



BALTIMORE HOUSING

STEPHANIE
RAWLINGS-BLAKE
Mayor

PAUL T. GRAZIANO
Executive Director, HABC
Commissioner, HCD

MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Paul T. Graziano, Commissioner

Date: May 26, 2016

Re: **City Council Bill 16-0653 - Rezoning – 1314 East Fayette Street; 1401, 1501, and 1601 East Pratt Street; and 1400, 1500, and 1600 Bank Street**

The Department of Housing and Community Development (HCD) has reviewed City Council Bill 16-0653, for the purpose of changing the zoning for the property known as 1314 East Fayette Street from the R-8 Zoning District to the B-2-4 Zoning District; and changing the zoning for the properties known as 1401, 1501 and 1601 East Pratt Street, and 1400, 1500, and 1600 Bank Street from the R-8 Zoning District to the R-10 Zoning District.

If enacted, this bill would support the on-going planning process for the redevelopment of the Perkins Public Housing Complex.

The proposed redevelopment of Perkins would include the replacement of the existing 629 units along with new affordable and market rate units to support a financially feasible “mixed income” community that would include additional green space, a community center, an improved/new school, improved pedestrian and vehicular access, retail space and a live/work housing opportunity. In order to accomplish the new redevelopment on a similar size parcel of land, density must increase which requires changing the existing R-8 zoning for the property.

The rezoning is required to insure the new zoning is approved prior to the developer and the City starting the master planning process which will require the investment of \$2 - \$3M.

The Department of Housing and Community Development encourages the passage of City Council Bill 16-0653.

PTG:sd

cc: Ms. Angela Gibson, *Mayor's Office of Government Relations*
Mr. Colin Tarbert, *Deputy Mayor*

