



BALTIMORE HOUSING

SHEILA DIXON
Mayor

PAUL T. GRAZIANO
Executive Director, HABCD
Commissioner, HCD

MEMORANDUM

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

From: Paul T. Graziano, Commissioner

Date: May 30, 2008

Re: City Council Bill 08-08-0117 Urban Renewal – Key Highway –
Amendment

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 08-08-0117, which was introduced for the purpose of amending the Urban Renewal Plan for Key Highway to amend certain development area controls for Development Area A; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

City Council Bill 08-08-0117 would amend the height parameters for residential construction in the original development plan for the HarborView development. The plan, as adopted in 1987, proposed five towers to be built along Key Highway and one tower along the waterfront. However, a change in market demand and concerns about obstructing the view of existing homes caused the construction of town homes instead of the towers.

Most of the town homes at the site are above 36 feet in height and are considered mid-rise structures as opposed to low-rise. This classification is currently causing the project to “max out” on the legislatively approved lot coverage for mid-rise structures and could prevent additional development. The proposed legislation would alter the height parameters of low-rise structure to encompass buildings that rise to 58 feet and therefore reclassify the existing town homes as low rise. As a result, the developer could then proceed to construct more mid-rise and high-rise development.

The Department of Housing and Community Development supports the adoption of City Council Bill 08-08-0117.

PTG:pmd

cc: Ms. Angela Gibson
Mr. Demaune Millard

