



BILL SYNOPSIS

Committee: Land Use

Bill: 20-0497

Zoning - Conditional Use Parking Lot - A Portion of the Property known as 201 Reedbird Avenue

Sponsor: Dept. of Recreation and Parks

Introduced: February 24, 2020

Purpose:

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking lot on a portion of the property known as 201 Reedbird Avenue (Block 7612L, Lot 001A, as outlined in red on the accompanying plat; and providing for a special effective date.

Effective: The date it is enacted

Agency Reports

Planning Commission	Favorable
Board of Municipal and Zoning Appeals	Favorable
Department of Transportation	
City Solicitor	
Dept. of Housing and Community Development	
Baltimore Development Corporation	
Dept. of Recreation and Parks	
Parking Authority of Baltimore City	Not Opposed

Analysis

Current Law

Article 32 – Zoning, Section 5-201(a) and Table 7-202 (OS). Baltimore City Revised Code (Edition 2000).

Background

Bill 20-0497 would authorize the establishment, maintenance, and operation of a parking lot on a portion of the property known as 201 Reedbird Avenue. The site is owned by the City of Baltimore and is part of Reedbird Park. The parking lot would provide parking for approximately 100 cars (including spaces for handicapped-accessible transportation) to serve new multi-purpose athletic fields and the new Middle Branch Fitness and Wellness Center in Reedbird Park.

The site is on the western shore of the Patapsco River estuary, south of the Middle Branch of the Patapsco River. The site was open marshland and water before World War II. It later became a City dump receiving residue from the Cherry Hill Municipal Incinerator and from private sector haulers, resulting in accumulation of hazardous waste. In the 1970s the dump was closed and environmental remediation followed. Because of this history, no substantial construction is currently possible on the site. The site has been repurposed as a large public park that is an important part of the new Green Network for Baltimore.

Across Reedbird Avenue, which follows the original shoreline of the Patapsco River, is the historic Cherry Hill community. North of the site, across Potee and Hanover Streets, is the campus of Harbor Hospital (formerly South Baltimore General Hospital), part of which is also on landfill. On the opposite eastern shore of the Patapsco River is additional park land separated from the Brooklyn community by the Harbor Tunnel Throughway (1-895).

The site was rezoned from Residential (R-6) to OS (Open Space) during the comprehensive rezoning that became effective on June 5, 2017. The site is in the Chesapeake Bay Critical Area, but the extent of past landfilling has elevated it above the floodplain. The use of this portion of 201 Reedbird Avenue for a parking lot has been approved by the Chesapeake Bay Critical Area Commission.

Additional Information

Fiscal Note: Not Available

Information Source(s): Statement of Intent, Reporting Agencies, Bill 20-0497.

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