



MEMORANDUM

To: Nick J. Mosby, President, Baltimore City Council

From: Peter Little, Executive Director

Date: December 16, 2022

Subject: City Council Bill 22-0296

I am herein reporting on City Council Bill 22-0296 introduced by Councilmember Costello at the request of J.R. Wollman, LLC o/b/o MOSB Holdings, LLC.

The purpose of this bill is to change the zoning for the property known as 810 Leadenhall Street (Block 0902, Lot 006) from the IMU-1 Zoning District to the TOD-4 Zoning District.

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. The legislation does not reference parking. PABC conducted a site visit in December 2022. This property is adjacent to metered parking and Residential Permit Parking Area #8.

The PABC acknowledges the benefits of TOD Zoning Districts, as these districts are intended to promote well-integrated residential and commercial development near transit stations that fosters less dependence on automobiles, greater social interaction, and active community life and help reduce parking demand. Taking advantage of mixed-use development options is in line with the intention of TOD zoning and can further reduce parking demand. As new building plans and uses are submitted, PABC will be involved through Site Plan Review Committee to ensure that parking and loading demands are adequately addressed and that negative effects of parking and loading are mitigated. It should be noted that under the Residential Permit Parking (RPP) program there is a redevelopment clause which does not allow participation in the program if more than five (5) dwelling units are created.

Based on the comments above, the PABC does not oppose the passage of City Council Bill 22-0296.