

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 14-0408

Introduced by: The Council President
At the request of: The Administration (Department of Housing and Community Development)
Introduced and read first time: June 23, 2014
Assigned to: Urban Affairs and Aging Committee
Committee Report: Favorable with amendments
Council action: Adopted
Read second time: September 15, 2014

AN ORDINANCE CONCERNING

**Urban Renewal – Fells Point Waterfront –
Amendment 1**

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3 FOR the purpose of amending the Urban Renewal Plan for Fells Point Waterfront to change the
4 location for the promenade that is to provide public access for Disposition Lot 22; waiving
5 certain content and procedural requirements; making the provisions of this Ordinance
6 severable; providing for the application of this Ordinance in conjunction with certain other
7 ordinances; and providing for a special effective date.

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

Recitals

13
14 The Urban Renewal Plan for Fells Point Waterfront was originally approved by the Mayor
15 and City Council of Baltimore by Ordinance 07-569.

16 An amendment to the Urban Renewal Plan for Fells Point Waterfront is necessary to change
17 the location for the promenade that is to provide public access for Disposition Lot 22.

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

21 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
22 following change in the Urban Renewal Plan for Fells Point Waterfront is approved:

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

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.

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1 B. Land Use Plan

2 3. Regulations, Controls and Restrictions

3 b. Provisions Applicable to All Land and Properties

4 (2) Controls on Disposition Lots

5 The following regulations, controls, and restrictions will be
6 implemented where applicable by covenants or other provisions in the
7 agreements for land disposition by the Mayor and City Council and
8 instruments of conveyance executed pursuant thereto:

9
10 (b) Specific Lot Controls

11 Disposition Lot 22

12 Disposition Lot 22 shall be developed as a hotel and/or
13 residential use in the context of a hotel, office space, retail,
14 restaurant and bar, which may include outdoor seating, marina,
15 maritime services, and parking.

16 This project is being redeveloped in accordance with the
17 United States Department of the Interior’s Standards for
18 Rehabilitation of Historic Properties, subject to approval of the
19 Baltimore City Department of Planning.

20 Disposition Lot 22 shall be exempt from the Waterfront Area
21 Controls, as specified in Appendix A of this Plan.

22 There shall be a promenade providing public access [to the
23 open space on the south end of the pier] AT THE NORTHERN
24 BOUNDARY OF THE SITE.
25

26 **SECTION 2. AND BE IT FURTHER ORDAINED**, That the Urban Renewal Plan for Fells Point
27 Waterfront, as amended by this Ordinance and identified as “Urban Renewal Plan, Fells Point
28 Waterfront, revised to include Amendment 1, dated June 23, 2014”, is approved. The
29 Department of Planning shall file a copy of the amended Urban Renewal Plan with the
30 Department of Legislative Reference as a permanent public record, available for public
31 inspection and information.

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

37 **SECTION 4. AND BE IT FURTHER ORDAINED**, That if any provision of this Ordinance or the
38 application of this Ordinance to any person or circumstance is held invalid for any reason, the

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1 invalidity does not affect any other provision or any other application of this Ordinance, and for
2 this purpose the provisions of this Ordinance are declared severable.

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

12 **SECTION 6. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is
13 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