



## MEMORANDUM

**DATE:** October 28, 2020  
**TO:** Land Use Committee, Baltimore City Council  
**FROM:** Colin Tarbert, President and CEO  
**POSITION:** Support  
**SUBJECT:** City Council Bill No. 20-0621  
Rezoning – 2 East Wells Street

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

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### **INTRODUCTION**

The Baltimore Development Corporation (BDC) is reporting on City Council Bill No. 20-0621 introduced by Councilmember Costello at the request of Wells CRP Building, LLC.

### **PURPOSE**

This ordinance is for the purpose of changing the zoning for the properties known as 2 East Wells Street (Block 1030, Lot 082) from the R-8 Zoning District to the C-2 Zoning District.

### **BRIEF HISTORY**

The property is improved with a mixed use development that includes market rate residential units with ground floor commercial. The R-8 Zoning District permits a limited range of commercial uses. The building's retail space is entirely vacant and the owner would like to attract new tenants. The C-2 Zoning Designation will expand the potential uses of the ground floor commercial space. The requested action will facilitate the leasing of the commercial space, thereby decreasing vacancy and activating the street.

### **FISCAL IMPACT**

None

### **AGENCY POSITION**

BDC supports City Council Bill No. 20-0621.

If you have any questions, please do not hesitate to contact Kim Clark at (410) 837-9305 or [kclark@baltimoredevelopment.com](mailto:kclark@baltimoredevelopment.com).

cc: Nicholas Blendy

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