

FROM	NAME & TITLE	Rudolph S. Chow, P.E., Director
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building
	SUBJECT	CITY COUNCIL BILL 15-0547

CITY of
BALTIMORE
MEMO



DATE: August 24, 2015

TO

The Honorable President and Members
of the Baltimore City Council
c/o Natawna Austin
Room 400 – City Hall

I am herein reporting on City Council Bill 15-0547 introduced by the Council President at the request of the Administration (Department of Housing and Community Development).

The purpose of the Bill is to amend the Urban Renewal Plan for Barclay to amend Exhibits 1 and 4 of the Plan to reflect the change in land use and the change in zoning, upon approval by separate ordinance, for the properties known as 1920, 2000-2020, and 2026 Greenmount Avenue; 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.

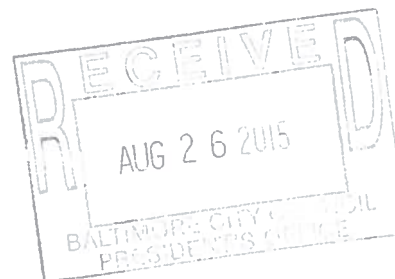
The Urban Renewal Plan for Barclay was originally established by Ordinance 78-927 and it was last amended by Ordinance 89-251. The area of the Plan is bounded by Greenmount Avenue to the east, 25th Street to the north, Hargrove Street to the west, and North Avenue to the south. The zoning in this area is a mix of residential, business, and office-residential.

City Council Bill 15-0547, if approved, would:

1. Upon approval of a separate rezoning ordinance, City Council Bill 15-0548, amend Exhibit 1, "Land Use Plan," to reflect the change in the land use category for the properties know as 1920, 2000-2020, and 2026 Greenmount Avenue, to Community Business.
2. Upon approval of a separate rezoning ordinance, City Council Bill 15-0548, amend Exhibit 4, "Zoning Districts," to reflect the change of zoning for the properties known as 1920, 2000-2020, and 2026 Greenmount Avenue, to the B-2-3 Zoning District.

These changes to the Urban Renewal Plan are needed to accommodate the New Barclay Green 3 Rental (NBG 3) project which is a plan to create 57 affordable rental units through both the new construction of three buildings as well as the rehabilitation of thirteen scattered sites. The new buildings, which will be located on the 1900 and 2000 blocks of Greenmount, will also include some small community and retail space. NBG 3 is the most recent phase of a larger development plan for the Barclay/Old Goucher neighborhoods, created by Telesis in coordination with HABC, the community, and public housing residents. Under this plan, Telesis has already completed 141 rental units and 35 for-sale units, nearly all of which are now occupied or sold.

No obj.



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The construction of NBG 3 is slated to begin in early 2016 and has a 12 month schedule. This project will bring a significant investment to Barclay, providing needed affordable housing, jobs, and community services.

Based on these findings, the Department of Public Works has no objection to the passage of City Council Bill 15-0547.

Respectfully,

A handwritten signature in blue ink that reads "R. S. Chow, P.E." with a stylized flourish at the end.

Rudolph S. Chow, P.E.
Director

RSC/KTO:ela