



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: May 11, 2009

Re: **City Council Bill 09-0316 Zoning - Parking Lot District - Conditional Use Parking Lots - Block 3635, Lots 17 and 17A**

The Department of Housing and Community Development has reviewed City Council Bill 09-0316, which was introduced for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of open off-street parking areas on the properties known as Block 3635, Lots 17 and 17A (WS Maryland Avenue SWC 26th Street and ES North Howard Street SEC 26th Street).

The applicant, Small Point, LLC, intends to lease two lots for use as additional parking for the Miller's Court project, located at 2601 N. Howard Street. The lots are presently owned by the CSX Corporation. Miller's Court will include 40 apartments, 31,000 square feet of office space and 1,000 square feet of retail space and is a brownfield reclamation project and will be built to achieve U.S. Green Building Council LEED Gold certification.

The Department of Housing and Community Development has no objection to the adoption of City Council Bill 09-0316 and defers to the report of the Planning Commission for further comment.

PTG:pmd

cc: Ms. Angela Gibson
Ms. Diane Hutchins
Mr. Andrew Frank

