

<b>FROM</b>	NAME & TITLE	Rudolph S. Chow, P.E., Director
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building
	SUBJECT	<b>CITY COUNCIL BILL 16-0622</b>

CITY of  
**BALTIMORE**  
**MEMO**



**TO**

DATE: April 1, 2016

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 16-0622 introduced by the Council President at the request of the Administration (Department of Housing and Community Development).


The purpose of this Bill is to repeal Ordinance 02-299, which designated certain properties as a Residential Planned Unit Development known as Flag House Court Hope VI; and provide for a special effective date.

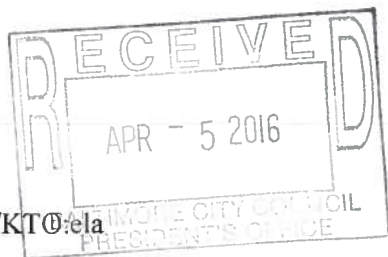
Ordinance 02-299 established the Planned Unit Development (PUD) for the Flag House Court Hope VI project. The PUD was established to facilitate the establishment of Albemarle Square, a mixed-tenure housing community which replaced the former Flag House Court Public Housing. The general boundaries of the PUD are Watson Street and Baltimore Street to the north, South Central Avenue to the east, East Pratt Street to the south, and Albemarle Street to the west. This 22.3 acre site is zoned mainly residential and commercial with some industrial zoning.

The goals behind the establishment of the PUD have now been largely achieved with the completion of Albemarle Square although there are few undeveloped lots remaining. There are efforts underway to have these remaining vacant lots developed; however, the PUD has certain restrictions and regulations in place that would add potential complications to a proposed redevelopment. A repeal of the PUD would allow for more flexibility in redeveloping these lots to the best possible use. Any redevelopment would need to comply with the zoning code. Transform Baltimore, the proposed new zoning code, proposes a mix of R-8, C-1, and C-2 in this area.

City Council Bill 16-0622, if approved, would repeal the Residential Planned Unit Development for Flag House Court Hope VI. The Planning Department has a proposed amendment to the legislation which this Department supports. It is our understanding that the surrounding community associations and individual property owners have been notified and that a public meeting was held. Based on these findings, the Department of Public Works has no objection to the passage of City Council Bill 16-0622.

Sincerely,

  
Rudolph S. Chow, P.E.  
Director



RSC/KT@ela

No  
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