



BALTIMORE CITY DEPARTMENT OF PLANNING

2016 Annual Report



Thomas J. Stosur,
Director of Planning



Catherine E. Pugh,
Mayor

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Mayor's Message



Dear Citizen,

It is with great pride that I share with you Baltimore City Department of Planning's 2016 Annual Report. Every day, the Department of Planning provides valuable design, analytic, and community development services. Our City's planners work closely with Baltimore community residents, with an eye towards making our neighborhoods safer, greener, and more vibrant.

In 2016, the Department of Planning continued to work with agency partners, community associations, and non-profit organizations on transformative projects in every corner of the City. The INSPIRE team launched new planning processes around six different schools, and the Planning Commission adopted the first INSPIRE plan for the Fort Worthington Elementary/Middle School area, in Berea. Working with the Urban Land Institute and other partners, two Technical Assistance TAP reports were completed, offering guidance for improving the Pennsylvania Avenue and Greenmount Avenue commercial corridors.

The Planning Department also worked with neighborhood residents and key stakeholders to make community input central to the Sustainability Plan Update and the development of the Green Network Plan. This year, the Department made strides to ensure that more residents were included in the planning process through the "Every Story Counts" campaign. This campaign focused on including a broad range of voices in the Sustainability Plan update process through a network of neighborhood Ambassadors that lead the outreach effort.

There is much more work to be done in 2017. The Department of Planning anticipates releasing a draft of the Sustainability Plan and a Vision Plan for the Green Network this coming year. These plans will be an important step towards improving the quality of life across Baltimore neighborhoods. Our continued success depends on the enthusiasm and engagement of our community, and I encourage you to stay involved in the process.

Sincerely,

A handwritten signature in black ink that reads "Catherine E. Pugh". The signature is written in a cursive, flowing style.

Catherine E. Pugh, Mayor

Mission Statement

To build Baltimore as a diverse, sustainable and thriving city of neighborhoods and as the economic and cultural driver for the region.



Director's Message

The year 2016 marked a critical milestone for development in Baltimore City-- City Council's adoption of a new comprehensive zoning code, the City's first since 1971. The new code will encourage growth and development, making it easier to reuse old industrial buildings and develop more walkable neighborhoods.

In 2016, development projects large and small were underway throughout the City – Remington Row welcomed its first residents and new retail opened in Harbor Point. Public sites also saw improvements – several local schools are under construction as part of the 21st Century Schools initiative. The INSPIRE Planning process will assure that neighborhood level improvements will be implemented alongside the school construction process, wherever these key facility investments are occurring.

Other major Departmental planning initiatives moved forward this past year, including the publication of collaborative reports from the Technical Advisory Panels (TAP) studying the Greenmount and Pennsylvania Avenue commercial corridors as part of LINCS, and major public outreach for the Sustainability Plan Update. The Green Network Plan also moved forward with several public input forums and an analysis of sites most suitable for greening across the City. Read more about all of these important projects in the pages that follow.

Next year, staff at the Department of Planning will continue to work with community residents and stakeholders to tackle the most pressing neighborhood and city-level questions – how to address vacant properties; how to foster more equitable development; and how to build a more sustainable City. Our team is excited to be engaged in this work, under the leadership of Mayor Pugh and in partnership with Baltimore's newly-elected City Council.

On behalf of all the Planning staff and the members of the Planning, Historic Preservation and Sustainability Commissions, thank you. We are grateful to serve Baltimore City, and to work with community members, business leaders and other City agencies to make Baltimore a more livable city for all.

We look forward with optimism to 2017.

Thomas J. Stosur

Thomas J. Stosur, Director

Departmental Overview

The Department of Planning is the City agency entrusted with guiding the physical development of the City of Baltimore.

The Department staffs three Mayoral-appointed City Commissions. This Annual Report describes the accomplishments of the divisions within the Department, each with its special focus in support of the mission and the Commissions we serve:



Planning Commission

The Planning Commission in its current form dates back to a revision of the City Charter in 1947. There are nine members of the Planning Commission: six citizen appointees and three ex-officio appointees from the City Council, Mayor's Office and Department of Public Works.

The key responsibilities of the Commission are:

- Developing and maintaining the City's Comprehensive Master Plan
- Preparing and updating plans for the physical development of the City of Baltimore
- Developing a capital budget and six-year Capital Improvement Program
- Reviewing all proposed amendments to the City's Zoning Ordinance

Commission for Historical and Architectural Preservation

The Commission for Historical and Architectural Preservation (CHAP) was established in 1964. The CHAP mission is to enhance and promote the culture and economy of Baltimore through the preservation of buildings, structures, sites and neighborhoods that have aesthetic, historic and architectural value.

The Commission's key functions are:

- Designating Baltimore City Landmarks and Historic Districts
- Reviewing plans affecting designated structures
- Supporting policies and programs that foster preservation of Baltimore City's historic assets

Commission on Sustainability

The Sustainability Commission was established in 2007 and the first 21 Member Commission was officially appointed in 2008.

The Commission's key responsibilities include:

- Developing, updating and monitoring implementation of the City's Sustainability Plan
- Creating an annual progress report on Sustainability initiatives
- Developing partnerships with government, NGO's, businesses and citizens to implement City-wide sustainability programs
- Advising the Administration and key decision makers on Sustainability issues and proposed legislation

DEPARTMENT DIVISIONS

Comprehensive Planning Division

Comprehensive Planners are assigned to geographic areas and work to ensure that sound planning principles are the basis for neighborhood planning efforts. This team is also responsible for developing the six-year Capital Improvement Program(CIP).



Land Use and Urban Design Division

The Land Use and Urban Design Division (LUUD) serves as the first stop for development in the City of Baltimore for projects ranging from individual buildings to large subdivisions and mixed-use developments. LUUD works closely with the Planning Commission to carry out its responsibilities effectively.



Division of Historical and Architectural Preservation

The Historical & Architectural Preservation division works to preserve and renew the City's historic fabric, as well as to educate residents and stakeholders about the City's rich history. Preservation Planners serve as the staff for the Commission for Historical and Architectural Preservation (CHAP).



Research and Strategic Planning (RSP) Division

The Research & Strategic Planning Division provides information, research and analysis to inform the Department's policy making activities.



Division of Sustainability and Environmental Planning

The Division of Sustainability and Environmental Planning manages the Forest Conservation, Flood Plain and Critical Area Programs to protect property and enhance the City's natural resources. Baltimore's Food Policy Initiative is also a part of the Sustainability Division team.



Viewpoints from a Planning Veteran: A Conversation with Planning Commissioner Victor Bonaparte

The Planning Commission reviews proposals for new development across Baltimore City.

Victor Bonaparte is a socioeconomic planner for the Baltimore Metropolitan Council and a Citizen Representative for the Planning Commission. He is a lifelong resident of Baltimore City, a former staff member of the Department of Planning, and an active member of the Hillside Heights Neighborhood Association.



How did you become involved in urban planning and the Planning Commission in Baltimore?

My planning career began in 1974 when I joined the Planning Department to work on the development of neighborhood Multi-Service Centers. I became interested in planning much earlier, when city planners organized a meeting about developing inner-block parks in my neighborhood as a child. I accompanied my parents to the meeting, and learned about urban planning and physical development.

During your time with the Planning Commission, what development projects have had the most significant impact on Baltimore?

I would highlight Inner Harbor East and the buildout of Canton. These projects created a new more contemporary downtown, and an attractive residential area that included mixed use housing with proximity to Johns Hopkins Hospitals. Additionally, it stimulated the conversion of class B office space in the old Central Business District into new residential uses, putting more people on the streets, in the restaurants and the theaters and creating more jobs and economic opportunity.

What Baltimore development projects in the pipeline are you most excited to see?

Port Covington. During the early years of my planning career, when I served as Chief of the Capital Program for Baltimore City, I reviewed many plans and proposals for Port Covington. I believe Sagamore Development will succeed where the others failed.

The City government has more experience with development projects of this scale today than at any time during the past 100 years. This institutional memory adds immeasurable value to moving the project forward and managing the critical steps in the development process.

