


<b>FROM</b>	NAME & TITLE	GARY W. COLE, ACTING DIRECTOR <i>G. Cole</i>	CITY of <b>BALTIMORE</b> <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 <sup>th</sup> FLOOR		
	SUBJECT	CITY COUNCIL BILL #08-0196/ZONING – CONDITIONAL USE SERVICE AND HOUSING CENTER-620 FALLSWAY		

DATE:

**TO**

January 28, 2009

The Honorable President and  
Members of the City Council  
City Hall, Room 400  
100 N. Holliday Street

At its regular meeting of January 22, 2009 the Planning Commission considered City Council Bill #08-0196, which is the purpose of the Baltimore Homeless Services proposing to develop the Baltimore City Housing and Resource, subject to certain conditions, the on the property known as 620 Fallsway.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #08-0196 and adopted the following resolution, eight members being present (eight in favor)

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #08-0196 be passed by the City Council.

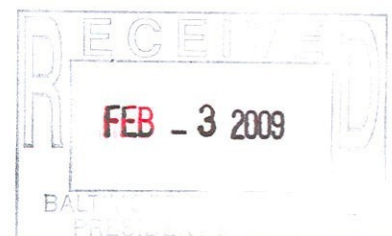
If you have questions, please contact Mr. Wolde Ararsa, Acting Division Chief of Land Use and Urban Design Division, at 410-396-4488.

GWC/ttl

Attachments

cc:

- Mr. Andrew Frank, Deputy Mayor
- Mr. Demuane Milliard, Chief of Staff
- Ms. Angela Gibson, Mayor's Office
- The Honorable Rochelle "Rikki" Spector, Council Rep. for Planning Commission
- Mr. David Tanner, BMZA
- Mr. Geoffrey Veal, Zoning Administration
- Ms. Nikol Nabors-Jackson, DHCD
- Mr. Larry Greene, Councilmanic Services
- Ms. Deepa Bhattacharyya, Law Department
- Ms. Diane Glauber, Mayor's Office for Homeless Services



## PLANNING COMMISSION

### STAFF REPORT

January 22, 2009

**REQUEST:** City Council Bill #08-0196 / Zoning – Conditional Use Service and Housing Center – 620 Fallsway

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a service and housing center on the property known as 620 Fallsway.

**RECOMMENDATION:** Approval

**STAFF:** Kenneth Hranicky

**PETITIONER:** Baltimore Homeless Services, on behalf of Mayor and City Council

**OWNER:** Mayor and City Council

#### **SITE/GENERAL AREA**

**Site Conditions:** The project site is located immediately east of the Jones Falls Expressway and west of Fallsway. The property is improved with two story brick building currently used by the Department of Transportation Highway maintenance services. The property consists of three parcels. This site is zoned M-2-3.

**General Area:** This property lies within the Penn Fallsway neighborhood that is located on the northeastern section of downtown. It is nested in an old industrial district with the property southwest of the new Our Daily Bread Employment Center building. I-83 runs along the eastern portion of the property.

#### **HISTORY**

- There have been no prior Planning Commission actions on this site.

#### **CONFORMITY TO PLANS**

This proposed housing and Resource Center is in conformance with the Baltimore City Comprehensive Master Plan with respect to Live Goal #1, Objective #1: Expand housing choices for all residents.

#### **ANALYSIS**

Baltimore Homeless Services is proposing to develop the Baltimore City Housing and Resource Center (Center). The Center will be a year-round facility with 275 beds and a resource center for homeless individuals. The center will also serve as administrative headquarters for Baltimore Homeless Services.



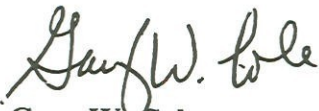
The proposal is to rehab the two level building and construct 3<sup>rd</sup> story addition with balcony and green roof for 275 beds housing services and center for the homeless. The total development cost is approximately \$8.2 million. The existing building will be substantially rehabilitated and a third floor added, for a total of 37,960 square feet. The \$8 million investment will turn a dilapidated building into a state-of-the-art Silver LEED certified building. The plan is required to provide onsite 30 parking spaces, but 50 parking spaces are provided. There will be utility relocation work, re-stripping of paved asphalt parking with milling and resurfacing work. The front door of the door will be relocated to Fallsway and on the top floor there will be approximately 30 offices rooms.

The Center will provide temporary housing, meals and showers for homeless individuals and deliver an array of services designed to facilitate the transition from homelessness to permanent housing. Twenty-five beds will be set aside for homeless individuals recently discharged from hospitals who require convalescent care with nursing services provided by local hospitals.

The Center will be a site for the co-location of comprehensive supportive services. Participants include Baltimore Department of Housing and Community Development, Baltimore Health Care Access, Baltimore Mental Health systems, Baltimore Substance Abuse Systems, Mayor's Office of Employment Development, Baltimore City Health Department, Baltimore City Department of Social Services, People Encouraging People, Johns Hopkins Homeless Outreach, Bon Secours Outreach, and Health Care for the Homeless. The primary goals of these services will be to help clients increase their income, access health insurance, address mental health and addiction needs, and improve housing status.

