



## MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner

Date: May 2, 2023

**Re: City Council Bill 23-0365 Rezoning - 601 through 621 East Biddle Street, 1101 through 1129 Forrest Street, 602 East Chase Street, and 1110 Nursery Place**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 23-0365 for the purpose of changing the zoning for the properties known as 601, 603, 605, 607, 609, 611, 613, 615, 617, 619, and 621 East Biddle Street, 1101, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121, 1123, 1125, 1127, and 1129 Forrest Street, 602 East Chase Street, and 1100 Nursery Place (Block 1168, Lots 15 through 42), as outlined in red on the accompanying plat, from the R-8 Zoning District to the C-1 Zoning District; and providing for a special effective date.

If enacted, City Council Bill 23-0365 would allow for the rezoning of the subject properties from the R-8 Zoning District to the C-1 Zoning District to allow the applicant to construct a 107-unit affordable multi-family building to include approximately 9000 square feet of first-floor retail space.

At its regular meeting of April 27, 2023, the Planning Commission concurred with the recommendation of its Departmental staff and recommended the Bill be approved by the City Council. Planning staff noted in their report that the rezoning is in the public's interest, in that it will allow for redevelopment of vacant land into community serving amenities and contribute to the revitalization of the Johnston Square neighborhood in line with existing Urban Renewal and Vision Plans.

The subject properties are located within DHCD's East Impact Investment Area and within a Community Development Zone. DHCD's Development Division has been engaging in acquisition and disposition of properties in the Johnston Square neighborhood and working with HABC and private for- and nonprofit partners to steadily rehabilitate vacant homes for families in the surrounding area. The proposed rezoning may lead to the redevelopment of previously cleared vacant lots into new housing.

DHCD **supports** the passage of City Council Bill 23-0365.

AK/sm

cc: Ms. Themelis, Nina, *Mayor's Office of Government Relations*

Brandon M. Scott, Mayor • Alice Kennedy, Housing Commissioner