



## 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: March 4, 2008

Re: City Council Bill 08-0038 City Streets – Closing – Sinclair Lane,  
Extending from Clareway Easterly 713.1 Feet, More or Less, to its  
Northeasternmost Extremity

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The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 08-0038, which was introduced for the purpose of condemning and closing Sinclair Lane, extending from Clareway easterly 713.1 feet, more or less, to its northeasternmost extremity, as shown on Plat 114-A-16B in the Office of the Department of Public Works.

Baltimore Housing is redeveloping the Freedom Village and Claremont sites into a new mixed income rental and for-sale neighborhood that will attract families from all income groups. The new development will be called Orchard Ridge. Claremont Homes, which abuts Freedom Village, is a vacant, severely distressed public housing site of 292 units on 43.4 acres and is currently being demolished. Claremont Extension, a 152-units high-rise, is located in the middle of the Claremont family housing units. Combined, the site offers the opportunity to transform a 751-unit concentration of exclusively low income housing into a mixed income community of choice. The Freedom site will contain 172 mixed income units of which 100 are rental and 72 are for-sale. The Claremont site will feature 72 affordable rental units and 117 homeownership units ranging in price from \$135,000-\$210,000.

Orchard Ridge will include a new community center/clubhouse, recreational open space and wooded area at the center of the site. The traffic patterns at the site are being reconfigured in order to accommodate construction and operation of the new community. Consequently, this portion of Sinclair Lane requires closing.

The Department of Housing and Community Development supports the adoption of City Council Bill 08-0038.

PTG:pmd

cc: Ms. Angela Gibson  
Mr. Demaune Millard