The developer's link to a successful global corporation (Under Armour) attracts the money, resources and expertise critical to achieving success. Under Armour's experience as a developer of undervalued projects was fortified with Tide Point - a template for the resources and tenacity required to make the implausible possible.

How do you anticipate the new zoning code to affect development trends in Baltimore?

The process of creating the new zoning code may prove more beneficial than the new code. The process brought together many stakeholders to discuss and debate the pros and cons of every section of the existing code. This process has contributed to the work of determining what we want to become as a City.

Comprehensive Planning

Division Chief:
Sara Paranilam



KEY 2016 ACCOMPLISHMENTS

- The Planning Commission adopted the Fort Worthington INSPIRE plan.
- The Greenmount Avenue and Pennsylvania Avenue LINCS reports and implementation strategies were completed and released to the public.

Park Heights

In 2006, the Planning Commission adopted the Park Heights Master Plan, a blueprint for strengthening the Greater Park Heights community, which includes more than 50 recommendations for the redevelopment of 1,200 acres across 12 neighborhoods, anchored by important institutions like Sinai Hospital and the adjacent Pimlico Race Course. The Master Plan was amended in 2008.

The Pimlico Community Development Authority (PCDA) was created in 2005 by the State legislature with the purpose of playing an advisory role in determining funding allocations for slots revenue designated for the Park Heights community. Each year, PCDA conducts a community review process to ensure that the spending plan recommendations are consistent with the Park Heights Master Plan priorities and the needs of residents.

In April 2016, the FY17 Pimlico Area Local Impact Aid Spending Plan was released. This spending plan allocates more than \$4 million to implement the Park Heights Master Plan. The majority of funds, \$2.5 million, are targeted towards eliminating blight and assembling a 50+ acre site for new development in the center of Park Heights. In addition, funds were allocated to youth development, Park Heights Renaissance, Inc., the local community development corporation, community clean up, education, public safety, and community engagement.

For more information about the progress to date, see [Park Heights: Moving Forward to Restore a Community](#).

Capital Improvement Program

To guide the City in making necessary physical improvements, the Planning Department annually prepares a six-year Capital Improvement Program (CIP) for approval by the Planning Commission, Board of Finance and Board of Estimates. The CIP results in real, tangible projects that affect how residents and visitors experience the City, and are critical to building Baltimore's future.

The [Capital Improvement Plan](#) is made up of capital projects, which are long-term investments, usually in physical infrastructure - things like municipal buildings, streets, sewers, parks, monuments, and bridges.

Out of a total City budget of \$3.1 billion for fiscal year 2017, \$525 million (or 17 percent) was dedicated to capital projects.

One example of a recent capital improvement project is Clifton Park's Rita Church Recreation Center, which added a gymnasium, restrooms, and concession space in 2016. The new amenities facilitate year-round programming in the park for children and adults in surrounding northeast Baltimore neighborhoods.



LINCS Progress Continues

Leveraging Investments in Neighborhood Corridors (LINCS) is an interagency partnership led by Planning to revitalize and improve the economic vitality of several of the City's commercial gateways and surrounding communities.

The City has begun work on the Greenmount Avenue, Pennsylvania/West North Avenue, and Liberty Heights Avenue/Garrison Boulevard corridors.

In 2016, the LINCS initiative made significant progress studying the Greenmount corridor, which connects the Station North Arts District to Waverly Main Street. The City's LINCS interagency team partnered with the Baltimore Chapter of the Urban Land Institute (ULI), Strong City Baltimore and community organizations to conduct a two-day Technical Advisory Panel (TAP) to assess the Greenmount corridor in July 2015. TAP panels are designed to provide expert, multidisciplinary advice on land use and real estate issues.

The Greenmount LINCS TAP report was released on February 23rd, 2016, and it is now available for review on the [Department of Planning's website](#).

The Pennsylvania and North Avenues LINCS planning processes wrapped up in April 2016. [A report is now available](#) on the Department of Planning website, and explores the future of this historic area.

Pennsylvania Avenue was once the heart of Baltimore's African American community, but the area experienced economic decline in the 1970s. The report recommends focusing on improvements in the shopping area around the Avenue Market as well as gradual steps to revive the Royal Theatre site. The report uses Beale Street in Memphis as an example of what Pennsylvania Avenue could become – a focal point to celebrate African American culture.



Comprehensive Planning Featured Project: Fort Worthington INSPIRE Plan

First INSPIRE Plan Adopted

With 10 plans underway, 2016 was a busy year for the INSPIRE program. The year ended with the Planning Commission's adoption of the first completed INSPIRE plan. In addition, the INSPIRE team:

- Launched six new planning processes and continued four more.
- Convened numerous meetings that included scenario planning, asset mapping, and diving into specific issues such as a how to create a healthy food environment.
- Completed five Recommendation Reports.
- Worked more closely with City Schools and its 21st Century Program, the Association of Baltimore-Area Grantmakers, and the Family League to coordinate on school facility design, community service delivery and neighborhood improvements.



Fort Worthington INSPIRE Plan Adopted

The Fort Worthington INSPIRE plan – the first to go to the Planning Commission – was adopted on November 17. Located in the Berea neighborhood of East Baltimore, Fort Worthington Elementary/Middle School will be the first completely new school facility constructed under the 21st Century Schools program .

The new building, scheduled to open in August 2017, includes dedicated community-use space and public access to amenities like the new gymnasium and media center.

Between September 2014 and March 2015, Department of Planning staff worked with the community to better understand their experiences and priorities. They reviewed neighborhood history and plans, collected demographic data, conducted walking tours with an INSPIRE Steering Committee, convened workshops, and conducted surveys to inform the plan. Over 100 residents and stakeholders participated in developing the plan.

The plan's recommendations include:

- Preserving and strengthening stable areas while developing creative strategies to improve the less stable areas and combat the spread of disinvestment.
- Pursuing strategic redevelopment opportunities in the area, including the surplus Dr. Rayner Brown School site and the former Super Pride grocery store adjacent to it.
- Making lighting improvements along routes children use to walk to school, particularly near the Kenwood Street underpass.

Fort Worthington Community-based Priority Project

Through dedicated funding for INSPIRE capital projects, the Department of Planning is able to work with community members to immediately implement a priority project identified in the plan.

In the Fort Worthington INSPIRE area, this community-based priority project will be a community garden one block north of the school - the Berea Eastside Neighborhood Association Bridges, Brown, Moore, and Williams Community Vegetable and Flower Garden Center.

The Berea Eastside Neighborhood Association has adopted the lot through the City's Adopt-a-Lot program and will be the garden's primary steward.

DOP is working with the Departments of Public Works and General Services to install water access, and has begun working with the community on improvements to the lot: fencing, garden plots, a vegetable stand, a shed for tools and equipment, and a deck. In the future, the garden may be used as an educational resource for Fort Worthington students.

Get Involved

Contact us if you'd like to become involved in helping implement the Fort Worthington plan.

For all of the plans, there are many opportunities for Baltimore residents to become involved in every phase of INSPIRE, from conducting "field research" with us (walking tours around the schools), joining a Steering Committee, participating in surveys or other ways to collect information, developing recommendations, helping us reach your neighbors, implementing the recommendations, and more.

Visit [our website to learn more about the INSPIRE program and how you can participate.](#)

What is INSPIRE?

Through the 21st Century Schools Initiative, Baltimore City, in partnership with Baltimore City Public Schools, the State of Maryland, and the Maryland Stadium Authority, will be investing nearly one billion dollars to renovate or replace schools over the next several years.

To leverage this investment, the Department of Planning (DOP) launched INSPIRE, which stands for Investing in Neighborhoods and Schools to Promote Improvement, Revitalization, and Excellence.

This planning program focuses on the neighborhoods surrounding each of the schools. INSPIRE aims to ensure that rebuilding Baltimore's schools means strengthening and revitalizing Baltimore's neighborhoods.



Above: Rendering of a Possible Layout for Bridges, Brown, Moore & Williams Community Garden.

