



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Housing Commissioner
DATE	July 23, 2024
SUBJECT	24-0499 Rezoning - 2101 Gould Street

The Honorable President and
Members of the City Council
City Hall, Room 400

7/23/24

Position: Favorable

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0499 Rezoning - 2101 Gould Street for the purpose of changing the zoning for the property known as 2101 Gould Street (Block 1053, Lot 005A), as outlined in red on the accompanying plat, from the I-2 Zoning District to the PC-2 Zoning District.

If enacted, City Council Bill 24-0499 would rezone the property known as 2101 Gould Street from the PC-2 Zoning District to the I-2 Zoning District, thereby allowing for a large variety of uses, including residential, commercial, office, open-space, recreation, entertainment amenities, waterfront, and light industrial.

DHCD Analysis

At its regular meeting of May 9, 2024, the Planning Commission concurred with its Departmental staff and recommended that the Bill be approved by the City Council. The Commission found that the property lies within the 2015 South Baltimore Gateway Master Plan where it is identified as Maritime Industrial and recommended to be include it with the rest of Port Covington as a potential site for mixed-use development. The Commission found that rezoning the site from I-2 to PC-2 was in line with the recommendations of the 2015 plan and would be congruent with the recent development immediately to the West of the property.

This Bill does not have an operational or fiscal impact on DHCD and the property is not located within any of our agency's Streamlined Code Enforcement Areas, Community Development Zones, or Impact Investment Areas. DHCD does not foresee any negative impacts resulting from

the approval of this Bill as the property's location renders it unideal for an industrial application, as is partially evident from its vacancy since 2019. Also, the flexibility provided by a PC-2 zoning designation may increase chances of the site's redevelopment, thereby potentially allowing the property to meet the needs of the community and make for an adaptive reuse of the large historic building currently occupying the site.

Conclusion

DHCD respectfully request a **favorable** report on City Council Bill 24-0499.