




## MEMORANDUM

DATE: December 30, 2021  
TO: Economic and Community Development Committee  
FROM: Colin Tarbert, President and CEO   
POSITION: Support  
SUBJECT: City Council Bill No. 21-0180  
Rezoning – 2525 Insulator Drive

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### **INTRODUCTION**

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 21-0180 introduced by Councilmember Costello.

### **PURPOSE**

For the purpose of changing the zoning for the property known as 2525 Insulator Drive (Block 1079, Lot 001), as outlined in red on the accompanying plat, from the I-2 Zoning District to the PC-3 District; and providing for a special effective date.

### **BRIEF HISTORY**

Formerly being utilized as an industrial warehouse, the property at 2525 Insulator Drive is now vacant and has been identified for redevelopment. The property is adjacent to The Port Covington campus which will be a mixed-use neighborhood consisting of residential, retail, restaurant, and office spaces. The rezoning of 2525 Insulator Drive aligns closely with rising density and economic activity around the property by allowing similar uses. The rezoning is also consistent with the City's Comprehensive Master Plan LIVE EARN PLAY, providing more opportunities to housing and economic growth.

### **FISCAL IMPACT**

There are no fiscal impacts to BDC.

### **AGENCY POSITION**

The Baltimore Development Corporation **Supports** City Council Bill No. 21-0180.

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: Nina Themelis

[NAD]