



**BALTIMORE
HOUSING**

SHEILA DIXON
Mayor

PAUL T. GRAZIANO
Executive Director, HABCD
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: September 12, 2008

Re: **City Council Bill 08-0159 Rezoning – Properties in Park Heights**

The Department of Housing and Community Development has reviewed City Council Bill 08-0159, which was introduced for the purpose of changing the zoning for certain properties in Park Heights. This rezoning ordinance, in conjunction with the Urban Renewal Ordinance (Council Bill #08-0158), are based on the Park Heights Master Plan, adopted by the Baltimore City Planning Commission in 2006. The primary goal of the master plan is to create a mix of new housing types including detached, townhouse, and multi-family.

Originally, the Park Heights Master Plan intended a higher density area along Reisterstown Road, however, since the majority of the area that was to be acquired along Reisterstown Road is no longer proposed for acquisition, the higher density area shifts to Park Heights Avenue. Under a revised plan, Park Heights Avenue a new park is proposed to be located at the corner of Park Heights and Garrison in close proximity to the CC Jackson Recreation Center.

The Urban Renewal Ordinance provides for acquisition authority both for all 625 of the properties within the Major Redevelopment Area. The Urban Renewal Ordinance also includes acquisition authority for five properties in the Cold Spring Neighborhood Center to facilitate the redevelopment of the shopping center as specified in the Master Plan. These properties were selected for acquisition because they are in marginal condition and they create an opportunity to stabilize the neighborhood by providing a site for a high quality, full service grocery store, library services, senior housing, retail, and office uses.

The Department of Housing and Community Development supports the adoption of City Council Bill 08-0159 and defers to the report of the Planning Commission for further comment.

PTG:pmd

cc: Ms. Angela Gibson
Mr. Demaune Millard