Improvements: 1- Deck; 2 - Shed; 3 - Raised Garden Beds; 4 - Walkway

Land Use and Urban Design

Division Chief:
Woldeyohanes Ararsa

KEY 2016 ACCOMPLISHMENTS



- Baltimore City's new zoning code, TransForm, was signed into law by the Mayor.
- The Planning Commission adopted final "Rules and Regulations for Land Subdivision".
- The Land Use and Urban Design division reviewed plans for significant new development projects, including the Port Covington Master Plan and Harbor Point.

LU&UD Regular Responsibilities:

The Land Use and Urban Design Division works closely to review each development proposal received from concept to completion. 2016 was a very busy year, as the summary below indicates:

- Staff has reviewed 600 zoning appeals and sent 272 comments to the Zoning Board.
- Staff reviewed 109 City Council bills and 43 projects for Planning Commission approval.
- 70 reviews were conducted by the Site Plan Review Committee (SPRC); this committee provides a coordinated inter-agency review to ensure that proposed developments comply with the Comprehensive Plan, Zoning Code and other regulations.
- The Urban Design and Architecture Review Panel (URDARP) had 16 meetings in 2016, where 50 projects were reviewed and approved. UDARP provides design expertise in the areas of urban design, architecture and landscape design for all proposed master planning efforts and significant development projects.
- On a regular basis, staff respond to concept plan inquiries and pre-development applications submitted through our online system.
- In 2016, LU&UD worked on the review process for a new Distributed Antenna System (DAS) (wireless service), facilitating public outreach and comments. DAS networks consist of fiber connected antennas and improve mobile broadband coverage and reliability in areas with high mobile device usage.

Recent Projects Under Construction:



Anthem House - Riverside



Nelson-Kohl - Station North

Port Covington Master Plan Development: 2016 Progress

The Port Covington Master Plan proposes to transform 260 acres of underutilized industrial land and three miles of waterfront into a mixed-use community.

The redevelopment area contains a 68-acre Planned Unit Development (PUD) which includes the future home of the Under Armour headquarters, a whiskey distillery, and a future park.

The plan area includes 40 acres of public park space, 76 acres of developable parcels, and a 50 acre Under Armour High Performance Campus. The Planning Commission adopted the Master Plan on June 23, 2016. Port Covington's location on the Middle Branch of the Patapsco River—Baltimore's "other" harbor—is expected to be a catalyst for the creation of a larger world-class waterfront recreation area. It represents a 20+ year economic opportunity for Baltimore that will leverage strong connections between ecology, people, and the innovation economy.

Under Armour High Performance Campus Master Plan:

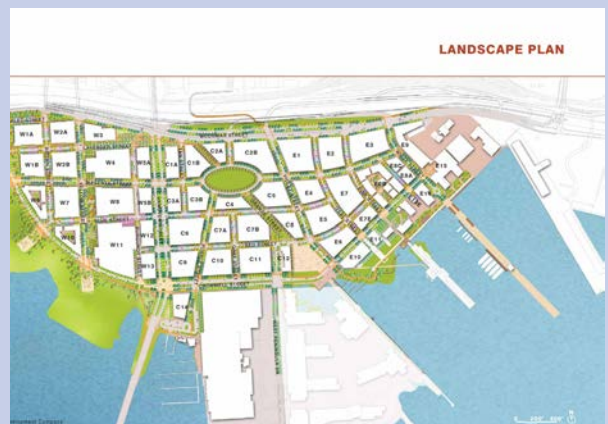
UDARP conducted a comprehensive review of Under Armour's urban global headquarters campus, the centerpiece of the adopted Port Covington Master Plan. The headquarters will include over 3.9 million square feet of offices, research facilities and performance spaces. Build-out of the campus is planned in four stages over a 15 to 20 year period. This iconic waterfront site is on an extended 50-acre point of land on the Port Covington peninsula and includes a waterfront walk for public use.



Port Covington Master Plan Implementation (Land Use and Financing):

In order to facilitate the redevelopment of Port Covington, Planning Department staff worked with Sagamore Development Company, Under Armour, and various City Agencies to finalize the master plan and legal framework for the project. The Master Plan outlines key land use approvals that moved forward in 2016. These included:

- The repeal of the outdated Urban Renewal Plan
- A Major Amendment for the Planned Unit Development
- The creation of a special Port Covington zoning category in TransForm Baltimore (which will take effect on June 5, 2017)



In addition, Planning Staff worked on the Tax Increment Financing Legislation that needed Planning Commission Approval. Staff have also begun to discuss road network modifications and subdivisions for the project. These conversations will continue in 2017.

A Sampling of Projects Currently Under Construction or Recently Completed Across Baltimore Neighborhoods

Development	Status	Units	Location/Neighborhood
500 Park Avenue	Under Construction	153	220 W Franklin/Mt Vernon
Anthem House	Under Construction	292	900 E Fort/Riverside
Banner Hill	Under Construction	349	611 S Charles/Otterbein
Barclay Phase III	Under Construction	57	Greenmount Ave/Barclay
Charles Village Lofts	Under Construction	157	3200 St. Paul/Charles Village
City Arts II	Complete	60	1700 Greenmount Ave/Greenmount West
Gibbons Apartments	Complete	80	901 S Caton Ave/Wilhelm Park
Maple Glen	Under Construction	24	3701 Fords Lane/Glen
Mary Harvin Center	Complete	61	1600 N Chester/Broadway East
Mulberry at Park	Complete	68	200 W Mulberry/Downtown
Nelson Kohl Apartments	Under Construction	103	20 E Lanvale/Charles North
Orchard Ridge	Under Construction	65	3800 Strawberry Fields/Orchard Ridge
Preston Place	Under Construction	150	Oliver (Scattered)
Remington Row	Complete	109	2700 Remington Ave/Remington
Skyview Townhomes	Under Construction	40	4300 Hickory St/Hoes Heights
Stadium Square	Under Construction	295	Sharp-Leadenhall
The Rotunda	Complete	379	711 W 40th St/Hampden
Whitehall	Complete	28	3300 Clipper Road/Hampden



A Selection of Projects Under Construction

Haussners Site Redevelopment (3232 Eastern Avenue):

This project occupies the original Haussner's Restaurant site in the Highlandtown area at the southwest corner of Eastern Avenue and Clinton Street, plus two adjacent retail rowhouse properties, south of the main Haussner's site. The iconic "old Baltimore" restaurant was in business for 73 years, before closing in 1999. The new project will include incubator retail space along Eastern Avenue and five floors of residential use above the retail. The project will include 65 rental units with common space at the rooftop level around a small courtyard space. This project completed design review with UDARP in mid-2016 and is currently under construction.



Uplands Redevelopment:

Construction continues at the Uplands Planned Unit Development (PUD). This project is located in Southwest Baltimore, and includes a mix of affordable and market rate housing. The first phase apartments are complete and the new single family homes are now under construction. This development includes a community leasing center, park space, and a mix of rowhouse, semi-detached, and detached single family homes. This PUD was reviewed and approved in 2009 and has been under construction since 2010.



Liberty Harbor East (711 S. Central Avenue):

The home of a new Whole Foods Market, this new project sits on an existing surface parking lot. It includes the 65,000 square foot food market, a parking garage, a 49-unit condominium component along Lancaster Street, and a 292-unit apartment tower. After completing a design review process with UDARP in early 2016, this project broke ground in Fall 2016.



Land Use and Urban Design Featured Project: Zoning Code Rewrite Passes in 2016 for the City of Baltimore

This year, the adoption of Baltimore City's new zoning code was a major accomplishment for the Department of Planning, City Council and the City of Baltimore. The new zoning code represents the first comprehensive update since 1971.

The TransForm Zoning Code Process

The zoning code is designed to implement the vision outlined in the City's Comprehensive Master Plan and Sustainability Plan.

The Department of Planning began a process to rewrite the code in 2008, working with a Zoning Advisory Committee made up of community members, developers and stakeholders from other agencies.

