


<b>FROM</b>	NAME & TITLE	Rudolph S. Chow, P.E., Director	CITY of <b>BALTIMORE</b> <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	<b>CITY COUNCIL BILL 14-0362</b>		

**TO**

DATE:

May 5, 2014

The Honorable President and Members  
of the Baltimore City Council  
c/o Karen Randle  
Room 400 – City Hall

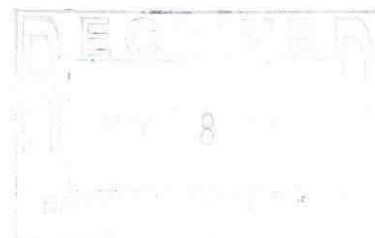
I am herein reporting on City Council Bill 14-0362 introduced by Council Member Stokes on behalf of the Hendler Creamery Development, LLC.

The purpose of the Bill is to amend the Urban Renewal Plan for Jonestown to modify the regulations, controls, and design restrictions for certain disposition lots, to amend Exhibits 1 and 4 to reflect the change in zoning by separate ordinance for certain properties in the Renewal Area, to amend Exhibit 2 to reflect the removal of certain properties as acquisition lots, and to amend Exhibit 3 to reflect a change in the disposition lots; waive certain content and procedural requirements; make the provisions of this Ordinance severable; and provide for the application of this Ordinance in conjunction with certain other ordinances.

Ordinance 78-939 established the Urban Renewal Plan for Jonestown and was last amended by Ordinance 04-797. The Urban Renewal Area is generally bounded by Central Avenue, Pratt Street, President Street, the Baltimore Main Post Office, and Orleans Street.

City Council Bill 14-0362 would amend the Urban Renewal Plan to do the following:

- Modify the regulation, control and design restrictions for Disposition Lots 36 and 37 which limits redevelopment to the B-3-3 and M-1-3 zoning categories – CHAP approval will still be required;
- Change the FAR for Disposition Lot 36 from 3.5 to 5.0;
- Clarify that Disposition Lot 37 (original Hendler Creamery Building) is for rehabilitation only;
- Change the Zoning for the properties known as 1100 East Baltimore Street, 1110 – 1112 East Baltimore Street, 1101-1105 East Fayette Street, 1107-1133 East Fayette Street and a portion of East Fairmont Avenue from the B-3-3 to the B-2-4 Zoning District provided companion City Council Bill 14-0363 is approved;
- Remove 1100 East Baltimore Street, 1107 East Fayette Street and Fairmount Avenue as acquisition lots; and
- Revise Exhibits 1 – 4 to reflect these changes.



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A proposed development site is located within the Urban Renewal area and is made up of 1100 East Baltimore Street, 1110-1112 East Baltimore Street, 1101 – 1105 East Fayette Street, 1107-1133 East Fayette Street and a portion of East Fairmount Avenue. The site includes the former Hendler Creamery Building, the former Volunteers of America building and two City-owned lots. The intent is to rehabilitate the Hendler Creamery building and to do some demolition and new construction to create 272 dwelling units and approximately 11,000 square feet of retail. The proposed Urban Renewal amendments and companion rezoning legislation will provide the appropriate land use, zoning and density for the redevelopment to proceed.

Based on these findings, the Department of Public Works supports passage of City Council Bill 14-0362.

Sincerely,



Rudolph S. Chow, P.E.  
Director

RSC/MMC:ela

