



**BALTIMORE  
HOUSING**

SHEILA DIXON  
Mayor

PAUL T. GRAZIANO  
Executive Director, HABC  
Commissioner, HCDD

## MEMORANDUM

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

From: Paul T. Graziano, Commissioner

Date: January 2, 2008

Re: **City Council Bill 08-0165 Planned Unit Development - Amendment -  
1950 East Fayette Street, 1951 East Fayette Street, and 1921-1939  
Orleans Street**

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The Department of Housing and Community Development has reviewed City Council Bill 08-0165, which was introduced for the purpose of approving certain amendments to the Planned Unit Development for 1950 East Fayette Street, 1951 East Fayette Street, and 1921-1939 Orleans Street.

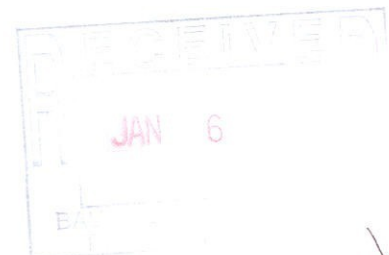
The proposed ordinance would amend the Development Plan of the Residential Planned Unit Development for the properties known as 1950 East Fayette, 1951 East Fayette Street, and 1921-1939 Orleans Street. This location was the former Chapel housing project. The amendments would increase the size of the authorized retail space from 60,000 square feet to 120,000 square feet. It would then expand the square footage limits for each retail establishment from 12,000 to 30,000 square feet on the condition that no grocery or food store could exceed 20,000 square feet in size.

DHCD remains in discussion with the developers of this project regarding the commitment to provide affordable rental opportunities that was made at the time of the original Planned Unit Development governing the former Chapel NDP residential development was approved. We believe that this matter should be resolved to the satisfaction of all parties prior to a final adoption on City Council Bill 08-0165. Accordingly, meetings have been scheduled to reach an agreement on this issue within the coming weeks.

The Department of Housing and Community Development conditions its potential support for the adoption of City Council Bill 08-0165 on the successful outcome of these discussions regarding affordable housing.

PTG:pmd

cc: Ms. Angela Gibson  
Mr. Demaune Millard  
Mr. Andrew Frank



*F/Comments*

