

To whom it may concern,

As a designer in the city, a city resident, and as a supporter of long-time residents of Sharp-Leadenhall, I strongly oppose the proposed rezoning of this area. The proposed TOD-4 would allow for this site to go from a historically low-building height development to a high/mid-rise which would be in stark contrast of the established low-height Industrial Mixed-Use Zoning. The neighborhood deserves to be supported and embraced with the new development, rather than ostracized by being placed between the already tall Hanover project on the south end and the proposed tall building to the north. By pushing out the neighbors from the low-rise architectural language of their established neighborhood, the city is further perpetuating the inequitable and inaccessible rents of the White L, a popularized term coined by Dr. Lawrence Brown used to reference the areas such as the immediately adjacent neighborhood of Federal Hill. This proposed project will do what redlining did in the city, perpetuate segregation of the primarily Black community of Sharp-Leadenhall that will be out-bid by the development of housing they cannot afford. The IMU-1 is defined as primarily for existing industrial buildings and permits both light industrial uses and a variety of non- industrial uses, such as dwellings, commercial, creating a mixed-use environment. There is no reason for this to change if the correct focus of the councilperson is for housing for all versus housing for the more fortunate. I highly recommend not approving this change in zoning, rather look to the developer and design team to make this project work better in the community and highlight what the community has rather than assuming what the community needs: IE "a node" as described in their UDAAP presentation.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Sally Plunkett', with a small dot at the end.

Sally Plunkett

Baltimore Resident