



Brandon M. Scott
Mayor

**COMMISSION FOR
HISTORICAL & ARCHITECTURAL
PRESERVATION**

Tom Liebel, Chairman



Chris Ryer
Director

STAFF REPORT

March 9, 2021

REQUEST: Review and Respond to City Council Bill #21-0023- Urban Renewal – Middle East- Amendment

RECOMMENDATION: CHAP has no objection to the amendment

STAFF: Stacy Montgomery

PETITIONER(S): Councilmember Glover

SITE/LOCATION

The Middle East Urban Renewal Area is located in East Baltimore and bounded by East Biddle Street to the north, East Fayette Street to the south, North Broadway and Johns Hopkins Hospital to the west, and North Milton Avenue, North Patterson Park Avenue, and North Montford Avenue to the east. The eastern and western boundaries are irregular and a portion of the area extends east along East Monument Avenue to North Milton Avenue.

The area includes the Milton-Montford neighborhood, the C.A.R.E. neighborhood, and the East Monument Main Street, as well as parts of the McElderry Park, Madison-East End, and Patterson Park neighborhoods. The Urban Renewal Plan area includes a mix of residential properties (rowhouses and apartment buildings), small commercial establishments, and properties associated with Johns Hopkins Hospital and University.

There are no locally designated historic resources located within the Urban Renewal Area. The Johnny Eck House, a Baltimore City Landmark, is located just south of the Urban Renewal Area. The Urban Renewal Area contains a large portion of the East Monument National Register Historic District, all of the McDonogh Place National Register Historic District, and a small portion of the Broadway East/South Clifton Park National Register Historic District.

PROPOSAL

City Council Bill 21-0023 has been introduced 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.

This bill is a reintroduction of City Council Bill 20-0564 that was introduced in 2020 but did not pass before the Council term ended. The previous bill was not referred to CHAP.

ANALYSIS

City Council Bill 21-0023 proposes several amendments to the current Urban Renewal Plan, including:

- 1) Removing the C.A.R.E. neighborhood from the URP boundaries. This was a request of the community that was made in 2018. The neighborhood will be removed from the plan and appendices.
- 2) Updating zoning district designations to ensure they are consistent with Transform Baltimore.
- 3) Updating certain plan exhibits.
- 4) Removing the design guidelines that were established in 2005 by EBDI. These guidelines have been updated and are part of the PUD for that area. Certain guidelines are outdated or obsolete, and others were found to be overly burdensome for homeowners.

CHAP staff finds that the proposed amendments will have no impact on designated historic properties as the amendments do not affect CHAP’s design review authority in its local historic districts.

RECOMMENDATION

Staff recommends a finding no objection to the bill.



Eric L. Holcomb
Executive Director

Map with Urban Renewal Plan Boundaries (Light Blue) and Baltimore City Landmarks (Green Dots with Black Centers)



Aerial Map with Urban Renewal Plan Boundaries (Light Blue) and Baltimore City Landmarks (Green Dots with Black Centers)

