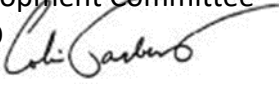




MEMORANDUM

DATE: October 6, 2022
TO: Economic and Community Development Committee
FROM: Colin Tarbert, President and CEO 
POSITION: Favorable
SUBJECT: City Council Bill No. 22-0261: Rezoning - 801 South Haven Street, Block 6458/Lot 004A, and Block 6467/Lot 021A, and a Portion of Block 6458/Lot 004

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill No. 22-0261 introduced by Councilmember Cohen.

PURPOSE

This Bill will change the zoning for the properties known as 801 South Haven Street, Block 6458/Lot 004A, and Block 6467/Lot 021A, and a portion of Block 6458/Lot 004 from the I-2 and IMU-2 Zoning Districts to the R-8 Zoning District.

BRIEF HISTORY

This area has recently seen a significant proportion of industrial land rezoned to residential, which in turn has facilitated the addition of new single-family housing along S. Haven Street. While BDC has a long-standing concern about erosion of contiguous industrial areas, especially those that border truck routes and other important industrial infrastructure, in this case the subject property is a relatively small piece of vacant industrial property, primarily bordered by residential uses.

Accordingly, this rezoning will facilitate a property consolidation with the adjacent parcel at 715 S. Haven Street, which will be redeveloped with seven (7) multi-family detached dwellings (61 units total). A portion of the Baltimore Greenway Trail will also be developed along the edge of the consolidated parcels.

FISCAL IMPACT

None

AGENCY POSITION

The Baltimore Development Corporation (BDC) **supports** City Council Bill No. 22-0261.

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 [LC]