

**BALTIMORE CITY PLANNING**

**2/22/2023**

# Development Capacity 2020



# How we define our Holding Capacity

...the potential number of future housing units that could be built on vacant and underutilized land based on current zoning.

## Goal

Use spatial analysis to identify land suitable for development and determine the maximum units allowed on these properties.



## Vacant Properties

- No assessment record of improvements
- Without any visible structures
- Has a 'vacant' land Use code
- Recent and planned demolition

## Underutilized Properties

- Residential structures with a vacant building notice
- Downtown surface parking
- Properties on block faces with more than 70% vacant structures/lots



# Undevelopable Properties (~10%)

- Right-of-Way, utility, and rail
- Non-residential zoning
  - Open Space
  - Hospital
  - Educational Campus (public/private/university)
  - Industrial (including Office-Industrial and Maritime Ind)
- Playground and Community Managed Open Space
- Rec Centers
- Floodway
- Resource Conservation Areas (Critical Area)
- Steep Slope



# Assign data to remaining properties

- Vacant lot
- Vacant building notice
- Zoning
- Land use codes
- Demolition permit
- Building permit
- Use permit
- Recent subdivisions/development projects/PUD



# Finalize capacity

- Assign yields base on zoning categories
- Calculate capacity of lot (yield x acres)
  
- Summarize vacant and underutilized lots by:
  - Zoning category
  - Transportation Analysis Zone
  - Housing Market Typology
  - Census Tract
  - Census Block Group
  - Neighborhood Statistical Area



# Final Products

- Summary Report of Yields - properties, acreage, and capacity per zone
- Map of capacity by census tract
- Online map of capacity by property and tract - <https://arcg.is/0nHnyz>
- Submitted as part of State Annual Report

## Next Update – 2023

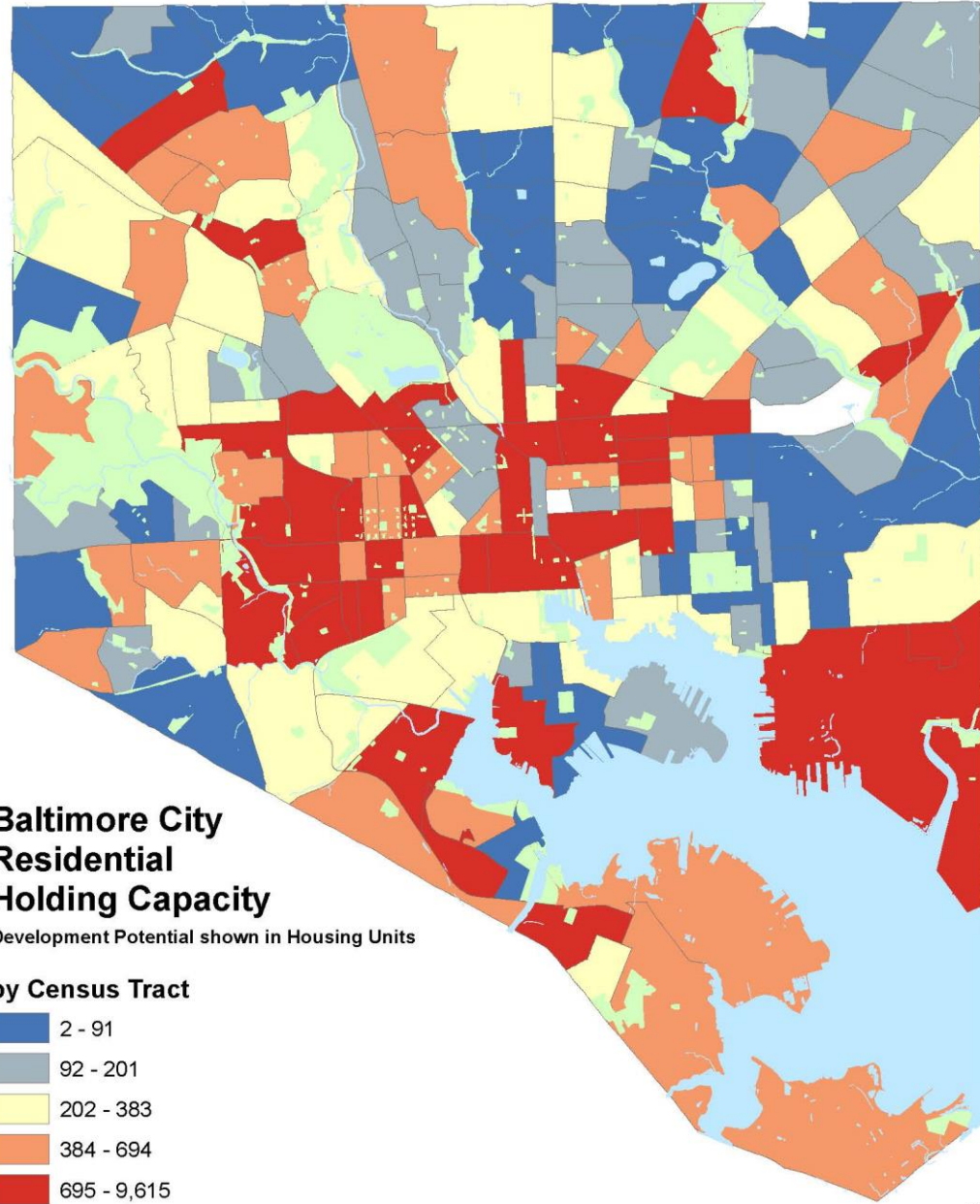


	Parcels	Acres	Capacity*
Total Properties and Acreage	223,652	41,073.89	
Remove the following properties: Playground, Park, Industrial Zoned, Floodway, City Owned, Private Schools, Public Schools, Campus, Hospital, Steep Slope, RCA, and Open Space Zoned	14,889	19,644.15	
	208,763	21,429.74	
Residential Zones	204,021	19,864.65	
Underutilized Land	12,923	514.81	19,278.67
Vacant Lot	9,689	965.88	25,815.02
Office-Residential Zones	2,448	467.38	
Underutilized Land	206	10.11	1,199.19
Vacant Lot	162	18.86	2,910.32
Bio-Science Zones	303	33.73	
Underutilized Land	6	0.09	12.92
Vacant Lot	79	5.28	767.08
Industrial-Mixed Use Zones	674	413.57	
Underutilized Land	45	14.95	2,170.93
Vacant Lot	79	8.85	1,285.73
Transit-Oriented Development Zones	629	550.35	
Underutilized Land	60	10.78	1,565.21
Vacant Lot	81	72.33	10,502.69
Port Covington Zones	69	239.24	
Underutilized Land	0	0.00	0.00
Vacant Lot	9	7.47	1,084.32
Commercial Zones	10,710	2,790.55	
Underutilized Land	711	73.31	11,017.26
Vacant Lot	610	82.39	13,118.44
Totals:			
Underutilized Land	13,951	624.06	35,244.18
Vacant Lot	10,709	1,161.07	55,483.60

Total Capacity\*: 90,727.78  
(housing units)













### Baltimore City Residential Holding Capacity

Development Potential shown in Housing Units

#### by Census Tract

-  2 - 91
-  92 - 201
-  202 - 383
-  384 - 694
-  695 - 9,615
-  No Data

2020

The total acreage of vacant and underutilized properties is multiplied by its underlying zoning yield to determine the residential holding capacity in housing units.

Baltimore City Department of Planning



Brandon M. Scott  
Mayor  
Chris Ryer  
Director of Planning

