


F R O M	NAME & TITLE	Corren Johnson, Interim Director	CITY of BALTIMORE	
	AGENCY NAME & ADDRESS	Department of Transportation (BCDOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill 22-0285	M E M O	

TO: Mayor Brandon M. Scott
TO: Committee of the Whole
FROM: Department of Transportation
POSITION: **Support**
RE: Council Bill – 22-0285

DATE: 4/3/23

INTRODUCTION – Abundant Housing Act

PURPOSE/PLANS – For the purpose of amending certain provisions of the Baltimore City Zoning Code to promote increased development of low-density multi-family dwellings in certain residential districts; establishing standards for the conversion of single-family dwellings into low-density multi-family dwellings; establishing opportunities to increase density if a low-density multi-family dwelling is a certain distance from certain City amenities; amending certain permitted and conditional uses; amending certain bulk and yard standards; eliminating certain required off-street parking requirements; and defining certain terms.

COMMENTS – Council Bill 22-0285 proposes the establishment of uniform regulatory standards for multi-family properties within Baltimore City, ultimately aiming to incentivize the development of more affordable and accessible housing options. If adopted, the legislation would create a new definition for smaller multi-family properties, termed “multi-family low density”, based on livable square footage of a property. Under the definition, 1500 square feet would allow up to 2 units, 2250 square feet would allow up to 3 units and 3000 square feet would allow up to 4 units. Additionally, eligible properties would be provided an opportunity to modestly scale up residential density. This would be made possible by way of the legislation’s “Opportunity Density” provision that would apply to any property located within 750 feet of a grocery store, high-frequency transit line, or designated main street. Furthermore, the legislation proposes to eliminate existing legislative and regulatory approvals currently needed to approve the conversion of residential properties to higher density dwellings, while also removing existing standards that require one off-street parking space per dwelling unit.

AGENCY/DEPARTMENT POSITION – The Baltimore City Department of Transportation welcomes provisions located within Council Bill 22-0285 aimed at promoting housing development within proximity to existing transportation and commercial amenities. Though at a smaller scale, the legislation’s desire to help foster affordable transit-oriented development provides the public a multitude of benefits that are closely aligned with the agency’s adopted Complete Streets Manual. For these reasons, Baltimore City Department of Transportation **supports** the adoption of Council Bill 22-0285.

If you have any questions, please do not hesitate to contact Liam Davis at Liam.Davis@baltimorecity.gov or at 410-545-3207.

Sincerely,

Corren Johnson
Interim Director