



# VILLAGE OF VIOLETVILLE, INC.

WWW.VILLAGEOFVIOLETVILLE.ORG

To: MRP Industrial  
Caroline Hecker (Rosenberg Martin Greenberg LLP)  
The Archdiocese of Baltimore

From: Village of Violetville, Inc.

CC: Councilman Edward Reisinger  
Baltimore City Council – Land Use Committee  
(Members: Edward Reisinger (*Chair*), Shannon Sneed (*Vice Chair*), Mary Pat Clarke, Eric Costello, Ryan Dorsey, Sharon Green Middleton, Leon Pinkett, Robert Stokes)

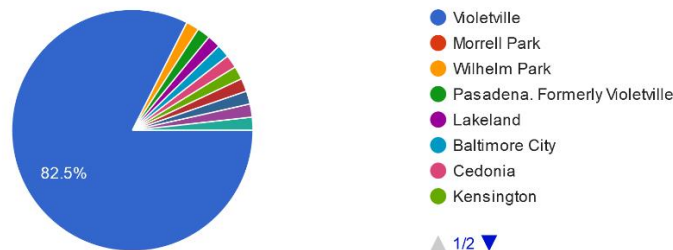
Date: August 10<sup>th</sup>, 2020

Subject: Rezoning of Seton Keough High School, 1201S. Caton Ave, Baltimore, MD 21227

On May 1st, 2020, The Archdiocese of Baltimore listed the Seton Keough High School property for sale. Seton Keough is currently zoned for educational use. MRP Industrial was the winning proposal and bid. Village of Violetville, Inc. was contacted by MRP Industrial for a community letter of support for industrial rezoning of the Seton Keough property. On August 3rd, Village of Violetville hosted a meeting with MRP Industrial, The Archdiocese of Baltimore, and residents of Violetville to view the proposed site plans and host a community Q&A session.

On August 5<sup>th</sup>, Village of Violetville, Inc. opened a survey and created a web page with documentation, meeting transcripts, and other information regarding the MRP Industrial project. [www.villageofvioletville.org/mrp/](http://www.villageofvioletville.org/mrp/) The survey closed August 10<sup>th</sup>, 2020 at 10:00 am to give enough notice to MRP Industrial and The Archdiocese of Baltimore for their rezoning deadline. We had 58 participants in five days and the following are the results and feedback from our survey:

What neighborhood do you live in?

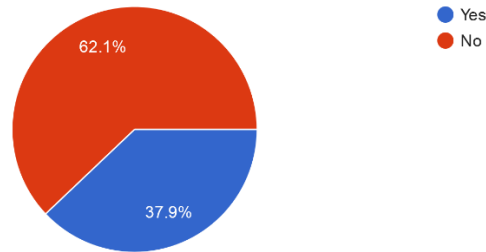




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Do you support rezoning the former Seton Keough location for the MRP Industrial project? SEE <https://villageofvioletville.org/mrp/> for site plans, renderings, and Q&A



#### Reasons for opposition:

- Too many existing industrial sites around Violetville already, some of which are no longer operational
- Traffic in an already congested area. There is also a Royal Farms being built directly across the street and the community does not know what traffic impact that will have once completed.
- Community need for development that benefits residents who commute to other communities for green spaces, grocery stores, and other positive community resources for families
- Concern for potential decrease of home values
- Pollution and environmental impact

The community's concerns about the number of industrial sites we already have are very valid and we were able to find data showing that our perception is accurate.

Key Points from the Baltimore City Health Department – 2017 Neighborhood Health Profile (see page 12 [https://health.baltimorecity.gov/sites/default/files/NHP%202017%20-%2037%20Morrell%20Park-Violetville%20\(rev%206-9-17\).pdf](https://health.baltimorecity.gov/sites/default/files/NHP%202017%20-%2037%20Morrell%20Park-Violetville%20(rev%206-9-17).pdf))

#### 16. Percentage of Land Zoned Industrial

The percentage of land area that is zoned for industrial use in Morrell Park/Violetville compared to Baltimore City overall. Morrell Park/Violetville Baltimore City Percentage land zoned industrial:

**Violetville/Morrell Park                      50.0%                      Baltimore City                      23.4%**

As a result of this information, Village of Violetville, Inc. will **not** offer a letter of support for any industrial rezoning at this or other surrounding locations for any company. Our recommendation is to revitalize existing industrially zoned locations. For the Seton Keough property, we know that it will need to be rezoned because the likelihood of it staying an educational location is unlikely. Thank you to the residents of Violetville, and surrounding communities, for participating in the decision-making process. Thank you to all parties involved. Our community looks forward to reviewing future proposals for this location.

Warmest Regards,  
Board Members of Village of Violetville, Inc.