

# Remington Zoning and Land Use Study



**July 2015 Draft**

## Introduction

Remington is experiencing a resurgence of development and related population growth. This zoning and land use study seeks to document current anchor development projects and make recommendations on opportunities to take advantage of the current local and national attention on development and commercial activity in Remington.

Due to this unique situation, Remington cannot wait for the eventual implementation of Transform Baltimore to take advantage of the zoning recommendations and neighborhood commercial provisions in the revised zoning code. There is opportunity, now, to improve Remington and reduce vacancies, filling residents' demand for new small-scale commercial in historic corner stores.

## Background

Much like its neighbors Hampden and Charles Village to the north and east respectively, Remington, in recent years, has attracted local and national attention. Its location and character have positioned it for redevelopment bringing a new vibrancy to the neighborhood.

The neighborhood has been able to maintain Baltimore's tradition of moderate density, pedestrian scaled mobility, and mixed uses. Residents view Remington's character as similar to a village, albeit within a larger urban context. The 2 to 3 story row houses in the neighborhood reflect, in a variety of incarnations, the tradition of Baltimore's residential settlement pattern. The proximity of residences to corner stores and industrial buildings and land recalls an era when workers lived near their primary sources of employment, shopping, and entertainment.

Like many neighborhoods in Baltimore, Remington experienced population loss during the 1950s-90s leading to high rates of vacancy. However, since 2000, Remington has seen a significant increase in the number of vacant homes that have been purchased and renovated for either rental or homeownership. Remington has also seen improved outcomes for vacant and neglected properties through Baltimore Housing's Vacants to Value program. In addition, developers have constructed a new mid-rise apartment building and converted a historic industrial building into the award-winning Miller's Court, containing workforce apartments, non-profit office space, and a nationally recognized coffee shop recently visited by the President.

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Former Census Building in August 2007



Miller's Court

Some of the old industrial buildings have survived or have been adapted for new uses as mentioned in the example above. Corner stores and other commercial buildings are scattered throughout the neighborhood, generally of compatible scale with nearby homes, and help define the most active intersections along Remington's main streets. Typically, corner buildings have commercial uses on the first story, with commercial or residential on the upper levels. The creative façades of recent businesses have brought new color, interest, and activity to the neighborhood.

In addition to the small, corner commercial rehabs that have taken place, major anchor developments have been completed or are underway in the neighborhood. Across from the Miller's Court redevelopment is the "Tire Shop" redevelopment, a renovation and adaptive re-use of a former tire shop at 2600 North Howard Street, now operating as a butcher shop, restaurant, and theater space. The same developer is also redeveloping the west side of the 2700 and 2800 blocks of Remington Avenue, "Remington Row", into a mixed-use building that houses office, residential, and ground floor retail space.

