



*Catherine E. Pugh
Mayor*

**COMMISSION FOR
HISTORICAL & ARCHITECTURAL
PRESERVATION**

Tom Liebel, Chairman

STAFF REPORT



*Laurie Feinberg
Acting Director*

October 9, 2018

REQUEST: Review and Response to City Council Bill: City Council Bill 18-0292: Urban Renewal-Market Center - Amendment

RECOMMENDATION: No objection with recommendation for study and updating.

STAFF: Stacy Montgomery

PETITIONER(S): Introduced by Councilmember Costello

SUMMARY: City Council Bill 18-0292 proposes to amend the Market Center Urban Renewal Plan to extend the acquisition authority within the Project area and to extend the life of the Plan to December 31, 2022.

SITE/HISTORIC DISTRICT

The Market Center Urban Renewal Plan covers nearly the entirety of the west side of downtown Baltimore. There are three local historic districts within the Boundaries of the plan, Loft, Howard Street Commercial and Five & Dime. Portions of Seton Hill and Mount Vernon local historic districts are also within the northern boundaries of the area. The Market Center National Register Historic District boundaries closely align with the Plan's boundaries. There are 20 Baltimore City Landmarks within the boundaries of the plan area.

BACKGROUND

There are no previous Commission actions on this matter.

PROPOSAL

Bill 18-0292 Urban Renewal – Market Center – Amendment reauthorizes the plan's powers of acquisition and disposition and will extend the life of the plan until December 31, 2022. As the Baltimore Development Corporation is still actively selling properties in this area, they would like to extend the plan. The plan also contains some design guidelines specific to this area. The plan also calls out specific buildings as "special" for their architectural merit.

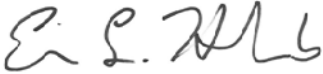
ANALYSIS

CHAP staff does not object to the plan's extension for the purposes of property disposition; however, the plan should be updated to reflect several changes that have occurred since it was last revised:

- 1) The Dissolution of the Westside Memorandum of Agreement (MOA) in 2018. Remove all references to the MOA from this document.
- 2) The creation of 2 CHAP districts within the boundaries. Be sure that design guidelines reference CHAP Design Guidelines as superseding these in the review process to create a clear path for developers in the area.

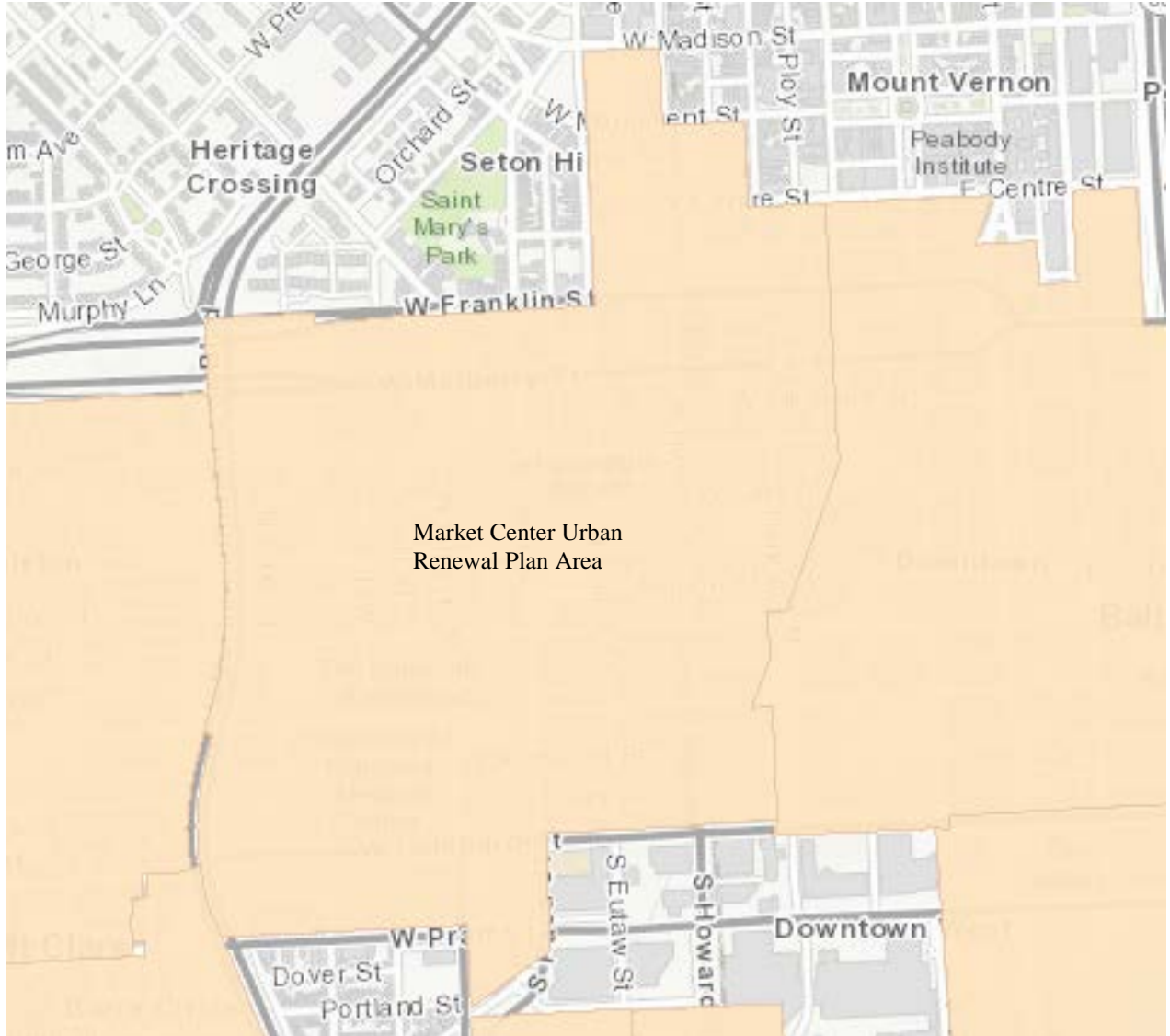
- 3) Review existing design guidelines to find and eliminate any conflicts with CHAP Guidelines, the new Zoning Code (Transform), and other newer design review tools.

