



MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Alice Kennedy, Housing Commissioner

Date: February 6th, 2024

Re: City Council Bill 22-0297 Rezoning - 2101 Washington Boulevard

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 22-0297 Rezoning - 2101 Washington Boulevard for the purpose of changing the zoning for the property known as 2101 Washington Boulevard (Block 0770, Lot 006), as outlined in red on the accompanying plat, from the C-2 Zoning District to the I-1 Zoning District.

If enacted, City Council Bill 22-0297 would allow for the rezoning of 2101 Washington Boulevard (Block 0770, Lot 006) from its current C-2 Zoning District to the I-1 Zoning District. The applicant intends to use the property for light industrial purposes to include outdoor storage, warehouse and accessory office.

DHCD Analysis

At its regular meeting of November 30th, 2023, the Planning Commission concurred with the recommendation of its Departmental staff and recommended the Bill be amended and approved by the City Council. Planning staff noted in their report that the rezoning of the subject property is in the public's interest by protecting and retaining Baltimore City's industrial zoning in areas where the properties are conducive to industrial use and nodes of compatible zoning.

As this site is currently surrounded by industrial uses, two parks, and I-95, this location is a good candidate for the preservation of industrial use and is unlikely to negatively impact nearby residents. The subject property is not located within any of DHCD's Impact Investment Areas, Community Development Zones, or Streamlined Code Enforcement Areas. The Bill does not have an operational or fiscal impact on DHCD and the rezoning would not endanger public health, safety or welfare. This rezoning may support the productive use of this property and expand industrial redevelopment opportunities for the Carrol-Camden Industrial Area and surrounding communities.

Conclusion

We respectfully request a **favorable** report with amendments on City Council Bill 22-0297.

AK/jw

cc: Ms. Nina Themelis, Mayor's Office of Government Relations