



MEMORANDUM

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

From: Alice Kennedy, Acting Housing Commissioner

Date: April 28, 2021

Re: City Council Bill 21-0023 Urban Renewal – Middle East – Amendment

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 21-0023 for the purpose of amending the Urban Renewal Plan for Middle East to modify certain land uses allowed in the Plan, to correct, clarify, and conform certain provisions and references in the Plan to those in the current Baltimore City Zoning Code, to replace Appendix B with new Appendix B, to delete Appendix E in its entirety, to remove certain properties from the lists in Appendices A, C, and D and to remove certain other properties located within the Renewal Area; to replace the exhibits with new exhibits to reflect the changes in the Plan, and to modify the boundaries of the Plan to reflect the removal of certain properties, as shown on the new exhibits; 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, City Council Bill 21-0023 would amend the existing Urban Renewal Plan to remove the Caring Active Restoring Efforts (C.A.R.E) community from the boundaries of the Middle East Urban Renewal Plan. If adopted the legislation would allow the Monument-McElderry-Fayette Area Plan to move forward with the implementation of the comprehensive neighborhood plan without having to adhere to the restrictions of the URP.

At its regular meeting of March 11, 2021, the Planning Commission concurred with its Planning Staff whom recommended approval of City Council Bill 20-0023. Staff noted in its report that this update is necessary to bring the URP current with the new zoning code, the actual zoning of the properties within the boundaries, land uses and design guidelines.

The amended plan would include a number of changes such as; updating the Zoning District designations listed within the Plan, updating Plan Exhibits, removing properties located within C.A.R.E's boundaries from the Plan and from areas within the boundaries of the Plan, deleting Appendix E Design Guidelines and streamlining design guidelines to address all property types.

DHCD **supports** the passage of City Council Bill 21-0023.

AK/sm

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

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

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