

STATEMENT OF INTENT
UNDER ZONING CODE § 16-202
FOR

2700 RAYNER AVENUE
{Address}

1. Applicant's name, address, and telephone number:
Coppin Heights Community Development Corporation
Contact Person: Dr. Gary Rodwell, Executive Director
2500 W. North Avenue
Grace Hill Jacobs Building, Room 430
Baltimore, MD 21216
Phone: (410) 951-3624
Email: grodwell@coppin.edu

2. All proposed zoning changes for the property:
The property is currently zoned R-6, and the applicant seeks to rezone the property as OR-2.

3. All intended uses of the property:
The property is the vacant and blighted Hebrew Orphan Asylum building. The Coppin Heights Community Development Corporation plans to rehabilitate the property to be used as a neighborhood health clinic, which will be operated by a single master tenant, Total Health Care, Inc., a Federally Qualified Health Center that operates eight (8) other locations in the City of Baltimore. The applicant will also be seeking a parking variance – a 72% reduction from the parking space requirement – and a Conditional Use approval for a health clinic from the Board of Municipal Zoning and Appeals.

4. Current Owner
Coppin State University
Contact: Dr. Gary Rodwell,
Associate Vice President for External Engagement
2500 W. North Avenue
Baltimore, MD 21216

5. The property was acquired by the current owner on January 23, 2003 by deed recorded in the Land Records of Baltimore City as PLAT FMC No. 3722.

6. There IS a contract contingent on the requested legislative authorization.
 - (i) The names and addresses of all parties to the contract are:
Coppin State University; Coppin Heights Community Development Corporation;
and Total Health Care, Inc.

 - (ii) The purpose, nature, and effect of the contract are:
Total Health Care, Inc.'s letter of intent to be the master tenant and health clinic operator for the entirety of the rehabbed building is contingent upon the site being

rezoned as OR-2 to allow the health clinic as a conditional use. The Coppin Heights Community Development Corporation will lease the property from the owner, Coppin State University, but will then sublease the property to Total Health Care, Inc. The lease agreement calls for a 15-year term with a five-year renewal option.

7. The applicant is NOT acting as an agent for another.

AFFIDAVIT

I, Gary D Rodwell, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information, and belief.

Gary D Rodwell
{Applicant's signature}

5/28/2014
Date