



## City of Baltimore Council Bill

Introduced by: Councilmember Cohen

At the request of: Waterfront Partnership of Baltimore, Inc.

Address: 650 South Exeter Street #250, Baltimore, Maryland c21202

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### A Bill Entitled

An Ordinance concerning

#### **Waterfront Management District - Extension of District**

For the purpose of extending the Waterfront Management District to encompass certain adjoining blocks; clarifying a description of certain properties excepted from the Supplemental Tax; making this ordinance subject to certain contingencies; providing for a special effective date; and generally relating to the Waterfront Management District and Authority.

By repealing and reordaining, with amendments

Article 14 - Special Benefits Districts

Section(s) 8-2(a) and 8-8(a)(2)

Baltimore City Code

(Edition 2000)

**Section 1. Be it ordained by the Mayor and City Council of Baltimore,** That the Laws of Baltimore City read as follows:

### **Baltimore City Code**

#### **Article 14. Special Benefits Districts**

#### **Subtitle 8. Waterfront Management District**

#### **§ 8-2. District created; boundaries.**

(a) *In general.*

- (1) There is a community benefits district, to be known as the Waterfront Management District (the "District"), within the following boundaries:
  - (i) Beginning for the same at the point formed by the intersection of the east side of Light Street, varying in width, and the south side of Pratt Street, 65 feet wide, and running thence binding on the south side of said Pratt Street, Easterly 329.1 feet, more or less, to intersect the west side of Calvert Street, varying in width; thence binding on the west side of said Calvert Street, the two following courses and distances; namely, Southerly 11.1 feet, more or less and Southerly by a line curving to the right with a radius of 300.00 feet the distance of 10.6 feet, more or less, to intersect the line of the south side of Pratt Street, 86 feet wide, if projected westerly; thence binding reversely in part on the line of the south side of last said Pratt Street, so projected, in part on the south side of last said Pratt Street, and in all, Easterly 989.5 feet, more or less, to intersect the west side of Pratt Street, 101 feet wide; thence binding on the west side of last said Pratt Street, Southerly 15.0 feet, more or less, to intersect the south side of last said Pratt Street; thence binding on the south side of last said Pratt Street, Easterly 1093.5 feet, more or less, to the south side of Pratt Street, varying in width; thence binding on the south side of last said Pratt Street, the three following courses and distances; namely, Easterly 101.6 feet, more or less, Easterly 40.6 feet, more or less, and Easterly 57.4 feet, more or less, to intersect the southwest side of President Street, varying in width; thence binding on the southwest and west sides of said President Street, the eleven following courses and distances; namely, Southeasterly by a line curving to the right with a radius of 10.00 feet the distance of 15.1 feet, more or less, Southeasterly by a line curving to the left with a radius of 11,478.66 feet the distance of 36.1 feet, more or less, Southeasterly 568.7 feet, more or less, Southeasterly 76.2 feet, more or less, Southeasterly 63.0 feet, more or less,

Southeasterly 55.5 feet, more or less, Southeasterly 58.5 feet, more or less, Southerly 57.5 feet, more or less, Southerly 56.0 feet, more or less, Southerly 25.2 feet, more or less, and Southerly 71.9 feet, more or less, to intersect the south side of Fleet Street, 70 feet wide; thence binding on the south side of said Fleet Street, Easterly 969.5 feet, more or less, to intersect the west side of Central Avenue, 100 feet wide; thence binding on the west side of said Central Avenue, Southerly 372.2 feet, more or less, to intersect the south side of Aliceanna Street, 70 feet wide; thence binding on the south side of said Aliceanna Street, Easterly 700.0 feet, more or less, to intersect the west side of Caroline Street, 80 feet wide; thence binding on the west and southwest sides of said Caroline Street, the two following courses and distances; namely, Southerly 721.9 feet, more or less, and Southeasterly 545.2 feet, more or less, to intersect the southeast side of Thames Street, 60 feet wide; thence binding on the southeast side of said Thames Street, the four following courses and distances; namely, Northeasterly 127.8 feet, more or less, Northeasterly 261.2 feet, more or less, Northeasterly 89.3 feet, more or less, Northeasterly 189.9 feet, more or less; thence by a straight line, Southeasterly 649.2 feet, more or less, to intersect the Pierhead and Bulkhead Line of the Northwest Branch of the Patapsco River, there situate; thence binding on the said Pierhead and Bulkhead Line of the Northwest Branch of the Patapsco River, the ten following courses and distances; namely, Southwesterly 687.0 feet, more or less, Southwesterly 487.3 feet, more or less, Northwesterly 532.9 feet, more or less, Northwesterly 402.5 feet, more or less, Northwesterly 1018.7 feet, more or less, Northerly 424.3 feet, more or less, Northwesterly 1119.4 feet, more or less, Northwesterly 851.6 feet, more or less, Southerly 731.5 feet, more or less, and Southeasterly 643.8 feet, more or less, to intersect the line of the east outline of Rash Field, if projected northerly; thence binding reversely in part on the line of the east outline of said Rash Field, so projected in part on the east outline of said Rash Field, and in all, Southerly 382.3 feet, more or less, to intersect the north side of Key Highway, 66 feet wide; thence binding on the north and northeast sides of said Key Highway, the six following courses and distances; namely, Westerly 597.8 feet, more or less, Westerly by a line curving to the right with a radius of 1,138.51 feet the distance of 145.6 feet, more or less, Westerly 131.8 feet, more or less, Westerly by a line curving to the left with a radius of 1,153.330 feet the distance of 7.4 feet, more or less, Westerly 482.8 feet, more or less, and Northwesterly by a line curving to the right with a radius of 84.00 feet the distance of 132.0 feet, more or less, to intersect the east side of Light Street, 159 feet wide; thence binding on the east side of last said Light Street, the three following courses and distances; namely, Northerly 898.4 feet, more or less, Northerly 357.5 feet, more or less, and Northerly 211.4 feet, more or less; thence by a straight line, Northwesterly 172.3 feet, more or less, to intersect the east side of Light Street, mentioned firstly herein, and thence binding on the east side of said Light Street, mentioned firstly herein, Northerly 394.2 feet, more or less, to the place of beginning. Containing 7,884,000.8 square feet, more or less, or 181.0 acres of land, more or less; and