Staff recommends a finding of no objection with recommendation for study and updating to reflect the changes that have occurred since the last revision.

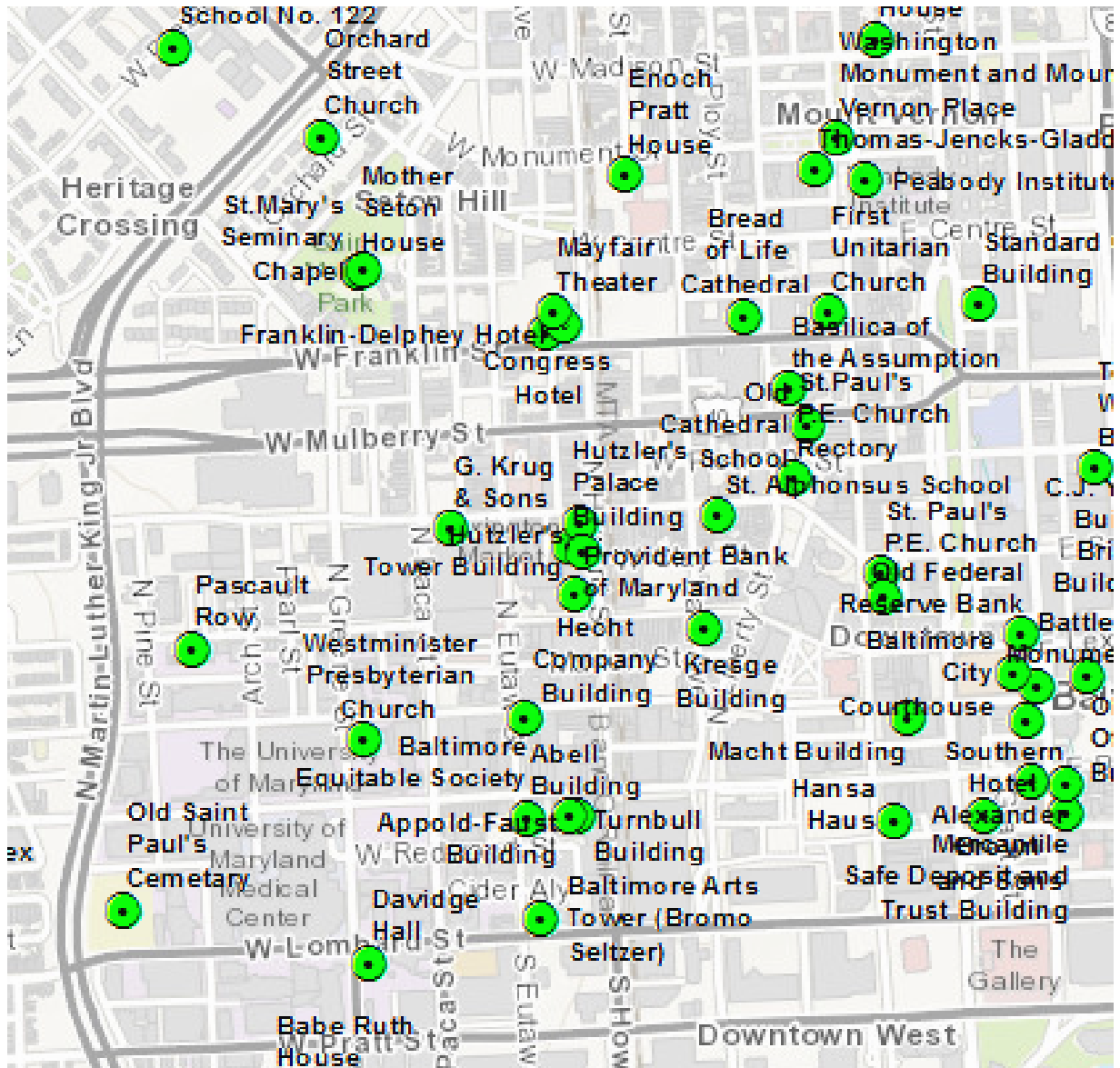


