

May 7, 2025

To: Mayor and Members of City Council

202500931

From: Sheryl M.M. Long, City Manager

Subject: **Examination of Camp Washington Zoning Diagnostic**

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### **Reference Document # 202402541**

At its session on December 18, 2024, City Council adopted and referred the following item for review and report:

WE MOVE that the administration review the recently completed zoning diagnostic report prepared for the Camp Washington Urban Redevelopment Corporation (CWURC) to identify the best course of action for the revitalization of the Camp Washington neighborhood.

FURTHER WE MOVE that the administration consider the identification of strategies to lessen the impact of tow yards/lots that have arisen in Camp Washington to improve the quality of life for the residents of that neighborhood.

### **BACKGROUND**

The Department of Community and Economic Development (DCED) has been made aware of stakeholder concerns in the Camp Washington neighborhood regarding the proliferation of towing yards near residential and business district areas.

DCED recently engaged with the Camp Washington Urban Redevelopment Corporation (CWURC) and obtained a copy of the zoning diagnostic report produced by ZoneCo, LLC on behalf of CWURC.

### **ANALYSIS**

The ZoneCo report highlights the unique characteristics of Camp Washington, a neighborhood where residential and manufacturing uses have coexisted in close proximity for generations. This high-density urban environment includes numerous architecturally significant buildings. CWURC and other Camp Washington stakeholders are focused on revitalizing the community through renovation and land redevelopment. Key priorities for the neighborhood include improving the housing stock, revitalizing the business district, and preserving or enhancing legacy manufacturing uses. Towing and parking lots, particularly when occupying prominent street frontage, are generally not considered by the

community to be beneficial or to represent the highest and best use of valuable land, such as MG-zoned parcels.

The report provides recommendations on potential zoning changes, including ‘urban mix’ or ‘innovation’ designations, which ZoneCo believes would better align with Camp Washington’s strategic priorities than the current zoning.

### **NEXT STEPS**

Since receipt of the ZoneCo report, the Department of City Planning and Engagement is now in the process of conducting a thorough zoning study, using the recommendations in the ZoneCo report as a resource.

The zoning study is expected to be completed in Spring 2025 with any recommended zoning map or text amendments to be considered by City Planning Commission and City Council by Fall 2025.

cc: Markiea L. Carter, Director, Department of Community & Economic Development  
Katherine Keough-Jurs, Director, Department of City Planning and Engagement