



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Housing Commissioner <i>ak</i>
DATE	October 29, 2024
SUBJECT	24-0589 Rezoning - 601 West West Street (Lot N), 616 West West Street (Lot NN), and 701 West Ostend Street (Lot O)

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

10/29/24

Position: Favorable

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0589 Rezoning - 601 West West Street (Lot N), 616 West West Street (Lot NN), and 701 West Ostend Street (Lot O) for the purpose of changing the zoning for the properties known as 601 West West Street (Lot N) (Block 0688C, Lot 019), and 616 West West Street (Lot NN) (Block 0688C, Lot 009), as outlined in red on the accompanying plat, from the C-4 Zoning District to the C-5-DC Zoning District, and the property known as 701 West Ostend Street (Lot O) (Block 0954, Lot 001), as outlined in red on the accompanying plat, from the I-2 Zoning District to the C-5-DC Zoning District; and providing for a special effective date.

If enacted, City Council Bill 24-0589 would rezone the properties known as 601 West West Street (Lot N), and 616 West West Street (Lot NN), from the C-4 Zoning District to the C-5-DC Zoning District and the property known as 701 West Ostend Street (Lot O), from the I-2 Zoning District to the C-5-DC Zoning District. If approved, this Bill will become effective the day it is enacted.

DHCD Analysis

At its regular meeting of October 10, 2024, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be approved by the City Council. The Commission noted that this Bill and its two companion Bills (24-0589 and 24-0590) work together to allow the Ravens to install a large-scale pole mounted digital billboard that would be visible along the elevated Russell Street. They also noted that this legislation is

required to rezone the three parking lots (Lot O, Lot N, Lot NN) owned by the Ravens to C-5-DC from C-4 and I-2 as the current zoning does not include Category III Electronic Signs, or large freestanding pole signs. All parking lots in the area that serve the stadium other than the one's referenced by this Bill are already Zoned C-5-DC.

The Bill does not have an operational or fiscal impact on DHCD and the property in reference is not located within any of DHCD's Streamlined Code Enforcement Areas or Community Development Zones but does fall near the Southwest Impact Investment Area. DHCD does not anticipate an operational or fiscal impact from the passage of this Bill.

Conclusion

DHCD respectfully requests a **favorable** report on City Council Bill 24-0589.