Recent/Underway Redevelopment Projects



Former tire shop in August 2011



Butcher shop, restaurant, and theater in former tire shop

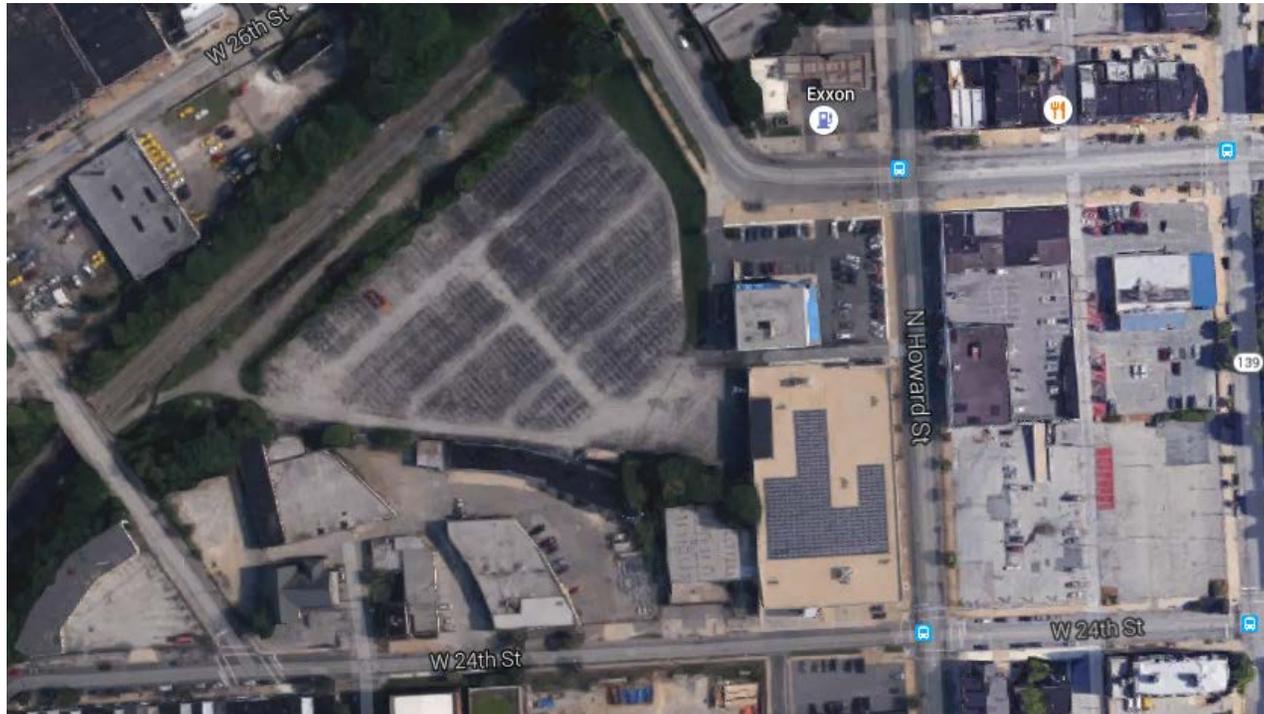


Remington Row site prior to development



Remington Row project rendering

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25<sup>th</sup> Street Station Development Site

Another large anchor development site is 25<sup>th</sup> Street Station. The property is bounded by Huntingdon Avenue, 25<sup>th</sup> Street, Maryland Avenue, 24<sup>th</sup> Street, Sisson Street, and the CSX railroad tracks.

This 11-acre site straddling Charles Village and Remington functioned as an Anderson automobile dealership for several decades, but now presents a great opportunity for future redevelopment.

This project has been in the works for years and now has a new owner. The community is actively working with the owners of the site to share Remington's vision of a development that fits within the urban context of the surrounding neighborhoods.

