



BALTIMORE HOUSING

SHEILA DIXON
Mayor

PAUL T. GRAZIANO
Executive Director, HABC
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 18, 2009

Re: **City Council Bill 09-0314 Rezoning - Certain Properties in the Uplands Renewal Area**

The Department of Housing and Community Development has reviewed City Council Bill 09-0314, which was introduced for the purpose of changing the zoning for certain properties in the Uplands Renewal Area from the R-6 Zoning District to the R-5 Zoning District.

In January 2004, Baltimore City acquired the 52-acre Uplands Apartments site from the Federal Housing Administration (FHA) in order to develop a new mixed income neighborhood comprised of modern, urban rental and for-sale housing opportunities for families of all income levels. The proposed Planned Unit Development calls for the development of 761 new units, including affordable and market-rate units. Replacement housing for households displaced by the closing of the former FHA development will be provided on site. The plan is urban and the housing types are modern, including small-lot singles, row houses and duplexes, "mansionettes", and rental and for-sale higher density multi-family buildings along Edmondson Avenue.

The Uplands redevelopment site area includes the former Uplands Apartments, the Westside Skills Center Parking lot, and the thirteen properties known as "the Triangle." City Council Bill 09-0314 rezones the underlying R-6 zoning to R-5. The companion Planned Unit Development bill, CCB 09-0315, would allow all currently permitted uses within an R-5 zoning district but adds some additional uses such as a club house, swimming pools, parks, and playgrounds. There is no proposed change to the area that is designated as a B-2 commercial zoning district but certain uses will be prohibited including beauty shops, nail salons, check cashing and dollar stores, gasoline service centers, gun shops, pool halls, liquor stores and taverns.

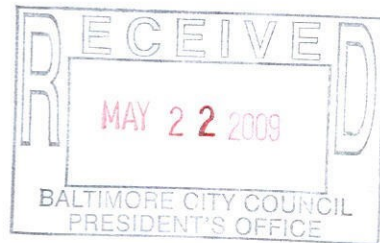
The PUD is based on the guidelines developed in the Uplands Community Master Plan, which was approved in June 2004 and revised in July 2008 to reflect current market conditions. The Uplands Community has been extensively involved in the development of the PUD, including reviewing permitted uses.



The Department of Housing and Community Development supports the adoption of City Council Bill 09-0314 and defers to the report of the Planning Commission for further comment.

PTG:pmd

cc: Ms. Angela Gibson
Ms. Diane Hutchins
Mr. Andrew Frank



Favorable/Comment