

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 07-0628**

---

Introduced by: Councilmembers Kraft, Curran  
At the request of: Harbor East Parcel D - Acquisition, LLC  
Address: c/o H&S Properties Development Corp., 1515 Fleet Street, Baltimore, Maryland  
21231  
Telephone: 443-573-4000  
Introduced and read first time: March 26, 2007  
Assigned to: Urban Affairs and Aging Committee  
Committee Report: Favorable with amendments  
Council action: Adopted  
Read second time: May 21, 2007

---

**AN ORDINANCE CONCERNING**

**Urban Renewal – Inner Harbor East –  
Amendment 15**

FOR the purpose of amending the Urban Renewal Plan for Inner Harbor East to revise the specific lot controls applicable to Development Area Q3 and correcting certain references; 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 Inner Harbor East was originally approved by the Mayor and City Council of Baltimore by Ordinance 71-1188 and last amended by Ordinance 03-614.

An amendment to the Urban Renewal Plan for Inner Harbor East is necessary to revise the specific lot controls applicable to Development Area Q3 and to make minor technical corrections.

Under Article 13, § 2-6 of the Baltimore City Code, no substantial 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 Inner Harbor East 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 07-0628**

1 (1) In the Plan, amend F.2.b.(3) to read as follows:

2 (3) Planned Development: Such other uses as are permitted in certain portions of the  
3 Urban Renewal Area that are now or may later be subject to any Planned UNIT  
4 Development (“PUD”), created pursuant to [Chapter 12 of Article 30 of the  
5 Baltimore City Code] TITLE 9 OF THE ZONING CODE OF BALTIMORE CITY.

6 (2) In the Plan, amend G.14.a.(2) to read as follows:

7 (2) Development Area Q3

8 THE SPECIFIC LOT AREA CONTROLS AND THE SPECIFIC DEVELOPMENT PROGRAM  
9 WITHIN DEVELOPMENT AREA Q3 SHALL BE AS SET FORTH IN ANY APPLICABLE  
10 PUD. It is HOWEVER the objective of this Plan that within this Development  
11 Area, the following development program shall be outlined:

12 A minimum of [275,000] 800,000 square feet in the aggregate of primary office  
13 space, residential UNITS and/or [ground floor] retail[;], provided that a maximum  
14 of 250 hotel rooms may be developed AS WELL, so long as such development is  
15 completed as part of an overall development plan for this Development Area that  
16 ALSO includes the foregoing office, residential, and/or retail space.

17 The size and configuration of the Development Area shall generally be as  
18 illustrated on Exhibit B.

19 (3) In the Plan, amend G.14.e. to read as follows:

20 e. Development Area Q3:

21 The maximum permitted building height on Development Area Q3 [is 180.0 feet  
22 above grade] SHALL NOT EXCEED THE HEIGHTS SET FORTH IN ANY APPLICABLE  
23 PUD.

24 (4) In the Plan, amend Exhibit C, “Proposed Land Use”, by deleting the “P”  
25 designation for the property known as 831 East Lombard Street (at the southeast  
26 corner of Lombard and President Streets).

27 (5) In the Plan, amend Exhibit C, “Proposed Land Use”, by modifying the area of the  
28 Harbor East Parcel “D” PUD to reflect the new proposed Development Plan relative  
29 to the closing of Lancaster and Albemarle Streets, the location of President Street  
30 extended south of the Circle, and the changing of all areas of “Encroachment” beyond  
31 property lines identified in the PUD plan to the Residential/Commercial category.

32 (6) In the Plan, amend Exhibit B, “Development Areas”, by modifying the shape of  
33 Areas Q3 and Q4 to correctly reflect the current outline of Parcel “D” PUD as Area  
34 Q3 only.

35 **SECTION 2. AND BE IT FURTHER ORDAINED**, That the Urban Renewal Plan for Inner Harbor  
36 East, as amended by this Ordinance and identified as “Urban Renewal Plan, Inner Harbor East,  
37 revised to include Amendment 15, dated March 26, 2007”, is approved. The Department of  
38 Planning shall file a copy of the amended Urban Renewal Plan with the Department of

**Council Bill 07-0628**

1 Legislative Reference as a permanent public record, available for public inspection and  
2 information.

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

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

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

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

Certified as duly passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Chief Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Mayor, Baltimore City