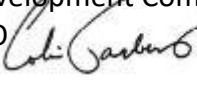




## MEMORANDUM

**DATE:** December 3, 2021  
**TO:** Economic and Community Development Committee  
**FROM:** Colin Tarbert, President & CEO   
**POSITION:** Support  
**SUBJECT:** City Council Bill 21-0119  
Rezoning – 1201 S. Haven Street and a Portion of Boston Street

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### **INTRODUCTION**

The Baltimore Development Corporation (BDC) has been asked to respond to City Council Bill No. 21-0119 introduced by Councilmember Cohen.

### **PURPOSE**

The purpose of this Bill is to change the zoning of the property known as 1201 S. Haven Street and a portion of Boston Street from the I-2 zoning district to the C-3 zoning district.

### **BRIEF HISTORY**

The large parcel addressed by this legislation once contained part of the former Exxon Baltimore Refinery complex, which closed and was dismantled several decades ago. It lies along the Haven Street corridor, a truck route connecting several industrial areas to the Port of Baltimore.

Generally, BDC believes that preservation of contiguous industrial space – especially those properties with adequate rail, port, truck route, and highway infrastructure – is necessary to preserve and grow the City’s industrial business sectors. This parcel on South Haven Street, however, also abuts several southeast Baltimore neighborhoods experiencing rapid residential and commercial growth. This growth has created demand for mixed-use industrial and commercially zoned properties, and several properties along the east side of Haven Street have already converted from industrial to non-industrial zoning classifications and uses. Considering the changes that have already taken place along Haven Street, the presence of contiguous industrial use along that stretch no longer exists; therefore, the need to preserve this site as industrial is diminished. Since Haven Street remains a significant truck route to the Port of Baltimore, however, BDC would stress the importance of any non-industrial uses being designed in a way to minimally conflict with the industrial uses that do remain, and the nearby Port users that rely on Haven and Boston Streets for access.

**City Council Bill No. 21-0119**

**Rezoning – 1201 S. Haven Street and a Portion of Boston Street**

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**FISCAL IMPACT**

None

**AGENCY POSITION**

BDC **supports** City Council Bill No. 21-0119.

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.

cc: Nina Themelis

[LC]