



BALTIMORE HOUSING

SHEILA DIXON
Mayor

PAUL T. GRAZIANO
Executive Director, HABC
Commissioner, HCDC

MEMORANDUM

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

From: Paul T. Graziano, Commissioner

Date: August 6, 2009

Re: **City Council Bill 09-0350 Zoning - Conditional Use Parking, Open Off-Street Area - the Properties to be Known as 1731 North Gay Street (Block 1462, Lot 1) and 1650 North Patterson Park Avenue (Block 1462, Lot 20A)**

The Department of Housing and Community Development has reviewed City Council Bill 09-0350, which was introduced for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the properties to be known as 1731 North Gay Street (Block 1462, Lot 1) and 1650 North Patterson Park Avenue (Block 1462, Lot 20A).

The proposed ordinance would authorize a condition use to permit parking for *Humanim, Inc* as part of the American Brewery redevelopment. The site is located in an R-8 Residential District. The current development plan for the American Brewery requires 84 parking spaces. Twenty of these spaces are being provided on the American Brewery site. In order to accommodate the remaining 64 spaces, and to achieve our ongoing blight elimination objectives, DHCD intends to create parking in the area bounded by: North Gay Street, East Lanvale Street, and North Patterson Park Avenue (plat map attached). Over time, DHCD has been acquiring abandoned and dilapidated properties in this three block area. By providing this parking, DHCD has the opportunity to complete our acquisition activity and to support a critical redevelopment initiative in Broadway East.

Fourteen of the properties located on North Gay Street are in a B-3-2 Zoning District where parking already is permitted by right. The remaining 29 properties located on a portion of North Gay Street, as well as East Lanvale and North Patterson Park Avenue are in an R-8 District where parking is conditional by ordinance. DHCD is in the process of consolidating the properties into a single address. Only one property, the *Highway to Heaven Church, Inc.*, located at 1650 North Patterson Park Avenue, is not being acquired. Members of the church will have access to the parking lot on evenings and weekends.

The Department of Housing and Community Development supports the adoption of City Council Bill 09-0350 and defers to the report of the Planning Commission for further comment.

PTG:pmd

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