Dozens of citywide meetings were organized to discuss the proposed code.

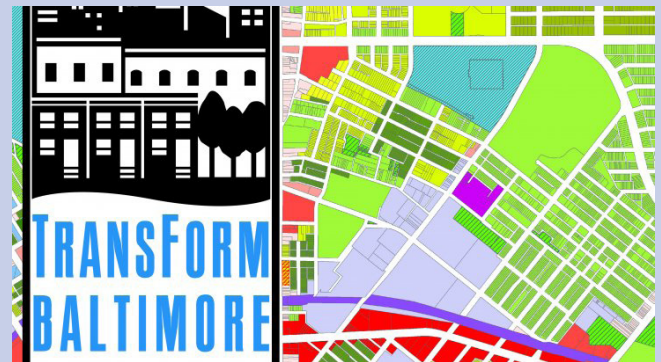
The draft zoning code was converted into an ordinance by the City's legislative staff and was then introduced by the City Council at the Mayor's request in October 2012. The Planning Commission reviewed the ordinance in public hearings and moved it favorably with amendments to the City Council Committee in March 2013.

After the Planning Commission voted favorably, the Bill was heard in an extensive series of City Council hearings, leading to a final City Council vote.

In all, City Council considered more than 800 amendments to the code. City Council gave preliminary approval to the new zoning code in October 2016 and final approval in December. The zoning code will take effect on June 5, 2017, giving agencies six months transition time for full implementation.

What is Zoning?

Zoning is a set of regulations stipulating how land can be used and how structures and improvements on the land can be built. The first Zoning Codes in the United States date back to the 1920s. Many other cities, along with Baltimore, have embarked on code rewrites in the last decade.



Why an update now?

Since the last comprehensive update in 1971, the code became increasingly antiquated with time – it supported the separation of land uses and automobile oriented development, and maintained zoning district categories that bore little relation to the actual uses on the ground. The new code better reflects current development trends by supporting the development of mixed-use projects and walkable communities.

In addition to becoming outdated, the zoning code was extremely complex, with more than 200 overlay districts.

The new code is more concise and more readable, making the development process more transparent and predictable.

Highlights of Zoning Code Changes

A few key examples of progressive code changes include:

- The new Industrial Mixed Use District (IMU) allows for the conversion of historic industrial buildings into artist live-work spaces, offices, galleries, retail or limited residential alongside light industrial uses.
- Within neighborhoods, the new zoning code allows for commercial use across several categories. The old zoning code discouraged the integration of retail uses in any residentially zoned districts. The new code allows for limited commercial uses at specific locations in row house areas, after review and approval by the Board of Municipal and Zoning Appeals or with City Council approval of a Rowhouse Mixed-Use Overlay District.
- The code integrates sustainability goals by considering the impact of buildings and communities on the Baltimore environment. All new development will be required to integrate landscaping and address the urban design context under guidelines approved by the Planning Commission.
- Non-conforming liquor stores, which have been allowed to operate for decades as “grandfathered” uses in residentially-zoned districts, will be required to phase-out sales of alcohol within two years after the new code becomes effective. These business owners may continue to operate as shops or convenience stores without alcohol sales at their current locations, or relocate to appropriately zoned business districts, in conformance with zoning and Liquor Board regulations.

The new code takes a different, more flexible, approach - paving the way for mixed-use development like biotech parks and more neighborhood-scale retail opportunities.

Want to Learn More?

More resources to help applicants and residents navigate the new code are posted on the Department of Planning’s website, and staff is available and ready to answer any questions.

The New Zoning Code can be viewed [here](#). This link includes text and maps. A Frequently Asked Questions (FAQ) document is available on the same webpage.

Community members are encouraged to send questions about the new code to zoningcode@baltimorecity.gov.

Moving Forward

The Department of Planning wishes to express its sincere gratitude to all of the stakeholders who attended meetings, expressed opinions, wrote proposals and worked in collaboration with staff and City officials to achieve this important milestone for Baltimore.

We strongly believe that 45 years is entirely too long to wait between zoning code updates. To make sure Baltimore has the tools to move forward in land use and development, we will be looking to regularly review various topics within the code and update as needed. This process will likely begin in 2017 and we look forward to working with neighborhood groups, developers and institutions for input into that process.

Commission for Historic and Architectural Preservation

Division Chief:
Eric Holcomb



KEY 2016 ACCOMPLISHMENTS

- Helped execute Memorandum of Agreements for the Creating Opportunities for Renewal and Enterprise (CORE) program between Baltimore City HCD and Maryland Historical Trust, among others. This agreement helps coordinate demolition of blighted buildings and stabilization of historic properties.
- Renewed and extended the local historic restorations and rehabilitations tax credit legislation through 2021.
- Issued 834 Authorization-to-Proceed notices for rehabilitation of historic properties and presented 85 items to the CHAP Commission. This volume sets a record for CHAP approvals!

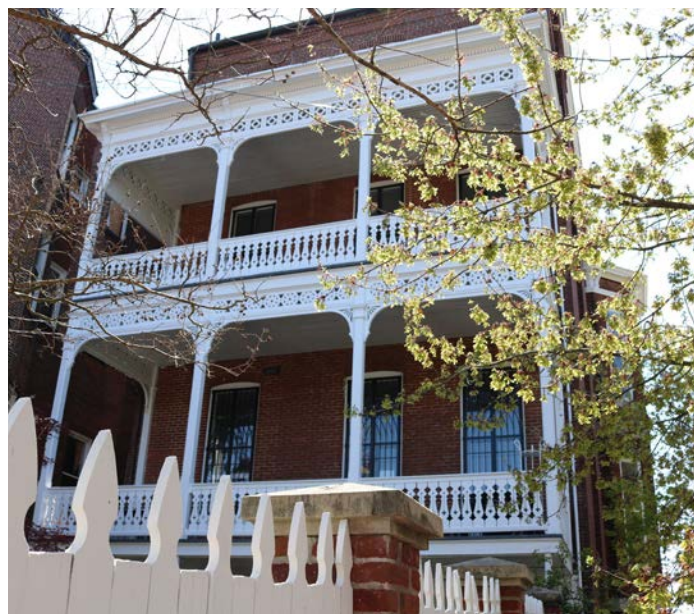
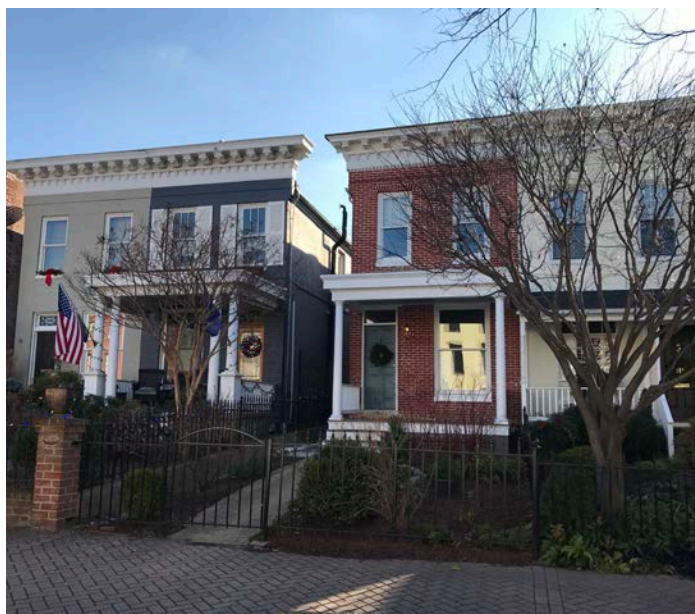
Historic Restorations and Rehabilitation Tax Credit Program

CHAP incentivizes neighborhood investment through the Historic Restorations and Rehabilitation tax credit program. The program is a 10-year tax credit program that helps the City preserve Baltimore's historic neighborhoods by encouraging rehabilitation projects.