- (ii) *Beginning at the southwest corner of the intersection of southbound South President Street and Eastern Avenue and running east along the south side of Eastern Avenue to the southwest corner of the intersection of Eastern Avenue and South Caroline Street; then running south along the west side of South Caroline Street to the southwest corner of the intersection of South Caroline Street and Aliceanna Street; then running west along the south side of Aliceanna street to the southwest corner of the intersection of Aliceanna Street and South Central Avenue; then running north along the west side of South Central Avenue to the southwest corner of the intersection of South Central Avenue and Fleet Street; then running west along the south side of Fleet Street to the southwest corner of the western most intersection of Fleet Street and southbound South President Street, then north along the west side of the western most section of southbound South President Street to the beginning point at the southwest corner of the intersection of southbound South President Street and Eastern Avenue - comprising City Blocks 1439, 1440, 1441, 1442, 1443, 1804, and 1805 in their entirety; [and]*
- (iii) Block 1818, as bounded by Lancaster Street to the North, South Bond Street to the east, Thames Street to the south, and South Caroline Street to the west, but limited exclusively to the individual lots 030, 030A, 043D, 044A, 044B, 044C, 044D, 044E, 055, and 057; and
- (iv) *Beginning at the Southwest corner of the intersection of South Bond Street and Thames Street and running east along Thames Street to include properties on the North and South side of Thames Street to South Broadway; then running north to include properties facing South Broadway on the east side of South Broadway to Eastern Avenue; and*

including properties on the north side of Aliceanna Street between South Broadway and South Bethel Streets; and including properties on the north side and south side facing Fleet Avenue between South Bethel Street and South Broadway; and including properties on the north and side sides of Eastern Avenue facing Eastern Avenue between South Broadway and South Register; then running south along South Broadway to Aliceanna Street including all properties facing South Broadway on the east side of South Broadway; and including properties on the north side and south side facing Fleet Avenue between South Register Street and South Broadway; and including properties on the north side of Aliceanna Street between South Broadway and South Register Street; then running East along Aliceanna Street to South Chester Street including properties on the south side of Aliceanna Street except those properties excluded as shown in the Block Plat map detail attached to Ordinance 17-\_\_\_\_\_ ; then running south on South Chester Street to the water line of Harbor; then running generally west following Harbor to southwest point of South Broadway Street adjoining to Thames Street facing properties; and including all properties enclosed by boundary except those properties excluded as shown in the Block Plat map detail attached to Ordinance 17-\_\_\_\_\_.

- (2) The boundaries of the District are as shown on [the following] map[:] dated April 24, 2017, and, in greater detail, on the accompanying Block Plats, as attached to Ordinance 17-\_\_\_\_\_ .

#### § 8-8. Supplemental Tax.

(a) *Board of Estimates to determine assessable base.*

(2) Properties subject to the tax shall include all properties within the District except:

- (i) residential units in a condominium building, whether or not the units are owner-occupied; and
- (ii) all other buildings used exclusively for residential purposes, other than a building that contains 4 or more residential rental units; and
- (iii) properties exempt under:
  - (A) this subtitle;
  - (B) City Charter Article II, § (63); or
  - (C) any other applicable law.

**Section 2. And be it further ordained,** That the catchlines contained in this Ordinance are not law and may not be considered to have been enacted as a part of this or any prior Ordinance.

**Section 3. And be it further ordained,** That the amendment proposed by this Ordinance to City Code Article 14, § 8-2 {"District created; boundaries"} is contingent on a successful referendum, to be conducted substantially in accordance with the requirements of City Code Article 14, § 8-15 {"Election approval process"}, but with participation limited to the owners of the properties being added to the District.

**Section 4. And be it further ordained,** That this Ordinance takes effect on the later of (i) the date this

Ordinance is enacted and (ii) the date on which this Ordinance is approved by the Board of Estimates.  
*{Attach Map and Block Plats}*