

ANTONIO HAYES  
Legislative District 40  
Baltimore City

Finance Committee



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THE SENATE OF MARYLAND  
ANNAPOLIS, MARYLAND 21401

**Testimony of Senator Hayes in Support of Senate Bill 371: Baltimore City - Commercial  
Use - Definition**

**February 21, 2023**

Chairman Feldman and members of the Senate Education, Energy, and the Environment  
Committee

Senate Bill 371 seeks to provide state level interpretation of allowable uses in a commercial district adjacent to a waterfront within an appropriate radius from a railway station. It would define commercial use to include multifamily residential development if the development is located within a waterfront commercial zoning district and a 0.50 mile radius of a commuter rail station.

While the Baltimore City Council, Planning Commission, and Mayor Scott's administration will have an active role reviewing development plans along Baltimore's waterfront, this bill will ensure the State's interest in promoting tourism, a clean harbor, and a healthy Chesapeake Bay are represented as major drivers in the State's economy.

I urge a favorable report on Senate Bill 371.

Respectfully,

A handwritten signature in blue ink, appearing to read "Antonio L. Hayes".

Senator Antonio L. Hayes  
40<sup>th</sup> Legislative District – MD