



## MEMORANDUM

**DATE:** October 20, 2024  
**TO:** Ways & Means Committee  
**FROM:** Colin Tarbert, President and CEO  
**POSITION:** Unfavorable  
**SUBJECT:** Council Bill 24-0589 - Rezoning – 601 West West Street (Lot N), 616 West West Street (Lot NN), and 701 West Ostend Street (Lot O)

### **INTRODUCTION**

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 24-0589 introduced by Councilmember Porter.

### **PURPOSE**

The purpose of this bill is to rezone several parking lots in the area adjacent to M&T Bank Stadium from their respective current designations into the C5-DC Zoning District. The lots in question are known as Lot N (601 West West Street. Block 0688C, Lot 019), Lot NN (616 West West Street. Block 0688C, Lot 009), and Lot O (701 West Ostend Street. Block 0954, Lot 001).

### **BRIEF HISTORY**

This bill, as well as Council Bills 24-0588 and 24-0590 have been introduced together as a means to allow the construction of a large billboard in Parking Lot N next to M&T Bank Stadium. Assembling these three lots and rezoning them to align with the stadium's C5-DC Zoning District is required to establish the Area of Special Signage Control outlined in Council Bill 25-0588 and allow for the construction of the billboard.

As only Lot N would contain the sign itself, rezoning the Lot NN and Lot O would only be done as a matter of fulfilling the requirements to establish the Area of Special Signage Control. Lots N and NN are currently zoned C4, however Lot O is zoned I-2, meant for general industrial uses such as manufacturing, distribution, and warehousing. BDC believes that preservation of contiguous industrial space is necessary to preserve and grow the City's industrial business sectors and opposes the rezoning of industrial land especially in areas where contiguous industrial land uses are present. The Carroll-Camden Industrial Area, where Lot O is located, continues to support a wide variety of industrial uses, and a rezoning to C5-DC potentially introduces uses that significantly conflict with ongoing and future industrial operations, and may begin to erode the viability of the industrial area as a whole.

Especially considering that the rezoning of Lot O has no bearing on the installation of a billboard on Lot N, the only intended outcome of this package of bills, BDC recommends that it be removed from this bill.

**FISCAL IMPACT [to BDC]**

None.

**AGENCY POSITION**

The Baltimore Development Corporation respectfully submits an **unfavorable** report on City Council Bill 24-0589. If you have any questions, please contact Kim Clark at 410-837-9305 or [KClark@baltimoredevelopment.com](mailto:KClark@baltimoredevelopment.com).

cc: Nina Themelis, Mayor's Office of Government Relations  
Ty'lor Schnella, Mayor's Office of Government Relations

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