

Baltimore City Critical Area Management Program

2020 MANUAL & MAP UPDATE

Program Overview and Summary of Proposed Changes

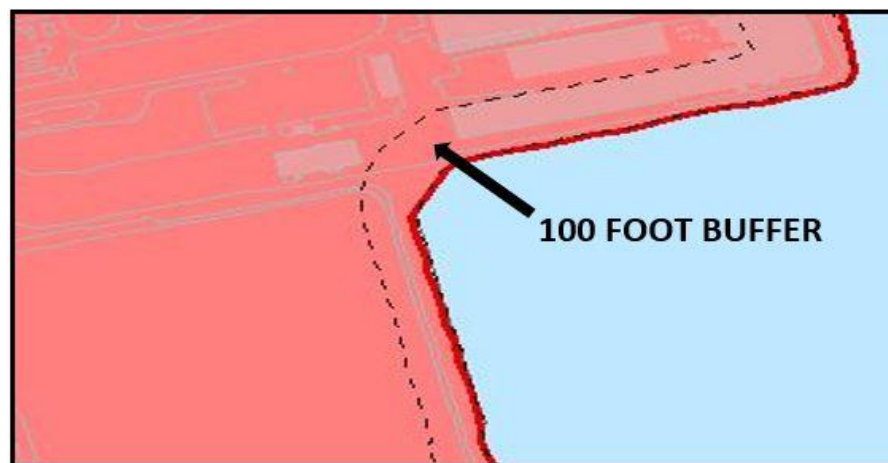


CAMP Overview

The Critical Area Management Program (“CAMP”) was created by the State of Maryland in 1984, and all coastal jurisdictions are required to abide by it.

Purpose

- Regulate development that takes place within 1,000 feet of Chesapeake Bay waters and tidal segments of tributary rivers, as well as the 100 foot Critical Area Buffer.
- The Buffer has more stringent requirements.



Requirements

Main regulatory components:

- Stormwater management (10% Rule): requires development to reduce Phosphorus in its stormwater runoff by 10 percent.
- 15% afforestation: mandates that at least 15 percent of site must have forest cover.
- Mitigation for vegetation removal.

The three requirements may be met in four different ways:

- On-site mitigation,
- Off-site mitigation,
- Payment of offset fees,
- Combination of on-site, off-site, and/or offset fees.



The Update Process: Map and Manual

Map

- The State provided the original Critical Area paper-based Map in 1989.
 - And that's still in use.
- The State remapped all its Critical Area, and delivered a digital map in 2018.
- The City is required to formally adopt the map by June 2020.

Once approved by the Sustainability Commission, Planning Commission and the Mayor and City Council of Baltimore, the Manual and Map must be submitted to the State for final approval.

Manual

- The last update to the Manual happened in 2002.
 - It's about time for an update.



Proposed Changes

New sub-subdistrict: Shoreline Conservation Area

Currently the Map includes two districts and two subdistricts:

