

The Baltimore City Department of
**HOUSING & COMMUNITY
DEVELOPMENT**

MEMORANDUM

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

From: Michael Braverman, Housing Commissioner

Date: September 13, 2017

Re: **City Council Bill 17-0076 - Urban Renewal – Coldstream Homestead Montebello –
Amendment**

The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0076, for the purpose of amending the Urban Renewal Plan for Coldstream Homestead Montebello to modify the provisions for certain land uses in the Plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

If enacted, this bill would support the rejuvenating of a business area in the Coldstream Homestead Montebello Urban Renewal Area (URA) located along Harford Road by requiring that “Street-facing ground floor uses must be primarily retail or service establishment that deal directly with consumers, rely heavily on walk-in business, and have regular daily hours”. The proposed amendment would most directly affect the west side of Harford Road between 25th Street and Abbotston Street and the Triangular area where Hillen Road meets Harford Road. The section of Harford Road boarding the URA has not developed as a coherent commercial area. The new zoning code that became effective on June 5, 2017 placed most of the Harford Road-fronting properties in the C-1 Neighborhood Business Zoning District. This bill, in conjunction with the new zoning district would encourage more walk-to retail commercial establishment and personal services establishments to locate along certain block of Harford Road to assist with improving the look, cohesiveness and appeal of the area.

The Department of Housing and Community Development supports the passage of City Council Bill 17-0076.

MB:sd

cc: Ms. Karen Stokes, *Mayor’s Office of Government Relations*
Mr. Kyron Banks, *Mayor’s Office of Government Relations*