


F R O M	Name & Title	Oxiris Barbot, MD Commissioner <i>Oxiris Barbot</i>	Health Department	
	Agency Name & Address	Health Department 1001 E. Fayette Street Baltimore, Maryland 21202	MEMO	
	Subject	Council Bill 11-0769 Zoning - Conditional Use for the Elderly – Variance – 3617 Fords Lane		

To: President and Members
of the City Council
c/o 409 City Hall

October 6, 2011

The Baltimore City Health Department (BCHD) has reviewed Council Bill 11-0769 Zoning - Conditional Use for the Elderly – Variance – 3617 Fords Lane. The purpose of the bill is to permit, subject to certain conditions, the establishment, maintenance, and operation of housing for the elderly on the property known as 3617 Fords Lane, and grant a variance from certain setback requirements.

This bill will allow for the development at 3617 Fords Lane, affordable elderly housing in Upper Park Heights. The property, which currently serves as a parking lot, consists of a more than 9-acre site located at 6300 Park Heights Avenue in the Glenn Community. The new construction project would consist of a four-story building containing approximately 90 one and two bedroom units for the elderly, with common space to accommodate services in the building. Each unit will include handicapped adaptable bathroom, kitchen, living room, bedrooms and closets. Units will range from 650 to 1,000 square feet in size. Additionally, the building will be equipped with elevators, and will have approximately 43 parking spaces.

The units will be designed to offer older adults the opportunity to live independently. There will be common laundry rooms on each floor, to be used by all tenants. Laundry rooms and counters for folding clothes will be installed to accommodate users who are standing, as well as sitting (e.g., those in a wheelchair). Assistance will be offered to frail residents in doing their laundry.

A multi-purpose room with seating for 120 will be located on the first floor. Residents will be able to schedule this room to host family events. Other amenities offered will include an arts and craft room; beauty parlor; convenience store; game room; computer lab; and a reading/library area. The building will have an exterior patio with furniture, as well as a garden with both sunny and shaded areas.

There is a continuing need in Baltimore City for housing for the frail and elderly. While Assisted Living Facilities are available for those who may have the need for daily assistance with personal care, this provides an alternative for those elderly that can live independently with minimal assistance. This housing project is very much needed.



The Baltimore City Health Department (BCHD) supports Council Bill 11-0769, and will participate in the hearing if requested to provide any information that may be needed in assisting the council in making an informed decision.

cc: Angela Gibson, Office of the Mayor
Michelle Spencer, Chief of Staff, Department of Health
Jacquelyn Duval-Harvey, Deputy Commissioner, Department of Health
Francine Childs, Acting Director, Office of Aging and CARE Services,
Department of Health