## Community Survey

Community members, through numerous public workshops and meetings, have indicated how they would like development sites in the neighborhood to be improved and what uses they prefer. The overall consensus among residents is that they would prefer to live in a walkable neighborhood, with a variety of housing types and commercial services available.

The land uses that most Remingtonians want in a walkable, dense neighborhood include:

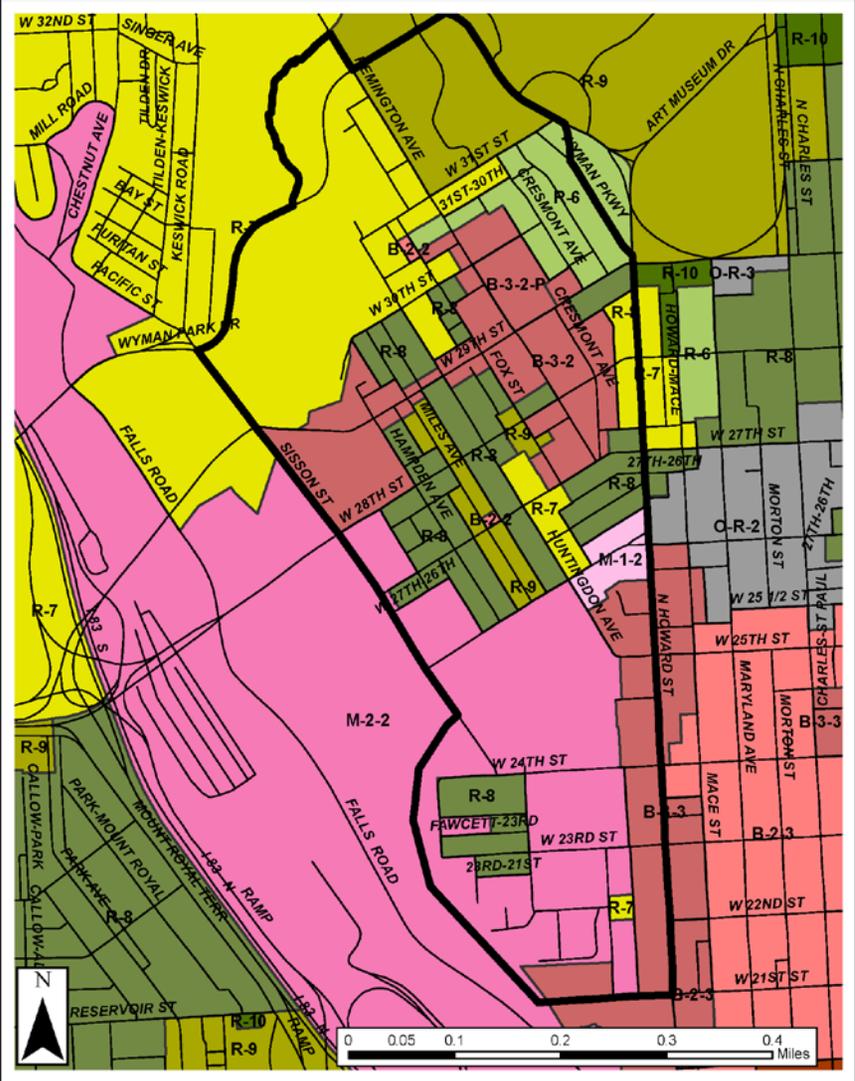
- ❖ rowhouses or other forms of single family homes
- ❖ small and medium-size apartment buildings
- ❖ restaurants, coffee houses, cafes and high-quality taverns
- ❖ small boutique shops for household goods
- ❖ garden shops or nurseries
- ❖ full-service grocery store
- ❖ office buildings
- ❖ local schools, daycares, and other educational facilities

