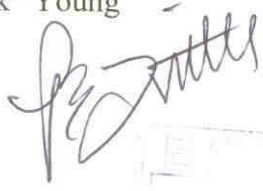


TRANSMITTAL MEMO

TO: Council President Bernard "Jack" Young
FROM: Peter Little, Executive Director
DATE: February 21, 2014
RE: Council Bill 14-0307



PARKING
OF BALTIMORE CITY
AUTHORITY

FEB 24 2014

BALTIMORE CITY
PRESIDENT'S OFFICE

I am herein reporting on City Council Bill 14-0307 introduced by Councilmembers Cole and Mosby at the request of Somerset Memorial Partners, LLC.

The purpose of this bill is to amend the Urban Renewal Plan for Madison Park South to modify project proposal requirements for a certain disposition lot and to revise a certain exhibit to the Plan to reflect the subdivision of this disposition lot; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

The Parking Authority of Baltimore City reviewed the proposed amendment, as well as the responses submitted by the Department of Planning and the Department of Housing and Community Development. Additionally, the Parking Authority conducted site visits on February 20th and 21st 2014, and contacted the management of Memorial Apartments on February 21, 2014.

The Parking Authority recognizes the need to redevelop Memorial Apartments and the contribution it makes to affordable housing. However, the Parking Authority expresses concerns with the Memorial Apartments Corporation's plans to develop housing on the Lot 3A and the amendment to add subsection 6 to the Urban Renewal Plan for Madison Park South.

Memorial Apartments is located within a Residential Permit Parking (RPP) area. Memorial Apartment residents are not eligible for RPP permits, nor would residents of any multi-unit housing complex constructed in the area. If the market rate housing planned for development on Lot 3A were a multi-unit dwelling, the residents of the development would also not be eligible for RPP permits.

Currently, the land that constitutes Lot 3A is used for approximately half of the accessory parking associated with the apartment building. Although the Urban Renewal Plan for Madison Park South requires 0.7 parking spaces per dwelling unit, the current parking for Memorial Apartments provides approximately 0.3 parking spaces per dwelling unit. A phone inquiry to the management of Memorial Apartments found that, despite, only 80% occupancy of the apartments, there is a waiting list for reserved parking.



The proposed amendment to add subsection 6 would permit the Commissioner of the Department of Housing and Community Development to, “at any time, issue a waiver from any provision of the Renewal Plan if, after consideration, a waiver is determined by the Commissioner to be in the best interest of the development or redevelopment of the land.”

A waiver of the off-street parking requirement would create a negative impact on parking in the community, and on parking options for the tenants of the apartment building and the proposed market rate housing.

Based on the comments above, the Parking Authority of Baltimore City does not support the amendment to add Subsection 6 to the Urban Renewal Plan for Madison Park South.