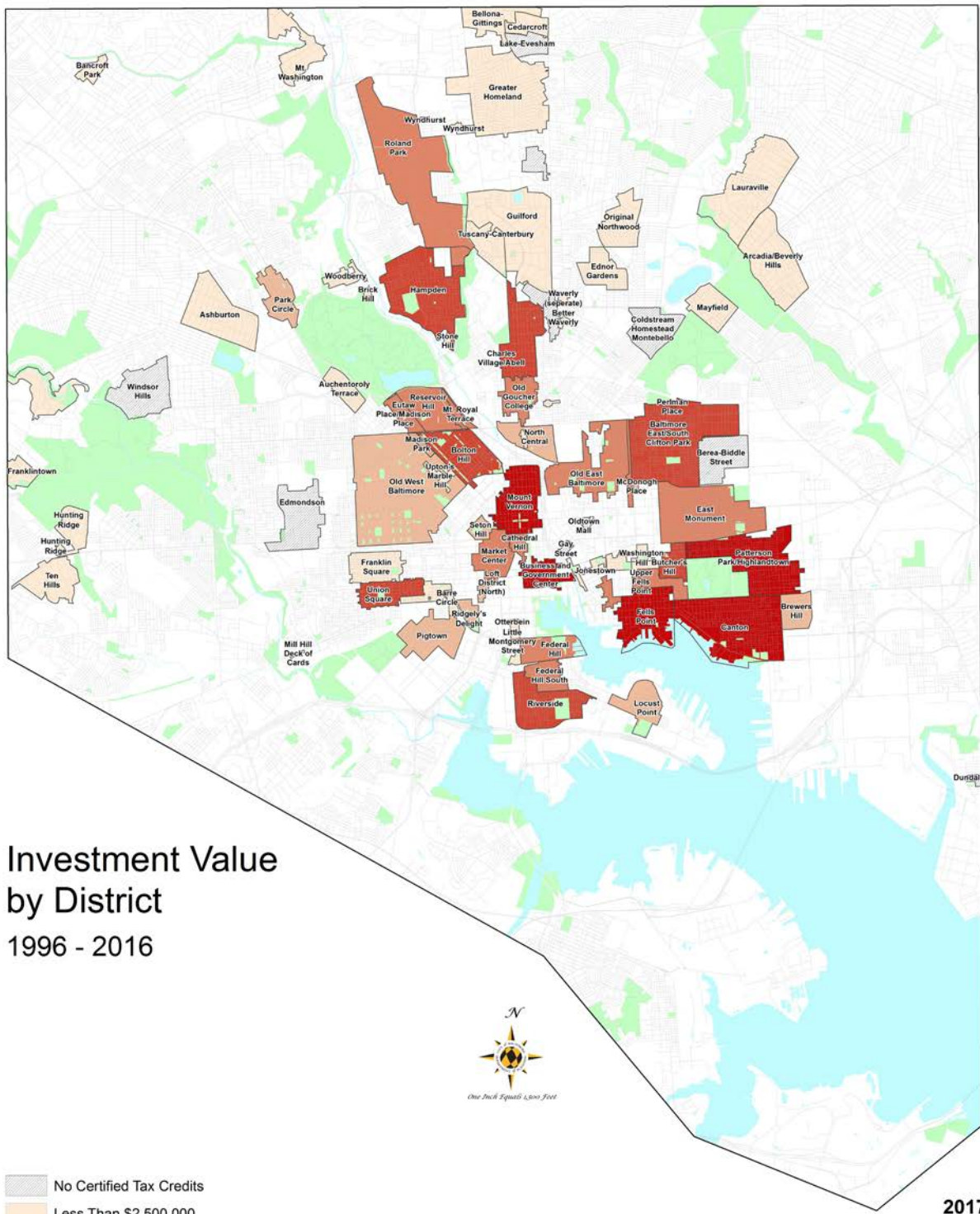
In 2016, staff reviewed approved 349 applications for the program. This year, the credit helped to leverage \$96,163,789 of private investment in 36 neighborhoods across Baltimore.

Since 1996, over \$870 million dollars have been invested in historic properties due to the availability of the Historic Tax Credit.

This Historic Tax Credit has helped revitalize many neighborhoods in Baltimore. In the 1990s and early 2000s, the historic tax credit was central to the revitalization of Butchers' Hill, Patterson Park Highlandtown, and Mount Vernon. Today, the credit is making a positive impact in neighborhoods such as Station North, Oliver, Pigtown and Hollins Roundhouse.



Historic Restorations and Rehabilitation Tax Credit Investments throughout Baltimore

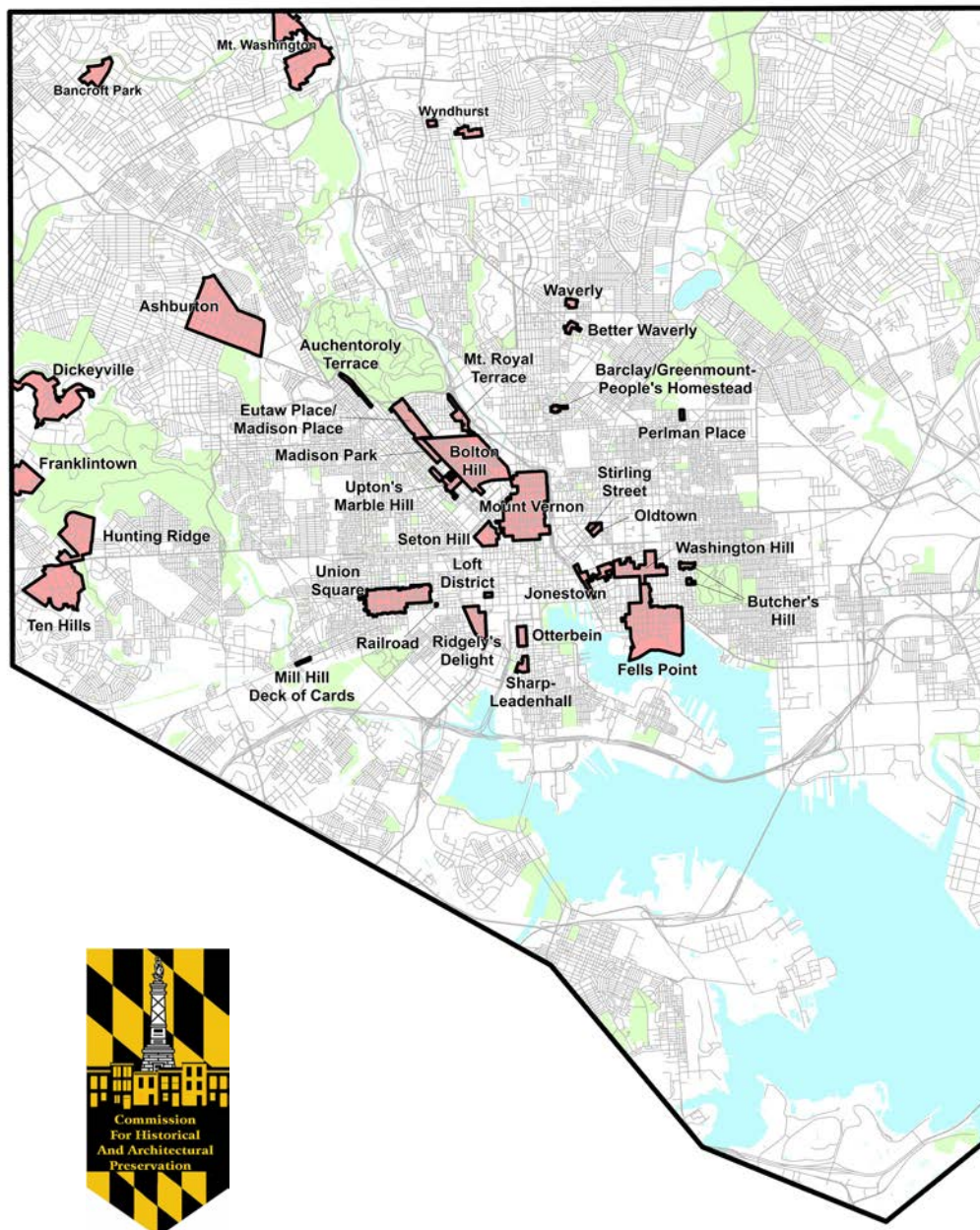


Catherine E. Pugh
Mayor
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Director of Planning

Local Historic Districts

Each year, CHAP works with neighborhood associations interested in pursuing local historic district designation.

