



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: June 25, 2008

Re: City Council Bill 08-0111 Planned Unit Development- Amendment 1 -
Marketplace at Fell's Point

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 08-0111, which was introduced for the purpose of approving certain amendments to the Development Plan of the Marketplace at Fell's Point Planned Unit Development (PUD).

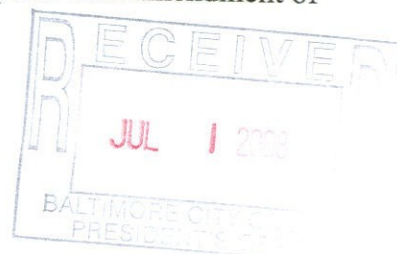
This bill would amend the Marketplace at Fell's Point PUD which was established by Ordinance #07-0435 on May 17, 2007. The Development Plan at the core of the existing PUD focuses primarily on the revitalization of the Broadway Market buildings and the preservation and enhancement of existing storefronts and streetscapes in the Fell's Point area. The plan envisions a mixture of retail, office, and residential use along Broadway and Fleet Streets including structure parking. The plan would permit the addition of 169 residential units to be developed within the neighborhood.

South Broadway Developers, LLC proposes to expand the boundaries of the PUD to include the city-owned Comfort Station (1630 Aliceanna Street) and the Broadway Pier (920-950 S. Broadway) as well as two privately owned properties (616 S. Register Street and 620 S. Broadway Street). The Broadway Pier would continue to be used for open space.

We encourage the City Council to consider adding language to this proposed amendment that would apply inclusionary housing requirements to any additional residential units that may be added to the Development Plan. The Department of Housing and Community Development supports the adoption with amendment of City Council Bill 08-0111.

PTG:pmd

cc: Ms. Angela Gibson
Mr. Demaune Millard



F/A