

MEMORANDUM

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

From: Alice Kennedy, Acting Housing Commissioner *ak*

Date: October 20, 2020

Re: City Council Bill 20-0490 Urban Renewal - Carroll Camden - Renewal Area Designation and Urban Renewal Plan

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 20-0490 for the purpose of repealing the existing Carroll Camden Urban Renewal Plan and replacing it by designating as a “Renewal Area” an area situated in Baltimore City, Maryland known as Carroll Camden, bounded generally by I-95 and Russell Street on the south, Monroe Street on the west, I-395, South Paca Street, and Ostend Street on the north, and Russell Street and Kloman Street on the east; establishing the objectives of the Plan; establishing permitted land uses in the Renewal Area; providing that where there may be a conflict between the provisions of the 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 properties in the Renewal Area; establishing controls for off-street parking facilit...

At its regular meeting of March 5, 2020, the Planning Commission concurred with it’s Planning Staff and recommended amendment and approval of City Council Bill 20-0490. The Planning Commission recommended 5 amendments to the Bill.

If enacted, City Council Bill 20-0490 would repeal the existing Urban Renewal Plan and replace it with a new plan that is designed to support appropriate industrial uses and provide for suitable commercial uses along Russell Street. The land use plan for the Urban Renewal Area provides for a transition from the heavy industrial uses to a mix of high tech, light manufacturing, office, and transit-oriented development.

The new plan would include a number of changes such as; altering the boundaries of the renewal area, identifying new disposition properties, recommending rezoning of some IMU-1 properties to IMU-2, prohibiting additional motor vehicle service and repair facilities in certain areas, prohibiting parking lots and garages as primary uses in the I-1 & I-2 Zoning Districts, and prohibiting the most intensive uses allowed in I-2 zones; maintaining design and rehabilitation standards for access and for appropriate buildings along major streets; and providing for a ten year duration of the provisions in the amended Urban Renewal Plan.

DHCD **supports** the amendment and passage of City Council Bill 20-0490.

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cc: Mr. Blendy, Nicholas, *Mayor’s Office of Government Relations*