Today, there are 33 local historic districts across the city.



2017

Currently, CHAP is partnering with neighborhood residents to pursue local historic designation for Federal Hill, Original Northwood, Old Goucher neighborhood, Charles North (Station North Arts and Entertainment District), and the Five and Dime and Howard Street Districts downtown. In addition, CHAP is pursuing boundary expansion for Upton's Marble Hill.

New 2016 Landmark Designations and Projects

It is the responsibility of CHAP to coordinate the Landmark designation process for historically significant properties in Baltimore City.

This year, eight properties reviewed by CHAP became landmark designations representative of the rich variety of Baltimore's history:

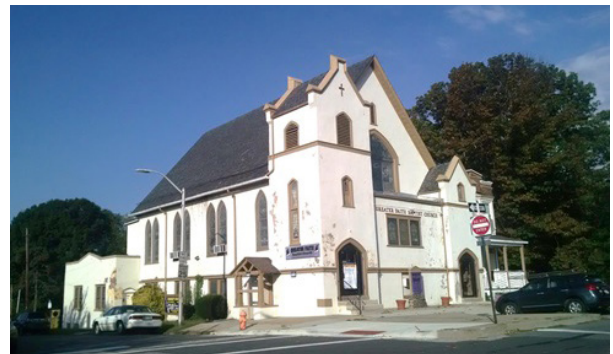
- American Legion Federal Post No. 19
- Apostolic Faith Church of God
- Ambassador Theatre
- St. Mark's Institutional Baptist Church
- Eastern Avenue Pumping Station
- Dr. John Ruhrah Elementary Middle School
- Patterson Park
- Greater Faith Baptist Church



Confederate Soldiers and Sailors Monuments in Bolton Hill



Eastern Avenue Pumping Station



Greater Faith Baptist Church

Special Commission to Review Baltimore's Public Confederate Monuments

On August 16, 2016, the Special Commission to Review Baltimore's Public Confederate Monuments submitted its report on three Confederate monuments and one to Roger B. Taney. This report provided historical context and recommendations for the treatment of each monument.

Working with the Department of Transportation and the Baltimore National Heritage Area, CHAP staff installed four new signs next to key Confederate monuments in late 2016. The new signs interpret the historical context of these monuments, per recommendations coming out of the Special Commission.

The Special Commission's report is currently available on CHAP's website:

www.chap.baltimorecity.gov

Research and Strategic Planning

Division Chief:
Robert Pipik



KEY 2016 ACCOMPLISHMENTS

- Completed overhaul of Department of Planning website.
- Provided extensive GIS support and analysis to assess site suitability, priority and development for Green Network Plan.
- Supported over 400 individual map creation requests from City and State elected officials, Planning and other City agencies and members of the public.

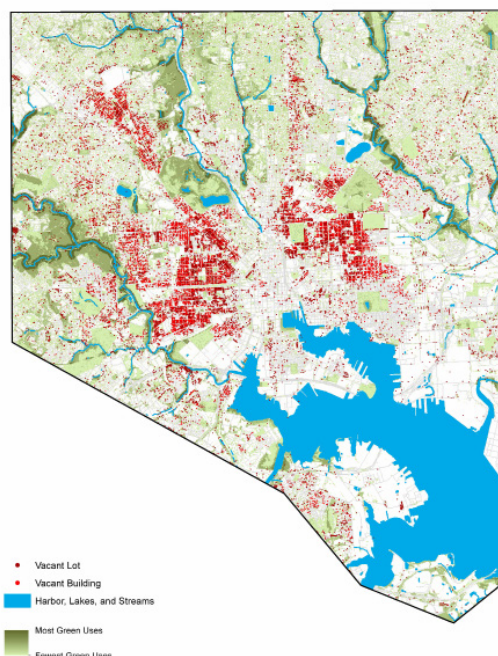
Project CORE mapping

In 2016, with a commitment of \$75M in State funding over four years, a new partnership began between City and State agencies to identify vacant buildings for demolition as a catalyst for reinvestment and stabilization of Baltimore neighborhoods.

The Research and Strategic Planning (RSP) team provided mapping and analytical expertise to this initiative, known as Project C.O.R.E. (Creating Opportunities for Renewal and Enterprise), developing a web-based application to host detailed planning sessions with multiple agencies and stakeholders and providing detailed budgeting estimates. RSP also developed a public application to encourage input from community members. The application allowed users to submit suggestions on potential demolition or stabilization sites in their communities.



Vacancy Concentration Across City



The Compass

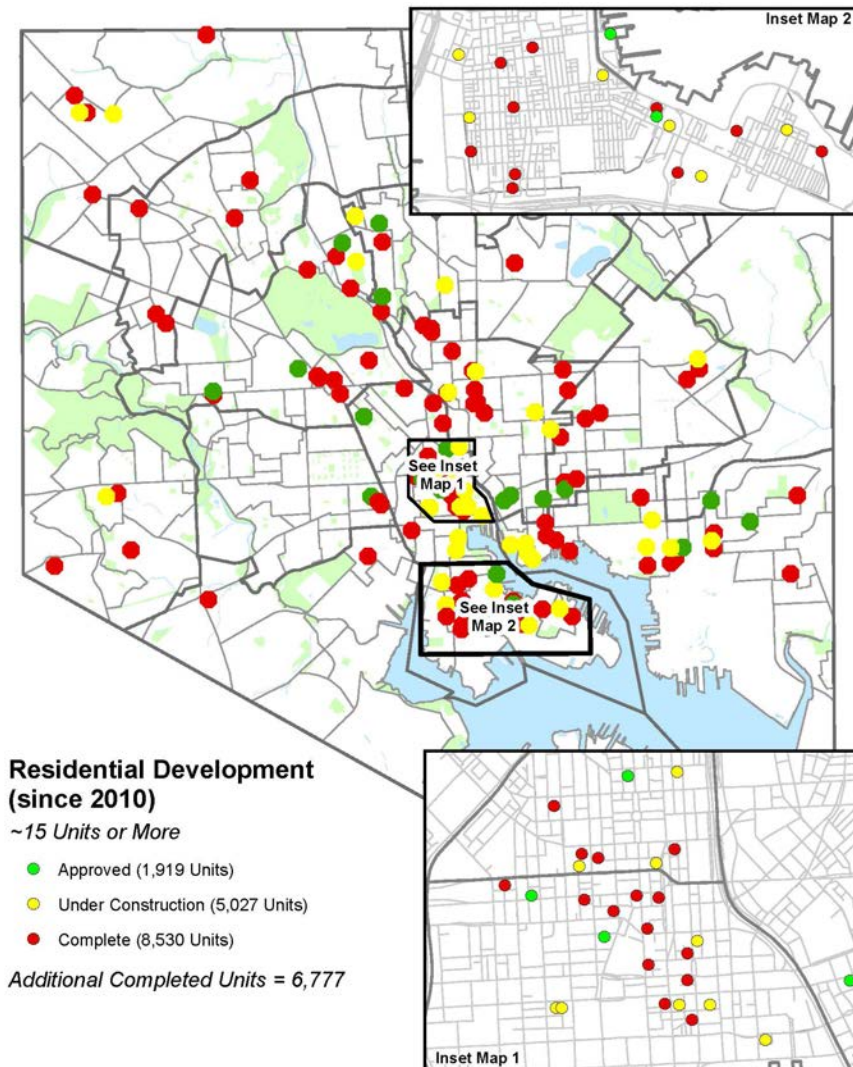
The Department of Planning RSP produces a monthly newsletter with updates on planning initiatives and features on key projects. This newsletter, **The Compass**, has a distribution of over 7,500 Baltimore neighborhood groups and residents.



