



## MEMORANDUM

**DATE:** February 20, 2025  
**TO:** Land Use and Transportation Committee  
**FROM:** Colin Tarbert, President and CEO  
**POSITION:** Favorable  
**SUBJECT:** Council Bill 25-0021

### INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 25-0021 introduced by Councilmember Bullock.

### PURPOSE

The purpose of this bill is to rezone the property located at 3221 Frederick Avenue (Block 2123A, Lot 002) from I-1 zoning designation to IMU-1.

### BRIEF HISTORY

This rezoning would correct a mischaracterization in the property's current zoning designation and allow for a new mixed-use development featuring senior housing and associated office, community and light manufacturing uses that are compatible with the surrounding neighborhood context and would help spur local investment and opportunity.

### FISCAL IMPACT [to BDC]

None.

### AGENCY POSITION

The Baltimore Development Corporation respectfully submits a **favorable** report on City Council Bill 25-0021. If you have any questions, please contact Kim Clark at 410-837-9305 or [KClark@baltimoredevelopment.com](mailto:KClark@baltimoredevelopment.com).

cc: Nina Themelis, Mayor's Office of Government Relations  
Ty'lor Schnella, Mayor's Office of Government Relations

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