



MEMORANDUM

STEPHANIE
RAWLINGS-BLAKE,
Mayor

PAUL T. GRAZIANO,
Executive Director, HABC
Commissioner, HCD

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

From: Paul T. Graziano, *Commissioner*

Date: November 2, 2011

Re: **City Council Bill 11-0759 - Block 6505, Lots 1/9, 9A, and 10**

The Department of Housing and Community Development has reviewed City Council Bill 11-0759, which was introduced for the purpose of changing the zoning for the properties known as Block 6505, Lots 1/9, 9A, and 10, as outlined in red on the accompanying plat, from the M-3 Zoning District to the B-2-2 Zoning District.

This bill will rezone a set of properties known as Block 6505, Lots 1/9, 9A, and 10, which are located in the Canton neighborhood in Southeast Baltimore City. The subject properties would have their usage changed from the M-3 heavy industrial use to a B-2-2 commercial use. In its staff report, the Department of Planning, among other things, made the following findings of fact: (i) over the past two decades, the neighborhood population has increased 19%; (ii) the future Red Line will run along Boston Street and will be the most significant transportation pattern in Canton; (iii) just west of the subject properties, the Canton Crossing project area is currently zoned M-3 Industrial, but has a Planned Unit Development (PUD) overlay that is approved for mixed-use development including office, retail, and residential; (iv) just north of the subject properties on the other side of Boston Street, the Brewer's Hill project has a mixed-use of B-2-2 Commercial and R-8 Residential zoning and a PUD overlay that permits high density mixed-use development including office, retail, and residential use; (v) just south of the subject properties is zoned M-3 Industrial and lies within the Maritime Industrial Zoning Overlay District (MIZOD); (vi) the subject property is adjacent to a proposed Red Line light rail stop—Canton Crossing Station—which will bring a high volume of foot traffic to the area more compatible with commercial development than industrial; (vii) redevelopment of the subject properties with a shopping center has the potential to create a useful transition zone between the Red Line stop and the existing heavy industry uses to the south; and (viii) this re-zoning will aid in Baltimore City's objectives of enhancing Transit-Oriented Development.

This bill requires that its companion legislation, City Council Bill 11-0758 (which amends the Canton Industrial Area Urban Renewal Plan (URP) to authorize the re-zoning of the subject properties of this bill), be passed concurrently in order for the necessary legal authority to enact this bill to exist.

The Department of Housing and Community Development has no objection to the adoption of City Council Bill 11-0759, provided that City Council Bill 11-0758 is also adopted.

PTG:nb

cc: Ms. Angela Gibson, *Mayor's Office of Government Relations*
Ms. Kaliope Parthemos, *Deputy Mayor*

