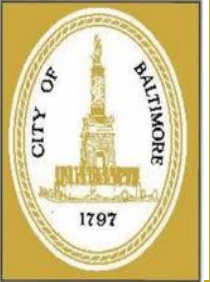


FROM	NAME & TITLE	Matthew W. Garbark, Acting Director	CITY of BALTIMORE <i>MEMO</i>	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	City Council Bill 20-0490		

October 13, 2020

TO:

Housing and Urban Affairs Committee

INTRODUCTION

I am herein reporting on City Council Bill 20-0490 introduced by Council President Scott on behalf of the Administration (Department of Housing and Community Development).

PURPOSE

The purpose of the Bill is to, among other things, repeal the existing Carroll Camden Urban Renewal Plan and replace it with a designated Renewal Area known as Carroll Camden, and generally bounded by I-95 and Russell Street to the south, Monroe Street to the west, South Paca and Ostend Streets to the north, and Russell and Kloman Streets to the east; establish permitted land uses in the Renewal Area; provide that where a conflict between the provisions of the Urban Renewal Plan and provisions of any Planned Unit Development, the provisions of the Planned Unit Development control; provide for review requirements and control for all new construction, and provide for the provisions of the Baltimore City Zoning Code to apply to properties in the Renewal Area; authorize conditions for the acquisition of properties in the Renewal Area; provide for the review by the Department of Housing and Community Development of development or redevelopment of any property within the boundaries of the Renewal Area; create disposition lots and provide for specific controls on specific lots; make provisions of this Ordinance severable; approve appendices and exhibits to the Plan; waive certain content and procedural requirements; provide for the application of this Ordinance in conjunction with certain other ordinances; and provide for a special effective date.

BRIEF HISTORY

The Carroll Camden Urban Renewal Area is located southwest of Downtown Baltimore and includes both stadia and the Carroll Camden Industrial Park areas, including the 55-acre Montgomery Park complex. The land use plan for the Carroll Camden Urban Renewal Area provides a transition from the heavy industrial uses to a mix of high tech, light manufacturing, office, and transit oriented development.

Zoning Districts are aligned to concentrate heavy industrial uses west of Bush Street and more moderate intensity and light industrial uses near residential blocks and the Middle Branch. A mixed use development area is designated between the Russell Street corridor and the Middle Branch, and between Bush and Alluvion Streets.

Ordinance 02-296, which replaced, updated, and expanded the boundaries of the former Camden Industrial Park Urban Renewal Plan established by Ordinance 60-410, established the current Urban Renewal Plan for Carroll Camden. Several additional amendments to the Urban Renewal Plan were made, including Ordinance 09-196, which permitted a video lottery facility (commonly known as “slots”), along with associated food and beverage operations and live entertainment and dancing, as a permitted use in B-2 and M-2 zoning districts. The Urban Renewal Plan was last amended by Ordinance 16-551.

City Council Bill 20-0490, if approved, would repeal the existing Urban Renewal Plan for Carroll Camden and replace it with a new Urban Renewal Plan. The new Plan would do the following: change the boundaries of the Renewal Area to exclude most of the Area east of Russell Street zoned for downtown and to become an entertainment district, and expand the boundaries south to include the BRESCO property; include new disposition properties; recommend rezoning of certain properties currently zoned IMU-1 to IMU-2; prohibit vehicle repair and gas stations along Russell Street, prohibit parking lots as primary uses in the I-1 and I-2 zones, and prohibit the most intensive uses allowed in I-2 zones; maintain design and rehabilitation standards for access and for appropriate buildings along major streets; and provide for these provisions and requirements for 10 years.

The Planning Commission considered this bill at their March 5, 2020 meeting and supported the legislation with amendments that would add a new exhibit to show the new boundaries of the Renewal Area outlined in red; delete and replace Exhibits 1 and 2 with updated exhibits dated March 10, 2020; delete Exhibit 3 and replace with new Disposition Exhibit 3 dated March 10, 2020; delete lines 1 and 2 on page 10; and strike “Animal slaughtering and processing” in line 1 of page 6 and insert “Animal slaughtering”. This Department finds these amendments to be reasonable and appropriate changes to the legislation.

The Honorable President and Members
of the Baltimore City Council
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FISCAL IMPACT

No significant fiscal impacts are anticipated to be experienced by this Department with the passage of this legislation. However, the continuing evolution and development of the Renewal Area will be important to its continuing viability, as well as for the surrounding communities.

AGENCY/DEPARTMENT POSITION

The Department of Public Works supports passage of City Council Bill 20-0490 as proposed to be amended by the Planning Commission.



Matthew W. Garbark
Acting Director

MWG:MMC