

## MEMORANDUM

DATE: October 17, 2019  
TO: Land Use Committee  
FROM: Colin Tarbert, President & CEO   
POSITION: No Objection  
SUBJECT: City Council Bill – 19-0426 – Rezoning – Block PSCO Lot 085

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### INTRODUCTION

The Baltimore Development Corporation (BDC) has been asked to respond to City Council Bill 19-0426 introduced by Councilman Cohen.

### PURPOSE

The purpose of this bill is to change the zoning for the property known as Block PSCO Lot 085 from the I-2 zoning district to the R-8 zoning district.

### BRIEF HISTORY

The sliver of land addressed in this legislation abuts an existing R-8 parcel. Formerly, the parcel contained a two-story warehouse which once housed various industrial and commercial uses, but was demolished in 2018 after years of disuse. Today, the parcel is slated for residential redevelopment after years of significant residential and commercial growth along the Haven Street corridor.

### FISCAL IMPACT

None

### AGENCY POSITION

BDC is wary of new residential units built in such close proximity to active rail lines and, more generally, along industrial corridors. However, as this particular parcel is unlikely to accommodate future industrial use, BDC has **no objection** to City Council Bill 19-0426.

If you have any questions, please do not hesitate to contact Colin Tarbert at [ctarbert@baltimoredevelopment.com](mailto:ctarbert@baltimoredevelopment.com) or at 410-837-9305.

CC: Nicholas Blendy

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