



**BALTIMORE
HOUSING**

SHEILA DIXON
Mayor

PAUL T. GRAZIANO
Executive Director, HABCD
Commissioner, HCD

MEMORANDUM

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

From: Paul T. Graziano, Commissioner

Date: March 20, 2009

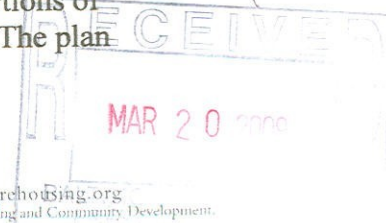
Re: **City Council Bill 09-0279 Rezoning - Certain Properties in the
Reisterstown Plaza Transit Station Urban Renewal Area**

The Department of Housing and Community Development has reviewed City Council Bill 09-0279, which was introduced for the purpose of changing the zoning for certain properties or portions of them in the Reisterstown Plaza Transit Station Urban Renewal area: as outlined in blue on the accompanying plats, from the B-3-1 Zoning District to the B-2-1 Zoning District; as outlined in green on the accompanying plats, from the R-6 Zoning District to the O-R-2 Zoning District; as outlined in pink on the accompanying plats from the M-1-1 Zoning District to the O-R-2 Zoning District; as outlined in yellow on the accompanying plats from the R-6 Zoning District to the B-2-2 Zoning District; and as outlined in purple on the accompanying plats from the M-1-1 Zoning District to the B-2-2 Zoning District.

This legislation, in conjunction with its companion rezoning bill (Council Bill #09-0278), effectively repeals and replaces the existing development plan and zoning for the Reisterstown Plaza in order to change the zoning and therefore create opportunities for transit oriented development at the adjacent metro station. The current zoning at the site is M-1 (light industrial) and R-6 (medium density residential), neither of which are conducive to transit oriented development.

By rezoning to B-2-2 (mixed-use commercial) and O-R-2 (office residential), the legislation would create more of a town center environment at the metro station and afford more office and residential development on rest of site. These changes will accommodate the relocation of Social Security Administration from downtown to this location. The new complex will bring approximately 1500 jobs to the area and cover 538,000 square feet of office space, which is about one third of the site. The remainder of the location would be available for Maryland Department of Transportation to develop for future complimentary uses.

The proposed urban renewal plan includes strict design guidelines to ensure that development meets the goals and intentions of transit oriented development. These guidelines include limitations on certain land uses along portions of Reisterstown Road that are adjacent to residential neighborhoods. The plan



requires that future development along this corridor are more aesthetically pleasing with guidelines for signage, landscaping, sidewalks, and parking lots.

The Department of Housing and Community Development supports the adoption of City Council Bill 09-0279 and defers to the report of the Planning Commission for further comment.

PTG:pmd

cc: Ms. Angela Gibson
Ms. Diane Hutchins
Mr. Andrew Frank