



MEMORANDUM

DATE: July 14, 2023
TO: Economic and Community Development Committee
FROM: Colin Tarbert, President and CEO
POSITION: Favorable
SUBJECT: City Council Bill No. 23-0358
Urban Renewal - Key Hwy - Amendment 4

A handwritten signature in black ink, appearing to read "Colin Tarbert".

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill No. 23-0358 introduced by Councilmember Eric Costello.

PURPOSE

This bill is intended to revise the Urban Renewal Plan for Key Hwy and exclude the property located at 1302 Key Hwy so that the site may be redeveloped into a mixed-use residential building.

BRIEF HISTORY

This bill is related to City Council Bill No. 23-0344, the purpose of which was the rezoning of the parcel at 1302 Key Hwy from C-2 to OR-2 that would help facilitate its intended redevelopment from a currently vacant mechanic shop into a mixed-use office/residential building. The Urban Renewal Plan (“URP”) for Key Hwy creates a zoning overlay that conflicts with the new OR-2 zoning. In order for the redevelopment project to occur, the URP must be amended to exclude this parcel. This will allow for the redevelopment of a long-vacant and underutilized property along Key Highway, that conforms with the OR-2 zoning that is shared by adjacent properties without displacing any active industrial uses or introducing new land-use conflicts that may interfere with the active industrial uses in the nearby areas.

FISCAL IMPACT

None

AGENCY POSITION

The Baltimore Development Corporation respectfully takes a **favorable** position on City Council Bill No. 23-0358. If you have any questions, please contact Kim Clark at 410-837-9305 or KClark@baltimoredevelopment.com.

cc: Nina Themelis, Mayor’s Office of Government Relations
Sophia Gebrehiwot, Mayor’s Office of Government Relations

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