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Letter of support for 1730 N. Broadway Avenue development

Pam Moore <pam.moore@baltimore-oliver.org>

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To: "Stokes, Robert (City Council)" <Robert.Stokes@baltimorecity.gov>

Cc: BOCA Development <development@baltimore-oliver.org>, "Messer, Nicole M. (City Council)" <nicole.messer@baltimorecity.gov>, Chase Hoffberger <chase.hoffberger@gmail.com>

Dear Councilman Stokes:

This email serves as our letter of support for Samson Kabreab and Alex Zemicheal's proposal to convert [1730 N. Broadway Avenue](#) from single-family status to a multi-family property, requiring an ordinance for conditional use authorization by the Mayor and City Council. Messrs. Kabreab and Zemicheal intend to redevelop this currently vacant property as three units. The Historic Oliver Community Association believes that this will be a positive development for the Oliver community.

Our review of proposals for these types of conversions are substantive. We meet with the prospective developer and require their population of a detailed intake form. Following delivery of that intake form, we review their company materials to determine whether a more thorough review is worthwhile. We meet with the developer onsite at one of their completed developed properties to review the quality of their work, and we require that the developer provide a reference of an individual that currently lives at a property that they have redeveloped. We also speak with the immediate neighbors of the prospective redevelopment to assess their perspective on the conversion. We then take our findings to our board for deliberation and a determination of whether we wish to support the project. The whole process can take two months.

In this instance, we were impressed with the work that this development team has already accomplished in East Baltimore and believe that they will do good work in the Oliver community on this redevelopment. They were very transparent about the project and willing to talk through any questions we posed. We are pleased to support their pursuit of a conversion bill.

Let me know if you have any questions or concerns.

Pam Moore

President

Historic Oliver Community Association

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