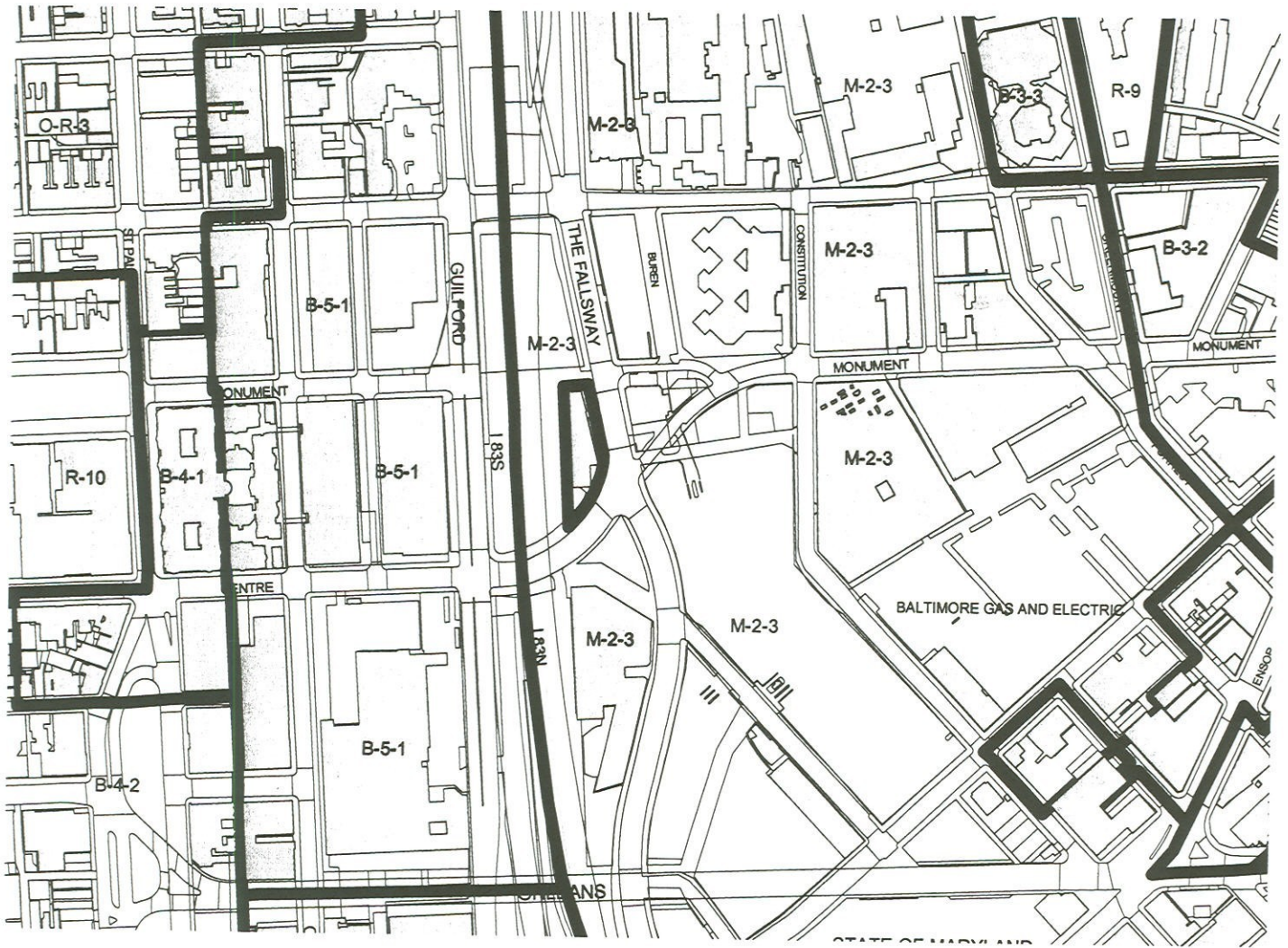
The Mayor's published plan "*The Journey Home: Baltimore City's 10-Year Plan to End Homelessness*" is an action plan to address a complex social and public health crisis. The purpose of the project is to direct clients to long-term housing options and services to ensure that their stay in the center is as short as possible. The Mayor's office has also worked with the surrounding communities to mitigate the impact of this location. This project is an all-important action in realizing the goals and objectives found in the Mayor's Plan. The project will serve as a safety net for Baltimore's most vulnerable citizens so that no one will be forced to live on the streets.

The Downtown Partnership of Baltimore, Inc., East Baltimore Community Corporation, Inc., Southeast Community Development Corporation-(SCDC), Oldtown-Council "A" PAC, Mt. Vernon-Belvedere Association, Ad Hoc Shelter Committee Head, Associated Catholic Charities, AB Associates, and Edison Properties, LLC have been notified of this action.



Gary W. Cole  
Acting Director





City Council Bill #08-0196/ Zoning  
 Conditional Use Service and Housing Center  
 620 The Fallsway



Planning Commission  
 January 22, 2009