



## MEMORANDUM

**DATE:** August 10, 2023  
**TO:** Economic and Community Development Committee  
**FROM:** Colin Tarbert, President and CEO  
**POSITION:** Favorable  
**SUBJECT:** City Council Bill No. 23-0356, Modifications to Research and Development Facility Use

A handwritten signature in black ink, appearing to read "Colin Tarbert".

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### INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill No. 23-0356 introduced by the Administration.

### PURPOSE

This bill would increase the number of zoning categories in which wet lab spaces can locate to include all high-intensity commercial districts (C-3, as a conditional use, and C-4) and all transit-oriented development (TOD) districts. Additionally, it will expand the research and development definition in the City Zoning Code to include light manufacturing and small-scale sales.

### BRIEF HISTORY

As highlighted in Baltimore Together, the City's Comprehensive Economic Development Strategy (CEDS), the life sciences sector is one of Baltimore's key growth industries. Life science companies not only generate exportable products and intellectual property, but also provide tax revenues and employment for City residents. However, the industry is locally constrained by the availability of lab space in which these companies must operate. With only a 1% vacancy rate for wet lab space, Baltimore is losing life science companies to other jurisdictions because they are unable to expand due to a lack of available lab space. Expanding zoning categories for lab space will encourage the development of new buildings with lab capabilities and help retain and attract businesses in Baltimore City.

### FISCAL IMPACT

None.

### AGENCY POSITION

The Baltimore Development Corporation respectfully requests a **favorable** report on City Council Bill No. 23-0356. If you have any questions, please contact Kim Clark at 410-837-9305 or [KClark@baltimoredevelopment.com](mailto:KClark@baltimoredevelopment.com).

cc: Nina Themelis, Mayor's Office of Government Relations  
Sophia Gebrehiwot, Mayor's Office of Government Relations

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