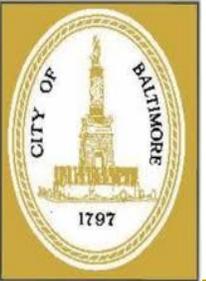


<b>FROM</b>	<b>NAME &amp; TITLE</b>	Matthew W. Garbark, Acting Director	CITY of BALTIMORE  <i>MEMO</i>	
	<b>AGENCY NAME &amp; ADDRESS</b>	Department of Public Works 600 Abel Wolman Municipal Building		
	<b>SUBJECT</b>	City Council Bill 20-0564		

November 9, 2020

**TO:** Housing and Urban Affairs Committee

**INTRODUCTION**

I am herein reporting on City Council Bill 20-0564 introduced by Council Member Sneed.

**PURPOSE**

The purpose of the Bill is to amend the Urban Renewal Plan for Middle East to modify certain land uses allowed in the Plan, to correct, clarify and conform certain provisions and references in the Plan to those in the current Baltimore City Zoning Code, to replace Appendix B with a new Appendix B, to delete Appendix E in its entirety, to remove certain properties from the lists in Appendices A,C, and D and to remove certain other properties located within the Urban Renewal Area; to replace the exhibits with new exhibits to reflect the changes in the Plan, and to modify the boundaries of the Plan to reflect the removal of certain properties, as shown on the new exhibits; 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.

**BRIEF HISTORY**

Ordinance 79-1202 established the Middle East Urban Renewal Plan, which was last amended by Ordinance 18-190. The Urban Renewal Area is generally bounded by East Biddle Street to the north, E. Madison and Orleans Streets to the south, N. Montford and N. Patterson Park Avenues to the east, and N. Broadway and N. Washington Street to the west. The area includes residential, small neighborhood commercial areas, some mixed use developments with ground floor retail and hospital uses, and the New East Baltimore Community (redevelopment area that includes the Henderson-Hopkins school campus, Eager Park, new housing, office, hotel and bio-technology offices and related uses). In addition, a large part of the Urban Renewal Area is governed by a Planned Unit Development of approximately 34 acres. City Council Bill 20-0564, if approved, would amend the Urban Renewal Plan in the following ways:

- Since the establishment of the existing Urban Renewal Plan, the City has adopted a comprehensive update to its Zoning Code, which became effective in 2017. This Bill would remove certain outdated designations and add the current Zoning District designations of

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of the Baltimore City Council  
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Neighborhood Business, General Commercial, General Industrial, Educational Campus, Bioscience, Industrial Mixed-Use, and Hospital;

- Update the Land Use, Property Acquisition, Property Disposition, and Zoning District Exhibits;
- Remove properties located in the newly named C.A.R.E. neighborhood boundaries; and
- Delete the Appendix E Design Guidelines, which would allow for conformance with the new Zoning Code and citywide Design Manual.

### **OPERATIONAL/FISCAL IMPACT**

The Department of Public Works does not anticipate incurring any significant costs as a result of the proposed legislation. Updating this Urban Renewal Plan helps keep the goals and objectives of the Plan current and relevant to the communities within its boundaries.

### **AGENCY/DEPARTMENT POSITION**

The Department of Public Works supports passage of City Council Bill 20-0564.



Matthew W. Garbark  
Acting Director

MWG:MMC