



**BALTIMORE
HOUSING**

SHEILA DIXON
Mayor

PAUL T. GRAZIANO
Executive Director, HABC
Commissioner, HCD

MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Karen Randle, Executive Secretary

From: Paul T. Graziano, Commissioner

Date: September 12, 2008

Re: **City Council Bill 08-0158 Urban Renewal - Park Heights - Renewal
Area Designation and Urban Renewal Plan**

The Department of Housing and Community Development has reviewed City Council Bill 08-0158, which was introduced for the purpose of repealing the existing Park Heights Urban Renewal Plan and replacing it by designating as a "Renewal Area" an area situated in Baltimore City, Maryland known as Park Heights; establishing the objectives of the Plan; establishing permitted land uses in the Renewal Area; authorizing the acquisition by purchase or by condemnation of any properties needed for urban renewal purposes; providing that scattered City-owned sites within the Renewal Area may be sold or leased for development or rehabilitation; providing that properties identified as "Public" may not be sold; and providing for the application of this Ordinance in conjunction with certain other ordinances.

This legislation, in conjunction with the Rezoning bill (Council Bill #08-0159), is based on the Park Heights Master Plan, adopted by the Baltimore City Planning Commission in 2006. The primary goal of the master plan is to create a mix of new housing types including detached, townhouse, and multi-family.

Originally, the Park Heights Master Plan intended a higher density area along Reisterstown Road, however, since the majority of the area that was to be acquired along Reisterstown Road is no longer proposed for acquisition, the higher density area shifts to Park Heights Avenue. Under a revised plan, Park Heights Avenue a new park is proposed to be located at the corner of Park Heights and Garrison in close proximity to the CC Jackson Recreation Center.

The Urban Renewal bill provides for acquisition authority both for all 625 of the properties within the Major Redevelopment Area. The legislation also includes acquisition authority for five properties in the Cold Spring Neighborhood Center to facilitate the redevelopment of the shopping center as specified in the Master Plan. These properties were selected for acquisition because they are in marginal condition and they create an opportunity to stabilize the neighborhood by providing a site for a high quality, full service grocery store, library services, senior housing, retail, and office uses.



The Master Plan requires that approximately 25% of the housing developed in Park Heights should reserved for affordable housing. Affordable housing will be incorporated into all of the various housing types that include detached and semi-detached houses, townhouses, and multi-family buildings similar to those found on Park Heights Avenue north of Northern Parkway.

Finally, acting on recommendations of the Master Plan to transform the Cold Spring Neighborhood Center, this Urban Renewal legislation directs the future development of that site. This site will be disposed of for a full service grocery store and should include additional retail. The lot may also include office and/or multi-family housing above retail.

The Department of Housing and Community Development supports the adoption of City Council Bill 08-0158 and defers to the report of the Planning Commission for further comment.

PTG:pmd

cc: Ms. Angela Gibson
Mr. Demaune Millard