


MEMORANDUM

TO: Honorable President and Members of the City Council
Attention: Natawna B. Austin, Executive Secretary

FROM: William H. Cole, President and CEO 

DATE: October 3, 2017

SUBJECT: City Council Bill No. 17-0122
Rezoning – 1 North Haven Street

The Baltimore Development Corporation (BDC) has been asked to comment on City Council Bill No. 17-0122, an ordinance for the purpose of changing the zoning for the property known as 1 North Haven Street from the I-2 Zoning District to the I-MU Zoning District.

1 North Haven Street is a multi-tenanted industrial building that was built in 1920. Although partially vacant, existing uses in the building include a brewery with taproom, architectural woodturning and tap handle manufacturer, and a furniture company office, showroom, and warehouse. Collectively, these uses meet the definition of Light Industrial uses as *“enclosed low-intensity, non-nuisance light fabrication and assembly-type manufacturing, with little to no outside impacts,”* (Baltimore City Code, Article 32, Section 11-204) and do not require the more intensive I-2 zoning.

The proposed I-MU zoning district (Baltimore City Code Article 32, Section 11-203(a)) *“is intended to encourage the reuse of older industrial buildings for light industrial use, as well as a variety of non-industrial uses.”* This zoning will allow for the remaining vacant space to be occupied by a non-industrial tenant, which nonetheless requires many of the space requirements of an industrial user to be able to operate.

BDC believes that the preservation of contiguous industrial space, especially those properties with Rail, Port, and Truck Route access is necessary to preserve and grow the City’s industrial business sectors. However, application of I-MU zoning in this case will: preserve existing and future industrial uses at the property; allow for the effective reuse of an old, partially-unoccupied industrial building; serve as a buffer between the large swath of I-2 properties to the East and North and the residential and commercial areas to the south and southwest.

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An analysis of the existing properties on Haven Street between Lombard Street and Pulaski Highway, reveal a mix of existing uses, including Commercial Office, Retail, Entertainment, Residential, and Industrial uses. The Highlandtown Village Shopping Center – zoned C-2 – is located around the corner from this property and Haven Street itself is a dividing line between I-2 industrial and non-industrial zoned spaces south of Lombard Street.

Given the existing mix of industrial and non-industrial land uses along Haven Street from Lombard Street to Pulaski Highway, the proposed I-MU Zoning at this location would be consistent with and compatible to the current mix of land uses, and would not substantially diminish the industrial character of the area.

BDC supports the proposed ordinance and respectfully requests that Bill No. 17-0122 be given favorable consideration by the City Council.

cc: Kyron Banks