



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Kahlil Zaied, Acting Director, Department of Public Works <i>Khalil Zaied</i>
DATE	May 20, 2024
SUBJECT	City Council Bill 24-0504 (Zoning – Open Space Zoning District – Conditional Use Cultural Facility and Parking Lot – Variances – C.C. Jackson Park and Library – 4910 Park Heights Avenue

The Honorable President and
Members of the City Council
City Hall, Room 400

5/20/24

Position: No objection

SUMMARY OF POSITION

Enactment of City Council Bill 24-0504 would permit, subject to certain conditions, establishing, maintaining, and operating a cultural facility and an open off-street parking area on the property known as C.C. Jackson Park and Library, 4910 Park Heights Avenue (Block 4605, Lots 001-018, 021, 055-065).

The subject properties are located at the northwest corner of the intersection of Park Heights and Woodland Avenues and are within the boundaries of the Park Heights Major Redevelopment Area. C.C. Jackson Park and Recreation Center are to the north of these properties. The intent is to consolidate the multiple properties into two parcels; one to expand the existing park land, and the second to construct a public library and a 47-space parking lot to service the library and various recreational activities. C.C. Jackson Park is zoned as an Open Space district and is currently undergoing renovations and upgrades. Planning for the C.C. Jackson Park began in 2018 and the desire for a library was always part of the community's plans. Cultural facilities are allowed in Open Space districts under conditional approval by the Board of Municipal and Zoning Appeals. Cultural facilities are required to provide parking according to a formula, but parking in Open Space districts is conditional by ordinance. Due to the planned shared library and recreational uses for the parking lot, this ordinance would be granting a variance to allow development of a 47-space parking lot.

The Department of Public Works does not usually comment on zoning issues, but has no objection to passage of City Council Bill 24-0504 as this bill is the result of extensive planning and community involvement, and has been found by the Planning Commission to not adversely affect various plans in the area nor be contrary to the general public interest.