

MEMORANDUM

DATE: January 29, 2021
TO: Economic and Community Development Committee
FROM: Colin Tarbert, President and CEO
POSITION: Support
SUBJECT: City Council Bill No. 21-0013
Rezoning – 4015 Foster Avenue, 4000 Hudson Street, and 801 S. Haven Street



INTRODUCTION

The Baltimore Development Corporation (BDC) has been asked to respond to City Council Bill No. 21-0013 introduced by Councilmember Cohen.

PURPOSE

The purpose of this Bill is to change the zoning of the properties known as 4015 Foster Avenue, 4000 Hudson Street, and 801 S. Haven Street from the I-1 and I-2 zoning districts to the IMU-2 zoning district.

BRIEF HISTORY

The South Haven Street corridor is a major truck route in southeast Baltimore. Recent residential development, however, has altered the nature of the corridor as heavy industrial uses have been increasingly replaced by demand for light industrial, office, and retail uses.

FISCAL IMPACT

None

AGENCY POSITION

BDC believes that preservation of contiguous industrial space is necessary to preserve and grow the City's industrial business sectors. Accordingly, an IMU-2 designation preserves potential future light industrial uses, provides flexibility for increased office and retail uses, and prohibits additional residential development along this vital, established truck route.

BDC **supports** City Council Bill No. 21-0013.

If you have any questions, please do not hesitate to contact Kimberly Clark at kclark@baltimoredevelopment.com or at 410-837-9305.

[LC]