



MEMORANDUM

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

From: Alice Kennedy, Acting Housing Commissioner *AK*

Date: October 2, 2020

Re: City Council Bill 20-0591 Zoning - Conditional Use Parking Lots - 115 and 118 Mount Clare Street

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 20-0591 for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of parking lots on the properties known as 115 Mount Clare Street (Block 0251, Lot 068) and 118 Mount Clare Street (Block 0251, Lot 072), as outlined in red on the accompanying plat.

If enacted, City Council Bill 20-0591 would allow the applicant to use 115 and 118 Mount Clare Street as a conditional use parking lot. These parking lots will serve the building located at 1020 West Pratt Street, which is currently being considered for rezoning to the IMU-1 District. If approved, that building will be redeveloped for a mix of uses that will need off-street parking.

At its regular meeting of September 20, 2020, the Planning Commission concurred with its planning staff and recommended amendment and approval of City Council Bill 20-0591. Planning staff recommended that the parking lot is approved by the Site Plan Review Committee; and that the parking lot meet the requirements of the Landscape Manual.

The proposed parking lot will not negatively impact the surrounding properties. 118 Mount Clare Street is paved and 115 is an unimproved vacant grass lot that has been negatively impacted by dumping, illegal parking and high grass and weeds in the past. DHCD supports the return of these properties to productive re-use.

DHCD has no objection to the amendment and passage of City Council Bill 20-0591.

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cc: Mr. Blendy, Nicholas, *Mayor's Office of Government Relations*