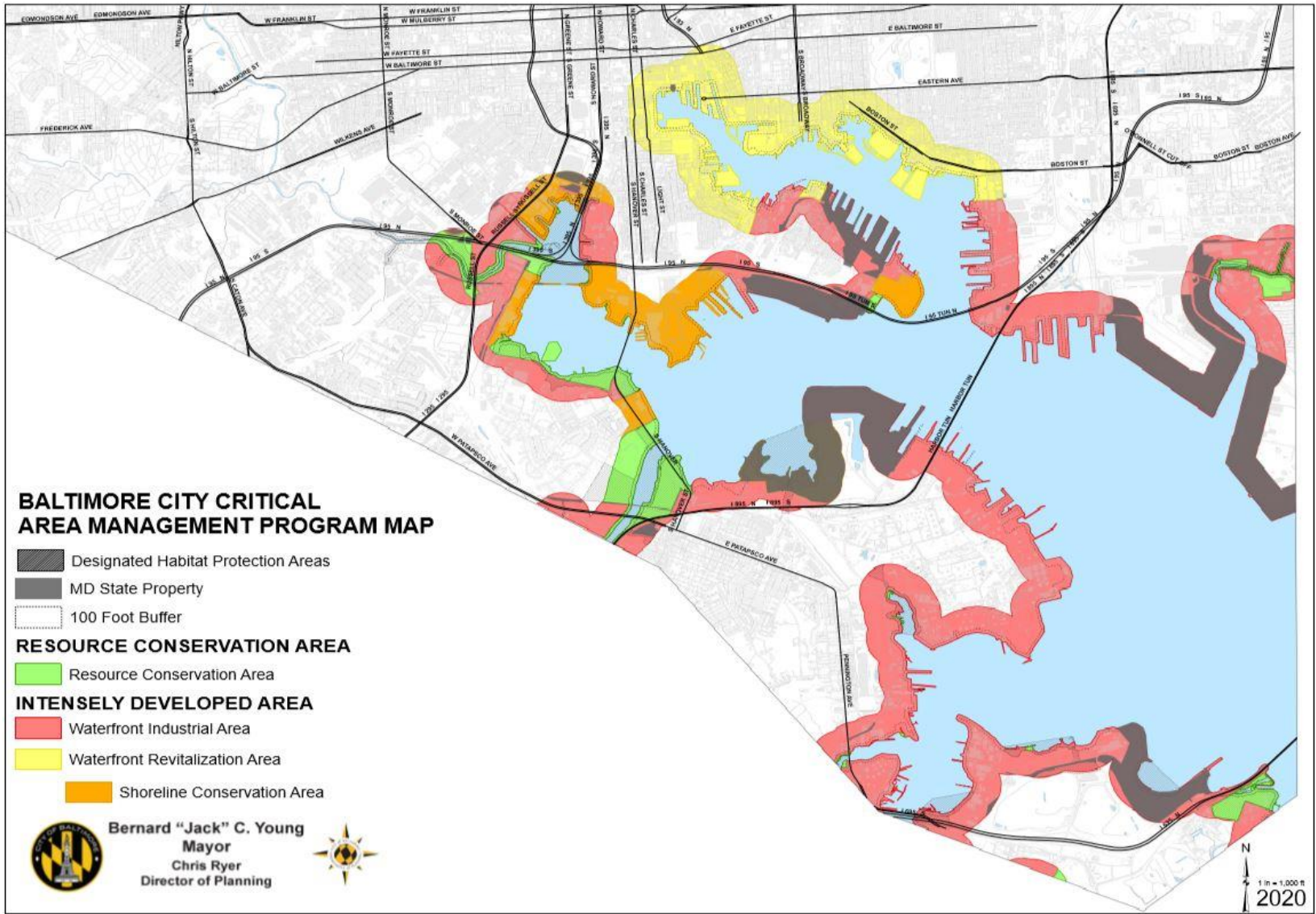
- Resource Conservation Area: no change (Ex: Reedbird Park)
- Intensely Developed Area
 - Waterfront Industrial Area (Ex: Curtis Bay)
 - Waterfront Revitalization Area (Ex: Canton, Inner Harbor)
 - NEW sub-subdistrict: Shoreline Conservation Area (Ex: Middle Branch area)

Purpose

- The Shoreline Conservation Area intends to accommodate development while maintaining green shorelines.



Proposed Changes



Proposed Changes

Offset Fees

→ Stormwater Management:

- Updated from \$35,000 to \$45,000 per pound of Phosphorus mitigated.

→ Tree mitigation:

- Adjusted from \$400 to \$600 per tree (same as the Forest Conservation Manual).

The current fees have been in place since 2002 and are outdated. The fee adjustments do not exceed the current U.S. rate of inflation.



Proposed Changes

15% afforestation requirement

- 15% of the entire site (including the Buffer).
- Applies to all projects in the Intensely Developed Area.

Buffer disturbance requirement

- Elimination of Buffer Disturbance Fee.
- NEW: Calculation based on new impervious areas in the Buffer.
 - 2:1 for water dependent development.
 - 3:1 for non-water dependent development.
- Requirements are cumulative (15% afforestation requirement + Buffer disturbance).



Proposed Changes

Planting Credits

→ Buffer: (1) 2-inch caliper tree = 200 SF credit

→ Non-Buffer: (1) 2-inch caliper tree = 435.6 SF credit

The adjustment to planting credits was required by the State as our planting credits were less stringent than the State's threshold.



Next Steps

- The public comment period will be open through April 17th
- Please visit <https://baltimoreplanning.konveio.com/> to review the proposed Map and Manual, and submit comments.
- The CAMP Manual and Map 2020 Edition will be available on the Baltimore Office of Sustainability and Department of Planning websites by July 2020.

