


<b>FROM</b>	NAME & TITLE	David E. Scott, P.E., Director	<b>CITY of</b> <b>BALTIMORE</b> <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	<b>CITY COUNCIL BILL 09-0371</b>		

**TO** DATE: August 11, 2009

The Honorable President and Members  
of the Baltimore City Council  
c/o Karen Randle  
Room 400 - City Hall

I am herein reporting on City Council Bill 09-0371 introduced by Council Members Spector and Middleton.

The purpose of the Bill is to amend the Urban Renewal Plan for Park Heights to create a new disposition lot, to amend Appendix A to add certain properties for clearance and redevelopment, to amend Appendix B to add the new disposition lot, and to revise certain exhibits to reflect the changes in the Plan; waive certain content and procedural requirements; make the provisions of this Ordinance severable; and to provide for the application of this Ordinance in conjunction with certain other ordinances.

Ordinance 75-977 originally established the Park Heights Urban Renewal Area and Plan, but was repealed (along with amending ordinances) and replaced with Ordinance 08-93. The Park Heights area is generally bounded by Wabash Avenue, Northern Parkway, Park Circle and Greenspring Avenue. The new Ordinance 08-93 reflects the changes made to the Park Heights Master Plan. The original Master Plan focused a higher density of development along the Reisterstown Road corridor. However, with the amendment of the Master Plan, the focus shifts to Park Heights Avenue as the high density urban boulevard, with a new 7-acre park that will be located at the corner of Park Heights and Garrison, adjacent to the CC Jackson Recreation Center. The area surrounding Park Heights and Woodland Avenues will have mixed income housing, a core area experiencing vacancies and generally deteriorating conditions. The housing will be a combination of detached, town house, and multi-family construction. Acquisition authority is established to support the redevelopment of the shopping center for a grocery store, library services, and other uses. Acquisition authority is also extended to over 600 properties within proposed major development areas. Commercial corridors along the northern portion of Park Heights and Reisterstown Road will be preserved, with neighborhood commercial centers consolidated at Park Heights and Cold Spring and Park Heights and Belvedere to eliminate the scattered commercial activity along the southern portions of these streets. Transit-oriented development is planned for the areas surrounding the Cold Spring and Rogers Avenue Metro Stations. Closure and incorporation of portions of rights-of-way in combination with disposition lots may be necessary. Any proposal to adjust or close rights-of-way to public use will require the introduction of separate ordinances for consideration and approval by the Council.

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City Council Bill 09-0371, if approved, would amend the Park Heights Urban Renewal Plan to add acquisition and disposition authority for eight additional properties: 4041 and 4045 Lewiston Avenue; 5339, 5341, 5343, 5345, and a rear portion of 5403 Reisterstown Road; and 4025 W. Rogers Avenue. A new Disposition Lot #7 would be created from these parcels and disposition controls set for it. The focus of the proposed amendment is to redevelop the Hilltop Shopping Center located at Reisterstown Road and W. Rogers Avenue. As part of the Center's redevelopment, the Motor Vehicle Administration (MVA) facility currently operating at the Mondawmin Shopping Center would be relocated to the Hilltop Shopping Center. The MVA must vacate their current site by May of 2011.

In considering City Council Bill 09-0371, the Planning Commission recommended several amendments to correct the Block and Lot references for the property known as 5403 Reisterstown Road in the legislation. The Commission also recommended the removal of the property known as 4025 W. Rogers Avenue from the list of properties in Appendix A for acquisition and disposition, as the property has already been acquired by the developer.

Based on these findings, the Department of Public Works supports passage of City Council Bill 09-0371 as proposed to be amended by the Planning Commission.



David E. Scott, P.E.  
Director

DES/MMC:pat