**Eric Holcomb
Director**

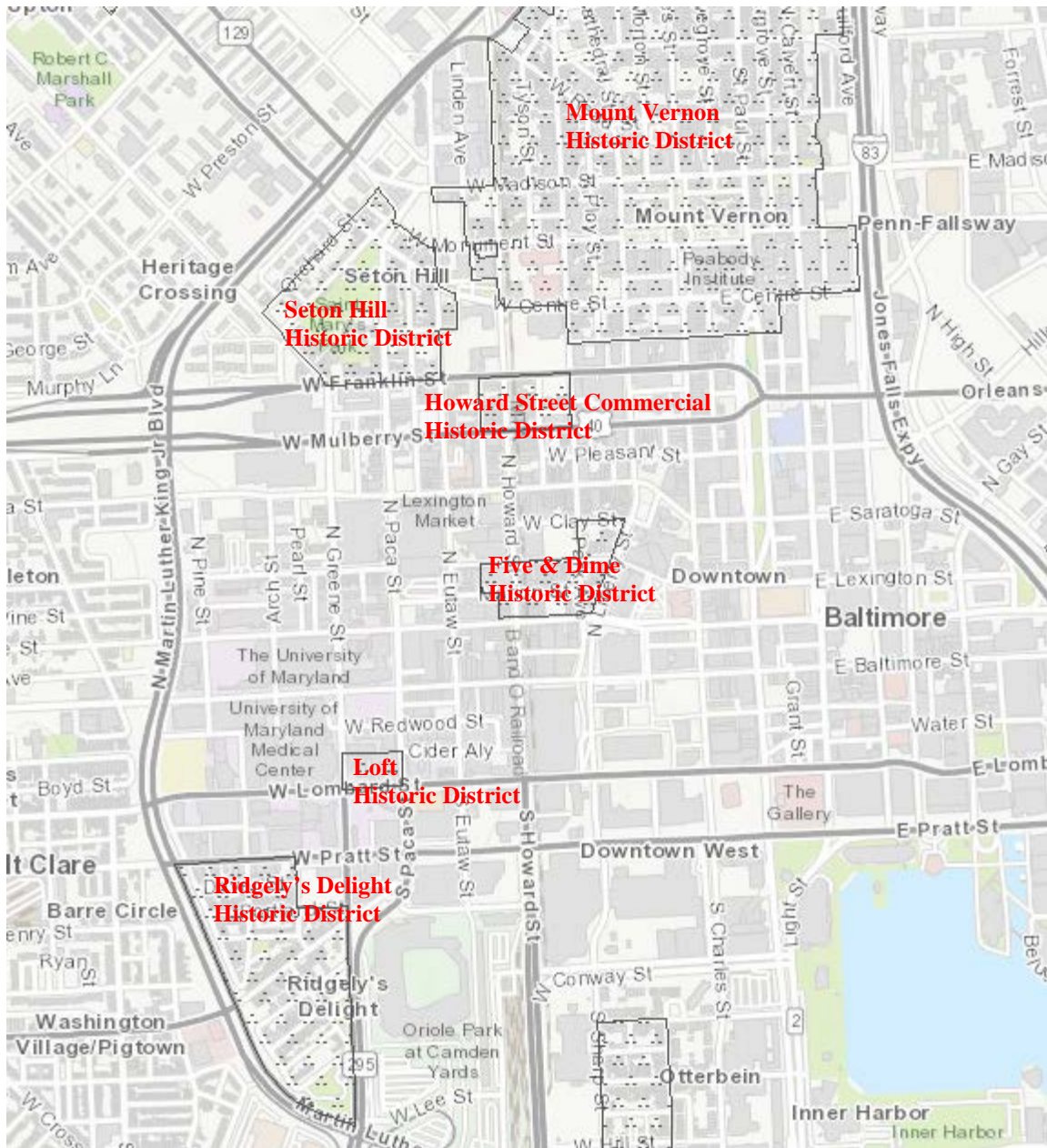
MAPS & IMAGES



Urban Renewal Plan Boundaries



Baltimore City Landmark in area



Baltimore City Historic Districts in Plan Area