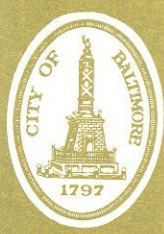


FROM	NAME & TITLE	Alfred H. Foxx, Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 11-0755		

DATE: October 25, 2011

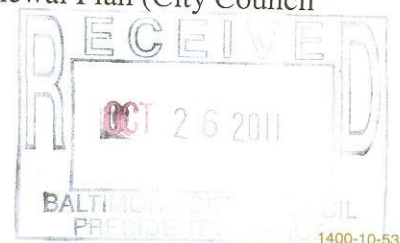
TO
 The Honorable President and Members
 of the Baltimore City Council
 c/o Karen Randle
 Room 400 - City Hall

I am herein reporting on City Council Bill 11-0755 introduced by the Council President on behalf of the Administration (Department of Housing and Community Development).

The purpose of the Bill is to amend the Urban Renewal Plan for Brooklyn-Curtis Bay Business Area to modify a Plan objective, amend and clarify certain land uses and delete a land use category, delete from the Plan certain regulations, controls, and restrictions on land acquired by the City, modify certain standards for the development of new buildings in non-industrially zoned areas, delete standards for mixed use development in the Plan, delete a certain obligation of a Developer, amend certain exhibits to the Plan to reflect the changes to the Plan, modify the duration of the Plan, add additional names of the community organizations to whom the Department must submit significant development proposals for review and comment, change the name of the Panel that the Department of Planning uses to review developers' projects, and conform certain language; waive certain content and procedural requirements; make the provisions of this Ordinance severable; and provide for the application of this Ordinance in conjunction with certain other ordinances.

Ordinance 82-852 established the Urban Renewal Plan for Brooklyn-Curtis Bay Business Area and was last amended by Ordinance 06-314. A Strategic Neighborhood Action Plan (SNAP) was developed with the communities of Brooklyn and Curtis Bay at the time of the last amendment. The SNAP was developed to address the potential interest in the waterfront areas of these communities, to shape the ways these communities may be developed in the future, and to give these communities a greater say in individual projects. The development guidelines focused redevelopment of commercial areas toward attractive business exteriors with pedestrian-friendly corridors. Mixed use areas would be developed to allow for office or retail uses on the first floor of new buildings. Discussions between the communities and existing industries triggered by a previous amendment process resulted in the removal of a small industrially zoned area from the Urban Renewal area to help buffer industries from the potential for advancing residential uses. Certain properties located along S. Hanover Street were recommended to be rezoned from the B-3 to the B-2 Zoning District. Legislation companion to this most recent proposed amendment of the Urban Renewal Plan (City Council Bill 11-0756) would implement the zoning change.

F



The Honorable President and Members
of the Baltimore City Council
October 25, 2011
Page 2

The Brooklyn community received Main Street designation since the last amendment to the Urban Renewal plan. City Council Bill 11-0755, if approved, would further amend the Urban Renewal Plan to do the following:

- Add additional prohibited uses that would be incompatible with the designated City Main Street;
- Commercial uses allowed on the first floor of certain areas stipulated in the Urban Renewal Plan would be expanded to all of the community business areas zoned B-2;
- References to acquisition of properties would be removed; and
- Notification of major development projects would be expanded to include The Concerned Citizens for a Better Brooklyn, Community of Curtis Bay, Brooklyn Curtis Bay Coalition, and the South Baltimore Business Alliance.

Based on these findings, the Department of Public Works supports passage of City Council Bill 11-0755.


Alfred H. Foxx
Director

AHF/MMC:pat

Visit our Website @ www.baltimorecity.gov