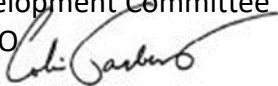




MEMORANDUM

DATE: April 26, 2021
TO: Economic and Community Development Committee
FROM: Colin Tarbert, President and CEO 
POSITION: Opposed
SUBJECT: City Council Bill No. 21-0056
Urban Renewal – Canton Industrial Area – Amendment

INTRODUCTION

The Baltimore Development Corporation (BDC) has been asked to respond to City Council Bill No. 21-0056 introduced by Councilmember Cohen.

PURPOSE

The purpose of this Bill is to amend the Canton Industrial Area Urban Renewal Plan to remove the property at 4900 Boston Street from within its boundaries and to revise certain exhibits to reflect the change.

BRIEF HISTORY

The Canton Industrial Area Urban Renewal Plan (URP) was approved by the Mayor and City Council of Baltimore in June 1990. Objectives of the URP are to maintain the Canton Industrial Area as an industrial and port-related employment area and to promote compatibility between the industrial area and the needs of nearby residential communities.

This Bill is a companion Bill to 21-0052, intended to allow for the same project - the construction of a drive-through restaurant in the industrial area. BDC believes the preservation of contiguous industrial space is necessary to preserve and grow the City's industrial business corridors. While any individual project is unlikely to make a meaningful impact on the viability of an industrial area, the cumulative effect of non-industrial conflicts can substantially reduce the viability of industrial users who rely upon the ability to move heavy truck traffic with minimal impediment. The removal of this parcel from the Canton Industrial Area URP to facilitate the construction of a drive-through restaurant represents such a risk and threatens the viability of this critical industrial area.

FISCAL IMPACT

None

AGENCY POSITION

BDC is **opposed** to City Council Bill No. 21-0056.

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

[LC]