


F R O M	NAME & TITLE	Michelle Pourciau, Director	CITY of BALTIMORE	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill 18-0299	M E M O	

TO Mayor Catherine E. Pugh

DATE: 1/4/19

TO: Land Use and Transportation Committee  
 FROM: Department of Transportation  
 POSITION: No Objection  
 RE: Council Bill – 18-0299

**INTRODUCTION** – Rezoning – 2501-13, 2515, and 2525 West Franklin Street and 330 North Warwick Avenue

**PURPOSE/PLANS** – For the purpose of changing the zoning for the property known as 2501-13 West Franklin Street (Block 2207, Lot 001), as outlined in green on the accompanying plat, from the C-2 Zoning District to the C-3 Zoning District, and changing the zoning for the properties known as 2515, and 2525 West Franklin Street (Block 2207, Lots 002 and 006), and 330 North Warwick Avenue (Block 2207, Lot 010), as outlined in blue on the accompanying plat, from the I-1 Zoning District to the C-3 Zoning District.

**COMMENTS** - Zoning changes impact the nature of development that will take place. Changing from an I-1 Light Industrial District to a C-3 General Commercial Zoning District, and from a C-2 Community Commercial Zoning District to a C-3 General Commercial District, will change the intent of the zoning district from an industrial use and a small to medium scale commercial use to a general commercial zoning district for shopping centers and larger retail establishments. Shopping centers and larger retail establishments are community resources and job centers, and as such, should accommodate multi-modal access for both employees and customers.

The West Baltimore MARC Train Station and Transit Hub is located a short distance from this site. The Baltimore Green Network identifies an off-street trail connecting MLK Jr Boulevard to the West Baltimore MARC Train Station, and DOT identified a shared interest in this plan. Connecting this key transportation hub to any commercial development would help to improve multi-modal connectivity.

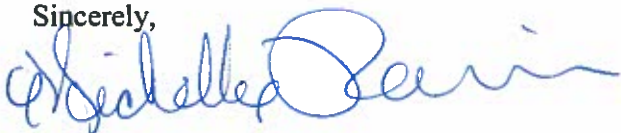
Future development will impact the Department of Transportation when/if signals, signs, markings, et cetera are added and/or traffic flow conversion may be needed. Additional resources will be needed to maintain new or altered transportation infrastructure in response to development facilitated by the zoning change.

**AGENCY/DEPARTMENT POSITION** –

The Department of Transportation has No Objection to City Council 18-0299.

If you have any questions, please do not hesitate to contact Michael Castagnola at Michael.Castagnola@baltimorecity.gov, 410-396-6802.

Sincerely,



Michelle Pourciau  
 Director