 14-297.

An amendment to the Urban Renewal Plan for Park Heights is necessary to reauthorize the Plan's powers of acquisition and condemnation so that these actions may legally continue, in compliance with § 12-105.1 of the Real Property Article of the Annotated Code of Maryland, and to remove certain properties from the list in Appendix B.

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

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the following changes in the Urban Renewal Plan for Park Heights are approved:

- (1) In the Plan, amend Section C.1.d. to read as follows:

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

* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.

C. Techniques Used to Achieve Plan Objectives

1. Acquisition

- d. The authority to acquire the Properties within the Project Area is expressly confirmed and reauthorized through and including [December 31, 2018] DECEMBER 31, 2022.

- (2) In the Plan, in Appendix B, under “Scattered Sites”, delete the following from the list of properties:

4500 Reisterstown Road	3193 001
3402 Saint Ambrose Ave	3301 119
4253 Park Heights Ave	3307A 022
2617 Violet Ave	3327A 034
4223 Pimlico Road	3347F 021
4225 Pimlico Road	3347F 022
4435 Pall Mall Road	3350 018
2932 Oakford Ave	3350D 036
3321 W Belvedere Ave	4580 004
4921 Park Heights Ave	4612 008
4846 Pimlico Road	4616 098E
3100 Oakford Ave	4629 001
4826 Lanier Ave	4798 045
2915 Woodland Ave	4804 026

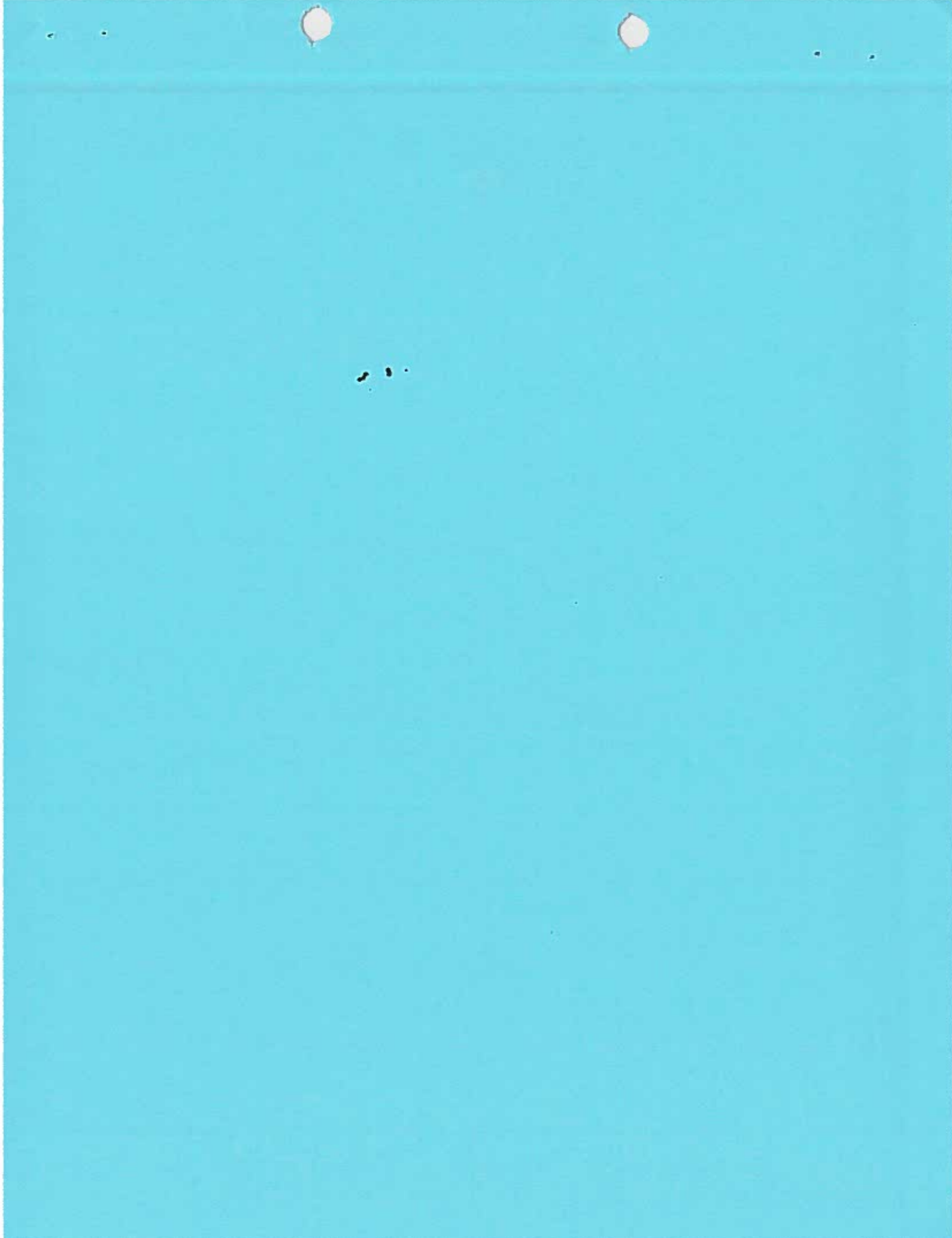
SECTION 2. AND BE IT FURTHER ORDAINED, That the Urban Renewal Plan for Park Heights, as amended by this Ordinance and identified as “Urban Renewal Plan, Park Heights, revised to include Amendment __, dated May 14, 2018”, is approved. The Department of Planning shall file a copy of the amended Urban Renewal Plan with the Department of Legislative Reference as a permanent public record, available for public inspection and information.

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

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

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

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



ACTION BY THE CITY COUNCIL

MAY 14 2018

FIRST READING (INTRODUCTION) _____ 20 _____

PUBLIC HEARING HELD ON September 13 _____ 20 14

COMMITTEE REPORT AS OF September 17 _____ 20 _____

_____ FAVORABLE _____ UNFAVORABLE FAVORABLE AS AMENDED _____ WITHOUT RECOMMENDATION

 _____
Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for Third Reading on:

SEP 17 2018

Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING _____ OCT 15 2018

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

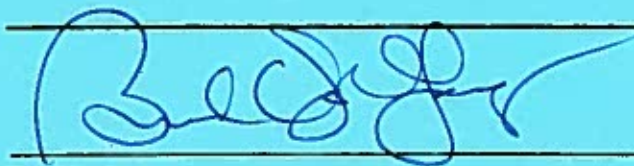
THIRD READING (ENROLLED) _____ 20 _____


_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (RE-ENROLLED) _____ 20 _____

WITHDRAWAL _____ 20 _____

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.

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President

 _____
Chief Clerk