



MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Alice Kennedy, Housing Commissioner

Date: November 28, 2023

Re: City Council Bill 23-0436 Urban Renewal - Brooklyn-Curtis Bay - Renewal Area Designation and Urban Renewal Plan

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 23-0436 for the purpose of repealing the existing Brooklyn–Curtis Bay Urban Renewal Plan and replacing it by designating as a “Renewal Area” an area situated in Baltimore City, Maryland known as Brooklyn–Curtis Bay, generally including both sides of Patapsco Avenue between the Harbor Tunnel Throughway and Pennington Avenue, both sides of Pennington Avenue between Patapsco Avenue and Ceddox Street, the west side of Curtis Avenue between Ceddox Street and Patapsco Avenue, both sides South Hanover Street between Jack Street and Chesapeake Avenue, and the south side of Potee Street between Patapsco Avenue and Frankfurst Avenue; establishing the objectives of the Urban Renewal Plan; establishing permitted land uses in the Renewal Area; providing that where there might be conflict between the provisions of the Urban Renewal Plan and the provisions of any Planned Unit Development, the provisions of the Planned Unit Development control; providing review requirements and controls for all plans for new construction; providing that the provisions of the Baltimore City Zoning Code apply to the properties in the Urban Renewal Area; establishing controls for off-street parking facilities; authorizing the conditions for acquisition of properties in the Urban Renewal Area; providing for review by the Department of Housing and Community Development of development or rehabilitation plans in the Urban Renewal Area with respect to their conformance with the provisions of the Urban Renewal Plan; providing for community notification of any permit application for the development or redevelopment of any property within the boundaries of the Urban Renewal Area; creating disposition lots and providing for specific controls on specific lots; providing for the term of the Urban Renewal Plan; providing for community review of all proposed amendments to the Urban Renewal Plan; making provisions of this Ordinance severable; approving appendices and exhibits to the Urban Renewal Plan; waiving certain content and procedural requirements; providing for the application of the Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

If enacted, Council Bill 23-0436 would repeal and replace the Urban Renewal Plan for the Brooklyn–Curtis Bay Business Area to ensure that any new uses and developments proposed in the renewal area continue to enhance the viability, stability, attractiveness, and convenience for residents and businesses in Brooklyn and Curtis Bay. It is necessary to update the Renewal Area Designation and Urban Renewal Plan’s language to match the modernized Baltimore City

Brandon M. Scott, Mayor • **Alice Kennedy**, Housing Commissioner

Zoning Code, remove antiquated language that no longer reflects actual neighborhood conditions and clarify land use provisions and design guidelines. The proposed Plan is more streamlined than the current version and aligns with the present zoning.

Related to the Brooklyn–Curtis Bay Urban Renewal Plan, the Department of Housing and Community Development is involved in; the review of developer’s plans for new development and/or rehabilitation, review of applications for demolition permits, issuance of waivers from any provision of the Renewal Plan, procedures for amendments to the URP, compliance, design review and approval.

The Brooklyn–Curtis Bay Urban Renewal Area is not within any of DHCD’s Impact Investment Areas or Community Development Zones. The 5 properties to be acquired through the Urban Renewal Plan are a combination of privately owned and DHCD owned vacant lots that have undergone demolition on the 3400 Block of S. Hanover Street. The 2 properties to be disposed through the urban renewal plan are vacant lots owned by the State of MD & DHCD. DHCD does not require the additional disposition or acquisition authority allowed under the Urban Renewal Plan and does not object to the inclusion of any of these properties in the URP. The Bill does not have an operational or fiscal impact on DHCD.

DHCD **has no objection** to the passage of City Council Bill 23-0436.

AK/sm

cc: Ms. Themelis, Nina, Mayor’s Office of Government Relations