## Current Conditions

The below maps outline Remington's current zoning and land use conditions, as well as the proposed zoning under Baltimore's zoning code re-write, Transform Baltimore.

More information on existing zoning can be found online on the city's mapping tool at [www.baltimorecity.gov](http://www.baltimorecity.gov). More information on the zoning code re-write can be found at [www.rewritebaltimore.org](http://www.rewritebaltimore.org).

# REMINGTON ZONING



**Legend**

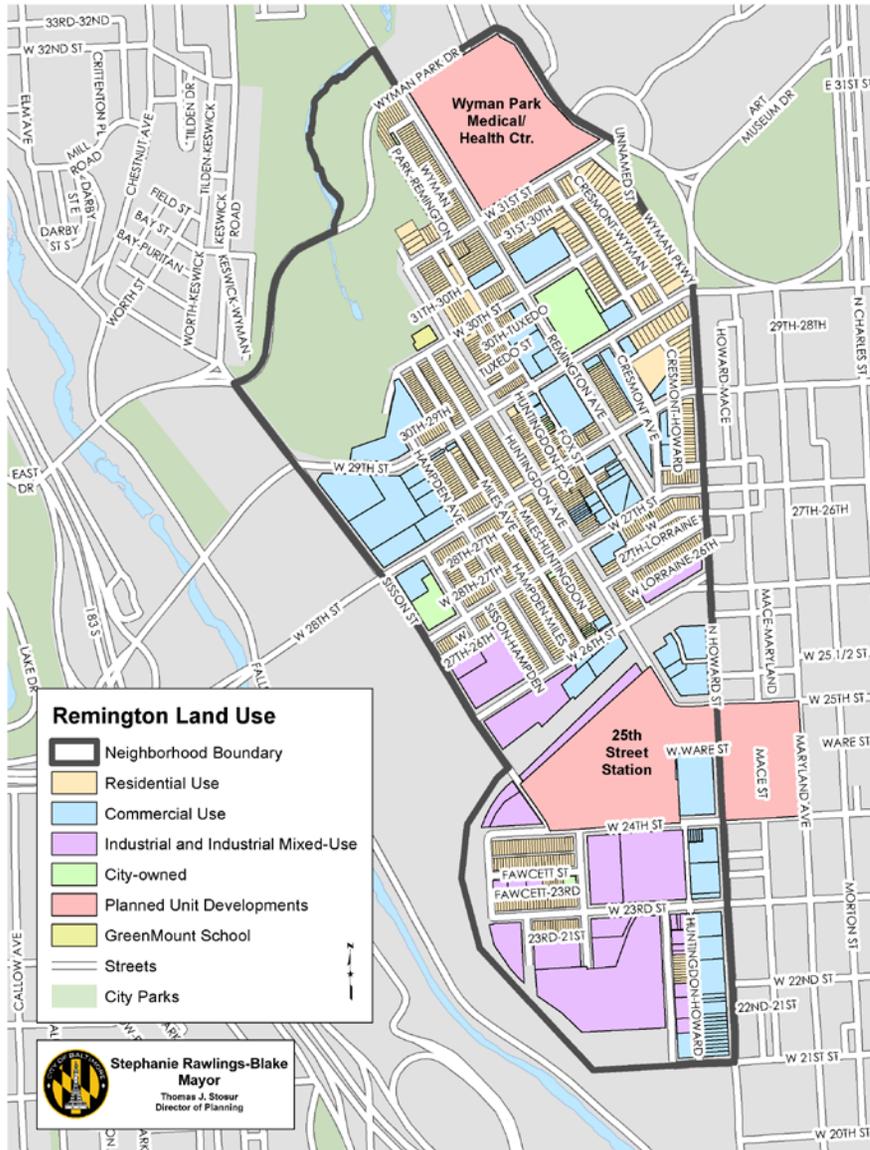
**Zoning Boundary**

**DISTRICT**

- B-1 Neighborhood Business District
- B-2 Community Business District
- B-3 Community Commercial District
- B-4 Central Business District
- B-5 Central Commercial District
- M-1 Industrial District
- M-2 Industrial District
- M-3 Industrial District
- O-R Office-Residence District
- O-S Open Space
- R-1 Single-Family Residence District
- R-2 General Residence District
- R-3 Single Family Residence District
- R-4 General Residence District
- R-5 General Residence District
- R-6 General Residence District
- R-7 General Residence District
- R-8 General Residence District
- R-9 General Residence District
- R-10 General Residence District

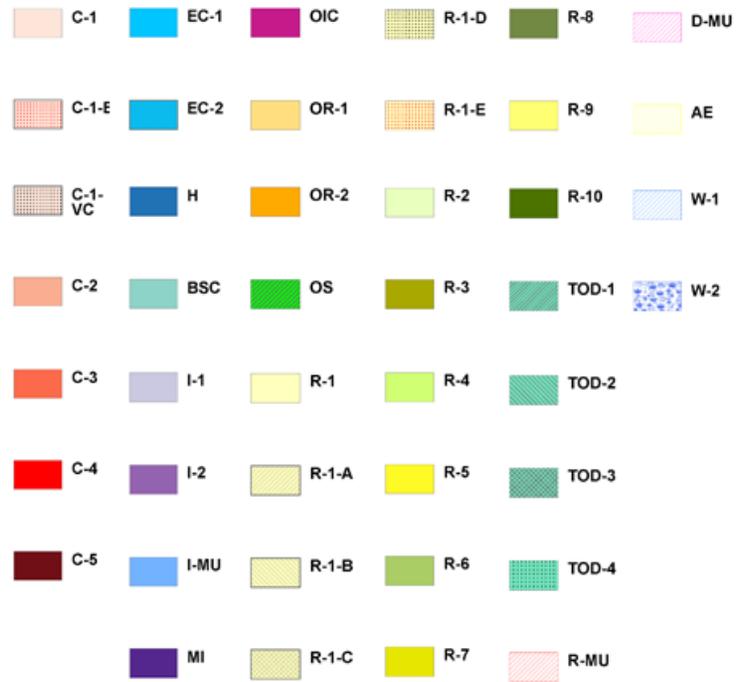
Current Zoning in Remington

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Remington Land Use prior to the adoption of the Remington Row PUD

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FOR MORE INFORMATION SEE [REWRITEBALTIMORE.ORG](http://REWRITEBALTIMORE.ORG)

Proposed Zoning in Transform Baltimore

## Community Proposed Additional Commercial Zoning Recommendations

In Remington’s draft neighborhood plan, the community encourages neighborhood-scale commercial uses along four major corridors: Remington Avenue, Huntingdon Avenue, 28<sup>th</sup> Street, and 29<sup>th</sup> Street. Additionally, the community supports neighborhood-scale commercial uses along minor corridors in historic storefronts.