Newsletters can be viewed [here](#), and individuals can sign up to receive the newsletter through email via [this link](#).

Residential Development Trends

RSP tracks the status of new residential housing units across the City using residential permit data on a quarterly basis.



Since 2010, over 20,000 new residential units have been completed or are under construction

15,307
Constructed since 2010

5,027
Under construction as of January 2017

1,919
Approved for development

Sustainability and Environmental Planning

Division Chief:
Beth Strommen (Retired)

KEY 2016 ACCOMPLISHMENTS



- Citizen Sustainability Ambassadors administered over 1,100 surveys as part of the Sustainability Plan Update engagement process.
- The City of Baltimore achieved a Class 5 designation under the National Flood Insurance Program (NFIP) Community Rating System (CRS) certification, saving flood zone property owners 25% on their FEMA flood insurance premiums.
- The Critical Area Commission approved six applications submitted to the Critical Area Management Program (CAMP) Offset Grant Program.
- Planning staff conducted multiple engagement meetings and design charrettes for input on the Green Network Plan.

CAMP Offset Funding

Baltimore's Critical Area Management Program (CAMP) serves to improve water quality, conserve and restore habitat, and promote a sustainable environment. When significant development occurs within 1,000 feet of the shoreline and cannot meet the requirements of the CAMP, applicants may contribute an offset fee. These funds are then used to support environmental projects throughout the City that support CAMP goals.

In 2016, the Critical Area Commission approved six applications submitted to the CAMP Offset Grant Program.

Two examples of 2016 funded projects included:

- Baltimore Green Space will use the funding to support the Forest Stewardship Network. The Network brings together community residents to care for forest patches throughout the City's neighborhoods.
- Civil Works will organize a Green Jobs program for youth, focused on stormwater management and rain gardens.

Blue Water Baltimore, the Parks and People Foundation, and the Waterfront Partnership of Baltimore also received grants to address important water quality goals.

The image at right highlights the Waterfront Partnership's Inner Harbor Oyster Garden, a CAMP funding recipient.



Growing Green Initiative

In 2016, The Growing Green Initiative worked in East Baltimore on greening vacant lots along the Amtrak rail corridor as part of Growing Green Tracks.

Growing Green Tracks is a city-led collaborative that works to eliminate blight along Amtrak's Northeast Corridor through strategic demolition and reuse of vacant land for greening projects.



Image Credit: Ayres Saint Gross

In April 2016, \$500,000 in additional funding was awarded to the Growing Green Initiative. With implementation help from partners, Sustainability staff used this boost in funding to re-seed and fence lots, plant trees, create community managed open spaces, support the Lots Alive and Neighborhood Greening grants programs, and sustain the Care-A-Lot program in four targeted neighborhoods including Coldstream Homestead Montebello, Broadway East, Sandtown Winchester, Upton, Druid Heights, Penn North, and Park Heights. The Care-A-Lot program provides neighborhood groups with funds to support the upkeep of vacant lots.

Student Environmental Leadership

Since the adoption of the Sustainability Plan in 2009, 126 Baltimore City public schools, representing almost 70% of the local public school system, have formed student Green Teams to undertake hands-on environmental projects through the Office of Sustainability's Green, Healthy, Smart Challenge (GHSC) grant programs.

In 2016, a record 57 schools received GHSC grants.

Along with a host of gardening and recycling projects, a number of creative, community-oriented projects received funding. One proposal involved the installation of a publicly accessible "Little Free Library" full of books on sustainability topics in a schoolyard.

This year, three students completed the first full year of the Youth Environmental Internship Program in June 2016. Our intern team convened the Student Environmental Leadership Action Team, organized our annual youth celebration, gave feedback on the proposed City Schools Sustainability Policy, visited Annapolis and spoke to lawmakers, and kept an active blog (www.bmoregreenblog.wordpress.com).

Their biggest achievement was the Youth Environmental Summit, a new event held in March 2016 at Cylburn Arboretum. Attendees engaged with local professor and author Dr. Rita Turner, and with national environmental leader Akiima Price, both of whom led conversations focused on environmental justice.



Green Network

The Green Network planning process launched in 2016. The Green Network Plan will set a bold vision for reimagining vacant and abandoned properties and transforming them into community assets such as parks, gardens, urban farms, open space and future development sites.

The completed plan will include three major elements:

- A citywide Vision Plan for creating an interconnected network of green spaces.
- Pilot area greening and development strategies for neighborhoods in East, Central, West, and Southwest Baltimore
- Recommendations to support short term implementation of demonstration projects and long-term implementation of the citywide green network.



The Department of Planning selected a multi-disciplinary consultant team in 2016 to lend specialized planning assistance to the effort. This team of locally based consultants is being led by environmental planning firm Biohabitats. The consultant team also includes team members from the firms of Floura Teeter, Advanced Placemaking, Living Design Lab, and Toole Design Group.

Green Network Plan public meetings were held in June and November of 2016. Eight meetings were held in total, including both citywide meetings and meetings for focus areas specifically. Over 290 members of the community attended various public meetings over the course of the year. Through the public meeting process, the Department of Planning received feedback on project goals, green space preferences, and locations for potential greening, demolition, and stabilization of vacant properties.

Currently underway, the creation of a draft Vision Plan will identify the framework of key opportunities for greening and new connections which will guide implementation of Green Network Plan in the short and long term. Four focus areas have emerged as the focal points for the plan: South Clifton Park and Broadway East; Upton, Druid Heights, Penn North, and Reservoir Hill; Sandtown-Winchester and Harlem Park; and Shipley Hill, Boyd Booth and Carrollton Ridge.

In 2017, the Vision Plan and Master Plan for the Green Network will be completed. These documents will identify pilot projects for immediate implementation, guide the future development of vacant land and target City, State and private-sector investments in Baltimore City for years to come.



Sustainability Plan Update

In April 2016, the Office of Sustainability kicked off the process to update the City's Sustainability Plan with a Town Hall meeting at the American Brewery Building. The event presented the past, present and future efforts to make Baltimore a more sustainable city. This meeting introduced the update's theme of "Every Story Counts". This theme underscores the importance of equity and inclusion to the current Plan update process.

"Every Story Counts" is also a citywide campaign to engage a greater number of Baltimore residents in shaping the city's future.



To reach as many City residents as possible, the Office of Sustainability recruited 126 Ambassadors to survey and talk to their neighbors. These community residents lead the engagement process for the Sustainability Plan, and distributed the survey at recreation centers, farmers markets and at their dining room tables. Through this process, the Office of Sustainability hopes to record and integrate the voices that represent our City.



In October 2016, the Office of Sustainability hosted a public meeting to review the progress of the Sustainability Plan update. The event kicked off with a video created by New Lens productions. The video highlights the extensive outreach and engagement process.

Over 1,100 surveys have been collected and are being evaluated alongside feedback collected from over 500 people who attended stakeholder meetings about the Plan.

The draft of the updated Sustainability Plan will be released for public comment in early 2017, and a final plan will be released in the Spring of 2017.

Contact Baltimore's Office of Sustainability:
<http://www.baltimoresustainability.org>



Baltimore Food Policy Initiative

Food Policy Director:
Holly Freishtat



KEY 2016 ACCOMPLISHMENTS

- Baltimore City earns top honors at Milan Urban Food Policy Pact Mayors Summit.
- The Administrative Bill 15-065 Personal Property Tax Credits - Food Desert Incentive Area passed, and now provides tax credits to supermarkets that locate or renovate in and near food deserts.

Plan for Food Access during Incidents and Disasters

In Fall 2015, the Baltimore Food Policy Initiative (BFPI) convened an Emergency Food Working Group to improve lines of communication between Baltimore City agencies and partners when addressing the food needs of vulnerable populations during unforeseen events.

In January 2016, while the group was still formulating its recommendations, Winter Storm Jonas hit Baltimore with 30 inches of snow at once, and many of the strategies by the Emergency Food Working Group were tested and successfully piloted.

