

November 6, 2024

ATTN: Mayor Randy J. Taylor  
City Council President D'Shawn M. Doughty and all members of City Council  
Salisbury Planning Commission Chairman Charles Dashiell & Planning Commission Members  
115 S. Division Street  
Salisbury, Maryland 21801

**Re: Support for Proposed Text Amendment amending Section 17.24.040(B)(2)(b) and Approval of an Increased Density Special Exception for Salisbury Town Center Apartments LLC**

Dear Mayor Taylor, Council President Doughty & Chairman Dashiell,

Over the past six decades, the Mayor and Council have adopted plans, pursued policies and entered into agreements with private parties for the growth and redevelopment of Downtown Salisbury – all of which are located in the Central Business District (CBD) zoning district.

Now almost sixty years since the City adopted the 1965 Plan for the redevelopment of Downtown Salisbury, the City has achieved its goal of selling Downtown surface level parking lots to private parties for redevelopment projects approved by the City and reflective of the plans, policies, studies and recommendations that have guided the well-established goals for the redevelopment and growth of Downtown Salisbury. These goals were recommitted to by the City when the Mayor and Council passed the 2016 Downtown Master Plan.

Projects slated for development – Lot 10, Lot 16, Lot 30 and Lots 1, 11 and 15 – in Salisbury's Downtown represent more than \$200 million in investment in the heart of our community and include projects that will address our City's ongoing housing crisis. Support for some, or all of these projects has come from the State of Maryland Department of Housing and Community Development, and from current Governor Wes Moore, and his predecessor, Governor Larry Hogan.

These developments will strengthen the vitality of Salisbury's downtown, finally bringing to reality the long-held belief that more "heads in beds" in the City's Downtown is the key to its transformation while adding crucial housing stock at a time when our area's housing shortage is undeniable.

I support this vision for the redevelopment and growth for a vibrant Downtown, which is why I support the proposed text amendment amending City Code Section 17.24.040(B)(2)(b) to increase the permitted density in the CBD from 40 units per acre to 80 units per acre. Alternatively, if the City's Code will not be permanently amended at this time, I strongly support the short-term solution of approval of a special exception for Salisbury Town Center Apartments LLC's project slated for Lots 1, 11 and 15.

Sincerely,