

MEMORANDUM

DATE: May 27, 2025
TO: Land Use and Transportation Committee
FROM: Colin Tarbert, President and CEO
POSITION: **Unfavorable**
SUBJECT: Council Bill 25-0053



INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 25-0053 introduced by Councilmember Parker.

PURPOSE

The purpose of this bill is to rezone the property located at 4001 E. Baltimore Street (Block 6279, Lot 009) from the I-2 Zoning District to the IMU-1 Zoning District.

BRIEF HISTORY

Property owners Saffo Contractors are currently using it as a staging area for an ongoing highway reconstruction project. The company plans to hold and develop the property once that project is completed in 2026. An I-MU zoning designation would allow the company to move forward with its plans for a mixed-use development featuring ground-floor retail and upper-floor residential uses, which is prohibited under the existing I-2 zoning.

BDC prioritizes the preservation of industrial areas out of recognition of the importance of manufacturing to the city's economy. As areas are rezoned to allow non-industrial uses, it is unlikely that those areas will revert to manufacturing uses. Rezoning can be appropriate in cases where a neighborhood character is already trending towards residential and commercial uses. However, that is not the case in this instance, as the surrounding blocks and neighborhood are still heavily industrial in nature. This is the type of industrial zoning that remains appropriate and active and should be preserved. For those reasons BDC opposes this proposed zoning change.

FISCAL IMPACT [to BDC]

None.

AGENCY POSITION

The Baltimore Development Corporation respectfully submits an **unfavorable** report on City Council Bill 25-0053. 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
Ty'lor Schnella, Mayor's Office of Government Relations

CG