The community also encourages adaptive reuse of underutilized historic buildings, welcoming conversions of old industrial and commercial sites to new uses that are compatible with the existing residential community, as exemplified by the conversion of the tire shop into a butchery, restaurant, and theater mentioned earlier in this document.



Example historic storefronts currently zoned residential

After examining the current zoning and land use patterns for the entire Remington neighborhood, the community found that current conditions make it difficult or impossible to implement the vision Remington residents have outlined over the past several years in meetings, workshops, and surveys.

To begin satisfying demonstrated demand for a walkable, dense, mixed use neighborhood, the community recommends a comprehensive rezone of historic small-scale neighborhood commercial buildings to their original intended purpose, mitigating vacancy and providing local access to opportunity and jobs. **The community recommends these properties to be comprehensively rezoned as B-1-2 under the current zoning code, and as C-1 in Transform Baltimore.**

These buildings have a common history. They were built and operated as small-scale, walkable neighborhood commercial corner stores. The community recommendations will return these properties—many of which sit vacant—to their intended use. Each identified property has historic commercial features, and is distinctly commercial in appearance and prior use. Many neighbors living adjacent to these properties, when interviewed, were shocked to learn of their current zoning, fondly remembering days when they could walk to a neighborhood store.

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The Remington Community generally supports the vision of Transform Baltimore. But while Transform Baltimore has a Neighborhood Commercial provision that could reactivate these buildings, implementation has been delayed for years with no firm date in sight. Further, political debate has the potential to remove the Neighborhood Commercial provision from the new code altogether.

Remington is changing now. Because the existing zoning conditions are limited, and the Transform Baltimore zoning conditions have yet to be implemented, the community cannot currently foster many of the uses, specifically commercial uses, identified as most-wanted and needed by residents in Remington.

The community recommends phasing this comprehensive zoning to facilitate ample research time, seek community input, gauge political climate, and assess market development.

Phase I will concentrate on properties adjacent to the 28th Street Corridor and south to 26th Street, building of the anchor mixed-use developments currently underway or planned in that corridor. Phase II will concentrate on Properties north of the 28th Street Corridor.



### Historic Commercial Phase I (proposed zoning to B1-2/C1):

2623 Huntingdon Avenue	(zoned R-7, currently a residence)
2701 Huntingdon Avenue	(zoned R-7, currently a business)
200 West Lorraine Avenue	(zoned R-8, currently vacant)
201 West Lorraine Avenue	(zoned R-8, currently vacant)
2600 Huntingdon Avenue	(zoned R-8, currently vacant)
2602 Huntingdon Avenue	(zoned R-8, currently vacant)
2658 Huntingdon Avenue	(zoned R-8, currently vacant)
2740 Huntingdon Avenue	(zoned R-8, currently vacant)
2745 Huntingdon Avenue	(zoned R-8, currently vacant)
2648 Hampden Avenue	(zoned R-8, currently a residence)
501 West 27th Street	(zoned R-8, currently vacant)
2656 Miles Avenue	(zoned R-9, currently vacant)
2743 Miles Avenue	(zoned R-9, currently a business)



## Summary

The Remington community is in the process of finalizing a neighborhood master plan that will contain recommendations on key topics including residential, commercial, and industrial development, open space plans, mobility, and public safety. This master plan takes into consideration current zoning in Remington as well as zoning recommendations in Transform Baltimore, and incorporates recommendations made in this Zoning and Land Use study.

However, major development projects are underway right now that will serve as anchor commercial spaces in Remington. These major developments in the neighborhood provide an immediate opportunity to activate other long-vacant properties with smaller scale commercial uses, taking advantage of the current national attention on development and commercial activity in Remington.

Due to this unique situation, Remington cannot wait for the eventual implementation of Transform Baltimore to take advantage of the zoning recommendations and neighborhood commercial provisions in the revised zoning code. Nor can Remington wait for the lengthy neighborhood master plan adoption process. There is opportunity, now, to improve Remington and reduce vacancies, filling residents' demand for new small-scale commercial in historic corner stores.

**This comprehensive land use and zoning study proposes that the historic corner commercial properties be rezoned as B-1-2 historic small-scale neighborhood commercial buildings to their original intended purpose, mitigating vacancy and providing local access to opportunity and jobs. The community will expect these properties to later be rezoned C-1 in Transform Baltimore.**