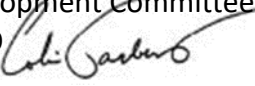




## MEMORANDUM

DATE: April 26, 2021  
TO: Economic and Community Development Committee  
FROM: Colin Tarbert, President and CEO   
POSITION: Opposed  
SUBJECT: City Council Bill No. 21-0051  
Rezoning – 4900 Boston Street

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### **INTRODUCTION**

The Baltimore Development Corporation (BDC) has been asked to respond to City Council Bill No. 21-0051 introduced by Councilmember Cohen.

### **PURPOSE**

The purpose of this Bill is to change the zoning for the property known as 4900 Boston Street from the I-2 zoning district to the IMU-2 zoning district.

### **BRIEF HISTORY**

This one-story property was most recently used as a car rental facility. The owner wishes to redevelop the property with a restaurant and drive-thru, which requires not only this zoning change, but additional approval of a conditional use and variance.

BDC believes the preservation of contiguous industrial space is necessary to preserve and grow the City's industrial business corridors. This property lies in the middle of such an area with highway, rail and port proximity; it also fronts two truck routes and is adjacent to active manufacturing facilities. BDC is concerned the introduction of a drive-thru facility will add additional conflicts to the already congested and over-burdened Boston Street truck route, which doubles as a major commuter thoroughfare. Non-industrial conflicts can substantially reduce the viability of industrial users who rely upon the ability to move heavy truck traffic through this area with minimal impediment.

### **FISCAL IMPACT**

None

### **AGENCY POSITION**

BDC is **opposed** to City Council Bill No. 21-0051.

If you have any questions, please do not hesitate to contact Kim Clark at [kclark@baltimoredevelopment.com](mailto:kclark@baltimoredevelopment.com) or at 410-837-9305.

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