




MEMORANDUM

DATE: December 3, 2021
TO: Economic and Community Development Committee
FROM: Colin Tarbert, President & CEO 
POSITION: Support
SUBJECT: City Council Bill No. 21-0120
Urban Renewal – Canton Industrial Area – Amendment__

INTRODUCTION

The Baltimore Development Corporation (BDC) has been asked to respond to City Council Bill No. 21-0120 introduced by Councilmember Cohen.

PURPOSE

The purpose of this Bill is to revise the boundary of the Canton Industrial Area Urban Renewal Plan to reflect the proposed removal of 1201 S. Haven Street and a portion of Boston Street from the area.

BRIEF HISTORY

The Canton Industrial Area Urban Renewal Plan (URP) was approved by the Mayor and City Council of Baltimore in June 1990. Objectives of the URP are to maintain the Canton Industrial Area as an industrial and port-related employment area and to promote compatibility between the industrial area and the needs of nearby residential communities.

Generally, BDC believes that preservation of contiguous industrial space – especially those properties with adequate rail, port, truck route, and highway infrastructure – is necessary to preserve and grow the City’s industrial business sectors. This parcel on South Haven Street, however, also abuts several southeast Baltimore neighborhoods experiencing rapid residential and commercial growth. This growth has created demand for mixed-use industrial and commercially zoned properties, and several properties along the east side of Haven Street have already converted from industrial to non-industrial zoning classifications and uses. Considering the changes that have already taken place along Haven Street, the presence of contiguous industrial use along that stretch no longer exists; therefore, the need to preserve this site as industrial is diminished. Since Haven Street remains a significant truck route to the Port of Baltimore, however, BDC would stress the importance of any non-industrial uses being designed in a way to minimally conflict with the industrial uses that do remain, and the nearby Port users that rely on Haven and Boston Streets for access.

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FISCAL IMPACT

None

AGENCY POSITION

BDC **supports** City Council Bill No. 21-0120.

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

cc: Nina Themelis

[LC]