

**Comments and Testimony Before Baltimore
City Planning Commission
In Opposition to Parts of City Council Bill #24-0583
THE 2024 COMPREHENSIVE MASTER PLAN FOR THE CITY
OF BALTIMORE**

Hearing Date: October 10, 2024 4:00PM

My name is Jan Eveland. I am a resident of Brooklyn, a business owner in Brooklyn, and the part time/volunteer CEO of a local nonprofit Action Baybrook which focuses on Brooklyn, Curtis Bay, and Brooklyn Park. Our mission is to dramatically reduce the number of problem properties, address blight, and create economic opportunity.

Although I will be out of town at a conference from October 8-11th, I will log in remotely on October 10th to discuss these comments and to respond to any questions which the Commission may have.

Action Baybrook is filing these comments in **opposition** to parts of City Council Bill #24-0583 – 2024 Comprehensive Master Plan for the City of Baltimore with respect to certain land uses, including use changes contradicting the Urban Renewal Plan passed just last year for Brooklyn/Curtis Bay, and certain new processes for rewriting the Plan to favor developers and to virtually exclude meaningful community participation.

The Brooklyn/Curtis Bay neighborhoods of Baltimore City are majority minority communities in the southernmost tip of Baltimore City which have been perpetually overlooked and forgotten. We are a disadvantaged community where almost 40% of our population do not have internet or a car. We have been preyed upon by irresponsible businesses and property owners and have lacked the community capacity to fight back.

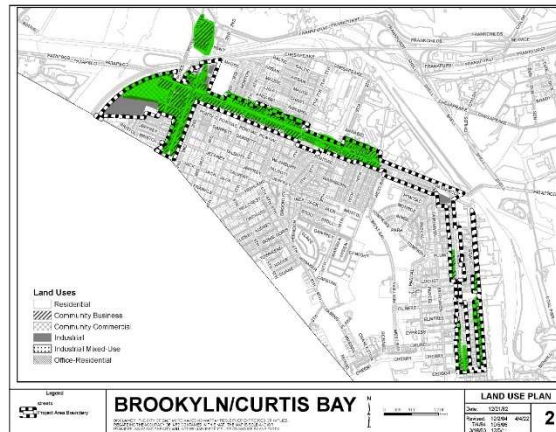
As residents we are intimately familiar with the impact of non-compliant businesses on our quality of life. Brooklyn/Curtis Bay community residents and leaders have been actively involved in working to improve our community and to enforce existing zoning to remove non-compliant polluting and industrial uses in our community.

A year ago, around this time, Action Baybrook appeared before this Commission to support our Urban Renewal Plan. After a long, hard-fought battle, this URP was ultimately approved and became law. That map (below) provided that certain uses

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were required in our commercial corridors, as expanded for certain areas included in those corridors. The green areas in the URP zone map were designated for community business and community commercial uses.



The new Master Plan fails to respect this URP as passed and provides for uses inconsistent with the uses advocated by the community for over a year to become part of the Urban Renewal Plan.

Moreover, as part of our work on community improvement, Action Baybrook is working with Baltimore City DHCD and the State of Maryland to remediate and develop the vacant land outlined in red on the map below for affordable apartments and a grocery store to remediate our food desert. Through Buy into Baltimore, Action Baybrook has proposed to purchase the land outlined in green for affordable housing.



Despite these community plans and our continuing work with Baltimore City and the State of Maryland, and despite the designations included in our Urban Renewal Plan,

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the Comprehensive Master Plan proposes to change the uses along Curtis Avenue and Pennington in Curtis Bay, along East Patapsco, and the area west of Potee and south of West Patapsco Avenue.

Action Baybrook wishes to maintain the URP designated areas along Curtis Avenue, Pennington Avenue, and East Patapsco and correct the designations of those areas in the Comprehensive master Plan. Action Baybrook advocates that the area outlined in red above be designated for mixed use: predominantly residential or mixed use predominantly pedestrian-oriented commercial and the area outlined in green in the map above be designated for medium density residential.

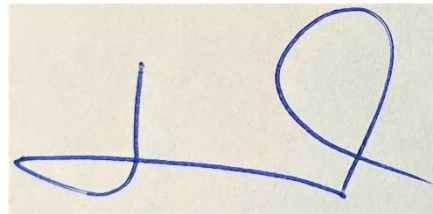
Action Baybrook also notes that the map does not provide zoning designations consistent with the land use categories, which are buried deep within the new (extremely long) Master Plan itself. Moreover, this huge plan is apparently intended to be revised every year, rather than the more typical 5-10 year time periods.

This camouflage of existing zoning and intent to rewrite a detailed 100+ page document every year virtually guarantees that only developers will be able to devote the resources to addressing these frequent changes and that communities will have no hope of ever catching up with developers to protect their communities from yet another million dollar developer intending to use taxpayer dollars to line their own pockets.

We respectfully request that this Commission NOT approve City Council Bill #24-0583 – 2024 Comprehensive Master Plan at all at this time, or in the alternative, that the Master Plan and Map be revised to comply with the Brooklyn/Curtis Bay Urban Renewal Plan and with existing plans for Brooklyn and Curtis Bay.

Thank you.

Sincerely,

A handwritten signature in blue ink on a light-colored background. The signature is stylized and appears to be 'J. Eveland'.

Jan Eveland, Esq., CEO

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