

Medfield Community Association

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Monday, August 03, 2009

City of Baltimore
City Council
City Hall, Room 408
Baltimore, MD 21202

RE: Legislative ID# 09-0372
PUD Amendment – 1500 Union Avenue, Hampden 21211

To Whom It May Concern,

The Medfield Community Association (MCA) President on behalf of the Medfield Community Association Board of Directors, and Medfield Zoning and Land Use Committee voted to provide a letter **Supporting Hampden's Position to Approve the Union Mill PUD Amendment, AKA Legislation 09-0372.** Specifically, a mixed-use center with below market rate housing for teachers and office space for non-profits at 1500 Union Avenue, Hampden, 21211.


The developer, Seawall Development, has included the Medfield Board Members and Zoning and Land Use Committee in the visioning and (or) planning of the mentioned PUD Amendment. The Medfield community was notified of the PUD Amendment at a general community meeting on June 1, 2009. The community, at large, was receptive to the business model and use of the buildings.

The developer understands Medfield currently has many pedestrian/vehicular issues due to a failing traffic light at 41st & Falls Road. The developer allowed MCA input into the Traffic Impact Study (TIS). The developer amended the TIS (at additional cost) to satisfy MCA input.

The residents in the immediate area at 41st Street and Buena Vista Avenue currently have pedestrian safety and vehicular concerns due the NW bus stop to close to the intersection. Lack of pedestrian friendly sidewalks impedes pedestrian flow. Frequent bus stops at the NW intersection stop traffic flow in two directions.

The Medfield Community Association (MCA) President on behalf of the Medfield Community Association Board of Directors, and Medfield Zoning and Land Use Committee ask that the Baltimore Planning Commission approve this PUD amendment request, based on the clear approval of the Hampden Community in which the PUD is located.

Sincerely,



Paul Smith
President, Medfield Community Association

CC: Ms. Mary Pat Clark, Councilwoman 14th District
Ms. Belinda Conaway, Councilwoman 7th District
Mr. Everett Noe, President Hampden Community Council
Mr. George Peters, Hampden Community Council Chair, Zoning Committee

