



## MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner



Date: July 12, 2022

### Re: City Council Bill 22-0244 City Streets - Closing - Three 10 Foot Alleys

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 22-0244 for the purpose of condemning and closing: (1) a ten foot alley, extending from the northwest side of Virginia Avenue Northwesterly 397 feet more or less, to the southeast side of Woodland Avenue; (2) a ten foot alley extending from the northeast side of Homer Avenue Northeasterly 150 feet more or less, to the southwest side of a ten foot alley; and (3) a ten foot alley extending from the southeast side of Virginia Avenue Southwesterly 290.7 feet more or less, to the northwest side of a fifteen foot alley, as shown on a plat numbered 315-A-28A and filed in the Department of Transportation; and providing for a special effective date.

If enacted, City Council Bill 22-0244 would provide for the condemning and closing of three 10-foot alleys that would allow the developer NHP Foundation to implement the first phase of their development plan for Park Heights.

The alley closing is necessary in furtherance of the development plan and needed for the developer to close on the property and start construction on the Park Heights Redevelopment Phase 1. The first phase of the project will bring approximately 100 units of senior housing and 53 units of multi-family housing along Park Heights Ave. This phase will also include 17 units of for-sale single-family homes.

The project is located in the Park Heights Impact Investment area and a DHCD Community Development Zone. This is the third major project in the Park Heights Community and represents a significant investment. Certain alleys and streets need to be closed in order to implement the project design as contemplated on the subdivision plat. This legislation is a key piece to the timeline for the Park Heights development.

DHCD **supports** the passage of Council Bill 22-0244 and respectfully request a favorable report.

AK/sm

cc: Ms. Nina Themelis, *Mayor's Office of Government Relations*

Brandon M. Scott, Mayor • Alice Kennedy, Housing Commissioner

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