
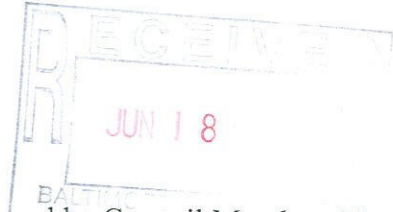


FROM	NAME & TITLE	David E. Scott, P.E., Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 09-0317		

TO

DATE: June 16, 2009

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 09-0317 introduced by Council Members Young and Branch on behalf of Homes for America, Inc., TRF Development Partners, and Jubilee Baltimore, Inc.

The purpose of the Bill is to amend the Urban Renewal Plan for Greenmount West to amend certain exhibits to reflect the change of zoning, upon approval by separate ordinance, for the property known as 1500 Greenmount Avenue; 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 78-699 established the Urban Renewal Plan for Greenmount West and was last amended by Ordinance 03-538. In October of 2006 the Department of Housing and Community Development (DHCD) issued a Request for Proposals for development concepts for the property known as 1500 Greenmount Avenue (Block 1120, Lot 1). The subject property measures approximately 280 feet by 198 feet and is located on the west side of Greenmount Avenue, between E. Oliver and Federal Streets. This vacant site is located within the Greenmount West Urban Renewal Area.

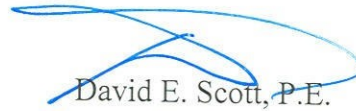
In July of 2007 DHCD awarded the development rights to Homes for America, Inc., TRF Development Partners, and Jubilee Baltimore, Inc. These developers plan to construct eight new town homes fronting on Oliver Street and a multi-family building to be constructed at the corner of Oliver and Greenmount Avenue, having 69 rental units. An approximately 36-space surface parking lot would be developed along the Brentwood Street side of the site, appropriately screened with fencing and landscaping, to accommodate the apartment residents.

An amendment to the Urban Renewal Plan is necessary to anticipate a land use and zoning change to Office-Residential (under a separate ordinance) and City Council Bill 09-0317, if approved, would authorize such a change. In their review of this legislation, the Planning Commission recommended the Bill be amended to identify 1500 Greenmount Avenue as a disposition lot to provide the necessary authority to approve the sale of the site. Companion City Council Bill 09-0318 would change the zoning designation for 1500 Greenmount Avenue from O-R-3-P (Office Residential - Public) to O-R-3 (Office-Residential).

F/A

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Based on these findings, the Department of Public Works supports passage of City Council Bill 09-0317 as proposed to be amended by the Planning Commission.

A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke at the top.

David E. Scott, P.E.
Director

DES/MMC:pat

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