

Findings of Fact

City Council Bill Number 21-0087

Rezoning of 100 E. 23rd, 2300 Saint Paul Street, 2305 Saint Paul Street, 2313 Saint Paul Street and 2317 Saint Paul Street

Upon finding as follows with regard to:

(1) Population changes; see attached addendum

(2) Availability of Public facilities;

The site is well served by public services and utilities and should remain so into the future.

(3) Present and future transportation patterns;

The area of rezoning is well served by multiple modes of public mass transit including multiple stops for several different MTA bus lines and the Charm City Circulator Purple Route and is less than ½ a mile from the Penn Station Marc and Amtrak lines. In addition, the central location and proximity to multiple modes of public transportation make it a prime area for both residential and commercial density which is the goal of the rezoning and reflective of the Old Goucher Vision plan. Finally, the imminent \$90 million Penn Station re-development will only further support the goals of the rezoning. The lack of parking requirements in C-1 match the current and future transportation patterns of the neighborhood.

(4) Compatibility with existing and proposed development for the area;

The proposed rezoning supports the goals of the vision plan and the goals of the neighborhood to be realized. A great example of this is the beer garden Dutch Courage which is across the street from 100 E. 23rd the SOCLE collective at Charles and 23rd Street and finally the significant interest in restaurant and commercial uses for the 2300 and 2400 blocks of Saint Paul.

(5) The recommendations of the City agencies and officials

NA / TBD

(6) The proposed amendment's relationship to and consistency with the City's Comprehensive Master Plan.

The proposed rezoning would support goals contained within the Comprehensive Master plan for Baltimore City. Specifically, *LIVE goal 1) Build Social and Human Capital by building neighborhoods, Objective 2) Strategically re-develop vacant properties across the city.* The subject rezoning area contains multiple properties that are currently vacant or underutilized. The proposed C-1 zoning will encourage investment and mixed use development of these sites per the neighborhoods goals.

Also, specifically *PLAY goals 1, Enhance Appreciation and Enjoyment of Baltimore's historic and cultural resources and Goal 2, Improve Nightlife and Enter-*

tainment Experiences for Residents and Visitors. As related to Goal 2 Objectives 1,2 and 3 there are multiple entrepreneurs who have sought out this specific area for investment in commercial and nightlife activities that would be allowable under C-1

(7) Existing uses of property within the general area of the properties in question;

The land uses in the subject area consist primarily of light commercial with some multifamily. The existing zoning has severely limited the ability of the subject properties to achieve the highest and best use based on the neighborhood vision plan and demonstrated through the individual prospective tenants and users who have sought out these sites for investment in the neighborhood.

(8) The zoning classification of other property within the general area of the property in question;

The general area includes C-1, C-2, C-3 and R-8 zoning designations. The Subject area is abutted directly to the west, north and southwest by C-1

(9) The suitability of the property in question for the uses permitted under its existing zoning classification.

As stated in provision 7 the existing zoning has severely limited the ability of subject properties to achieve their highest and best use.

(10)The trend of development, if any, in the general area of the property in question, including changes, if any, that have taken place since the property in question was placed in its present classification;

Since the passage of transform Baltimore there have been several new commercial users in the neighborhood including Sophomore Coffee, Larder, Fadesonnen beer garden, Dutch Courage to name a few. Additional density has also been achieved by adding units to existing housing stock.

(11)For a rezoning based on a SUBSTANTIAL CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD, the following facts establish the substantial change since the time of the last comprehensive rezoning:

The General Assembly created a new Old Goucher Revitalization District that included the creation of several new BD-7 tavern licenses. This District was created in 2017 in 2018 this District was expanded to include the east side of St. Paul with the specific intention to expand the Old Goucher revitalization district to the properties this rezoning will address.

In addition to the new commercial uses summarized in number 10) there has also been a separate large scale rezoning of several blocks on Maryland Avenue, which as in this request, was done based on the communality's desire and vision plan. Finally,

the population changes detailed in the addendum as part of number 1) further support the rezoning based on a substantial change in the character of the neighborhood.

(12) NA