This resulted in the creation of a formal protocol and communication plan to facilitate meals for children and seniors, and to consider food access as a critical need during incidents of all levels. This work will continue and expand beyond emergency response through the update of the Disaster Preparedness Project and Plan (DP3). DP3 will include a Food Resilience Plan that will examine and create strategies around broader resilience, preparedness and social cohesion in the food system.



Online SNAP Benefits

Many households can take advantage of ordering home-delivered groceries online, reducing the need for a supermarket in close proximity. However, a federal policy prohibited the use of SNAP (formerly food stamp) payment online, effectively blocking many low-income households, who are more likely to live in food deserts, from taking advantage of this convenience.

BFPI has worked on this issue since 2009 from a programmatic approach through the Health Department's Virtual Supermarket, which leverages strong partnerships with stores that are willing to accept payment at time of delivery at senior housing sites; from a policy approach through advocacy with the United State Conference of Mayors' Food Policy Taskforce; and from an economic development approach by fostering strong relationships between Baltimore Development Corporation and store parent companies.

These efforts paid off with a change to the federal Farm Bill in 2014 to allow for online SNAP benefits, and the announcement in early 2017 that Baltimore will be a pilot city working with Amazon and Shoprite. This success shows how identifying a policy barrier and approaching it through multi-sector partnership and policy advocacy at various levels can create real change for SNAP households.

Milan Urban Food Policy Pact

On World Food Day 2015, 120 cities including Baltimore, signed the Milan Urban Food Policy Pact, the first international agreement on urban food policies.

The non-binding pact encourages cities to develop sustainable local food systems and to share their experiences with other cities.

In October 2016, Baltimore received top honors at the inaugural Milan Pact Awards, establishing Baltimore as a leader and model to address healthy food access and local food systems.

The awards were announced October 14 in Rome at the Milan Urban Food Policy Pact Mayors Summit, where Holly Freishtat, Food Policy Director, presented on Baltimore's accomplishments.



Why Get Involved? A Community Perspective

Baltimore City's Planning Department welcomes many community members as volunteers each year. In 2016, community members served on committees for the Green Network Plan and as Sustainability Ambassadors. Below is an interview with one active community volunteer, Regina Minniss, a native of Baltimore.



What brought you to Baltimore?

I'm from Baltimore. I've never lived anywhere else.

What motivated you to get involved in your community, and the Sustainability Plan itself?

I wanted to learn and understand community issues. I initially became more involved in the community in the late 1980s as part of my professional career.

I got involved with the Sustainability Plan process because it was an exciting opportunity. I'm concerned about our planet, and it was a great opportunity to work with many others in the City who share my concerns and work on environmental issues every day.

What has been the most rewarding aspect of getting involved and volunteering?

I'm not good with superlatives, so it's hard for me to say 'the most', but the obvious rewarding aspect of getting involved is gaining new knowledge and understanding.

What do you hope Baltimore will look like in ten years? What do you want to see change, and what do you hope will stay the same?

I hope in ten years Baltimore will be totally off of fossil fuels. The city of Boone in North Carolina is there now. Why is a city we've never heard of before off fossil fuels, and we're not? I also hope that Baltimore's commitment to sustainability is sustained long term.



In the image to the left, Baltimore community members attend a training to be a Sustainability Ambassador.

In 2016, Sustainability Ambassadors surveyed their friends and neighbors as part of the Sustainability Plan Update process.

Community volunteers and leaders are always integral to the planning process in Baltimore.

An Increased Focus on Equity



The Equity in Planning Committee (EIPC) was formed in 2015 with a focus on making equity a priority across our Departmental work, by educating staff and creating new tools to integrate equity in the development and planning process.

In 2016, EIPC organized panel discussions on economic issues and affordable housing in Baltimore. The economic panel focused on the need to connect residents to jobs, citywide resources for entrepreneurship, and access to financing for small businesses. The housing panel provided case studies of affordable housing in Baltimore City, citing the significant needs as well as the challenges of development.

In addition, EIPC developed an Action Plan, defining departmental goals around equity issues moving forward. In the coming year, the Equity in Planning Committee plans to organize a series of staff trainings around the topic of equity, community engagement and cultural competence.

2016 Departmental Awards & Speaking Engagements

- Five Department of Planning staff members were honored with the Meritorious Service Medal on November 29. The honorees included: Eric Holcomb (CHAP Executive Director and Division Chief); Beth Strommen (Office of Sustainability Director); Holly Freishtat (Food Policy Director, Office of Sustainability); Laurie Feinberg (Assistant Director) and Brenton Flickenger (Planner Supervisor/Southern District Planner). Recognizing excellence, the Meritorious service award is a testament to dedication, commitment and service to the City of Baltimore, by Baltimore City employees.
- This year, Baltimore received top honors at the inaugural Milan Pact Awards. The Milan Urban Food Policy Pact is the first international agreement on urban food policies. The non-binding pact, signed by 120 cities in 2015, encourages cities to develop sustainable local food systems and to share their experiences with other cities.
- Kristin Baja was named a White House Champion of Change in July 2016. Baja is the Climate and Resilience Planner at the Baltimore City Office of Sustainability.
- Baltimore City achieved a Class 5 designation under the National Flood Insurance Program (NFIP) Community Rating System (CRS) certification in June. Baltimore's score places it in the top 10 percent of all CRS participating communities, and entitles City residents in the flood zones to a 25 percent discount on flood insurance premiums.

Select Speaking Engagements

- CHAP Staff led two walking tours for the National Council on Public History. These included: a tour of the mill valley area entitled: Adaptive Reuse, Resilience, and Neighborhood Revitalization in Baltimore's Mill Valley and a tour of Downtown Baltimore entitled Urban Renewal, Preservation, and the Historic African American and Immigrant Communities in South Baltimore.
- CHAP Staff Helped plan and organize the Baltimore National Heritage Area Congregational Town Hall, Preserving Sacred Spaces Through Thoughtful Partnerships.
- Lauren Schiszik, with help from Caitlin Audette, Presented Equity in Historic Preservation Planning in Baltimore City at the PastForward Conference of the National Trust for Historic Preservation, in Houston, TX, on November 2016.
- In April, Sarah Buzogany, Food Resilience Planner, presented on emergency food response and food resilience at the national 2016 Preparedness Summit in Dallas on a panel hosted by the National Academies of Science, Engineering, and Medicine.
- Holly Freishtat, Food Policy Director, spoke on a panel about urban agriculture at the annual Food Tank Summit in Washington, DC in April.

At right, Baltimore Planners joined community members at a neighborhood playground build day in October.



Celebrating Beth Strommen's 26 Year Career with the Baltimore City Department of Planning



Beth and Director Tom Stosur share a laugh at her retirement celebration

On October 31, 2016, long-time Planning Department veteran Beth Strommen retired from City service. Friends and colleagues gathered in January 2017 to reminisce, tell embarrassing stories, offer congratulations and celebrate her many professional accomplishments. That list of accomplishments is long and distinguished, but here are a few highlights:

- Beth was instrumental in developing the the first greenway trails in Baltimore along the Gwynns Falls and the Jones Falls
- She initiated Baltimore's bicycle planning program, leading to Baltimore's first Bicycle Master Plan
- She led the development of the City's Maritime Master Plan and the Middle Branch Master Plan, used as the basis for much of the development now happening around Port Covington
- She established the City's Office of Sustainability, growing the office from one employee (herself) in 2008 to 12 staff members today
- She led the creation of the City's Commission on Sustainability, and worked closely with them to draft and adopt the City's first Sustainability Plan
- Under Beth's leadership, Baltimore's sustainability program received national recognition, one of only three communities nationwide to earn a 5 star rating from the STAR Community Rating System
- In 2012, Beth received the prestigious Richard A. Lidinsky, Sr. Award, for Excellence in Public Service to the Citizens of Baltimore over her extensive career.

The fruits of Beth's distinguished work will continue to provide benefits to the residents of Baltimore for many years to come.

Her spirit continues to be an inspiration for everyone who has had the privilege of being her colleague and friend.

The Planning Department is proud to dedicate this annual report in her honor.



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