



<b>FROM</b>	NAME & TITLE	 <b>THOMAS J. STOSUR, DIRECTOR</b>	<b>CITY of</b> <b>BALTIMORE</b>  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	<b>DEPARTMENT OF PLANNING</b> <b>417 E. FAYETTE STREET, 8<sup>th</sup> FLOOR</b>		
	SUBJECT	<b>CITY COUNCIL BILL # 12-0046/BOND ISSUE –</b> <b>PUBLIC BUILDINGS LOAN - \$17,000,000</b>		

DATE:

**TO**

The Honorable President and  
Members of the City Council  
City Hall, Room 400  
100 N. Holliday Street

April 9, 2012

At its regular meeting of April 5, 2012, the Planning Commission considered City Council Bill #12-0046 for the Bond Issue – Public Buildings Loan - \$17,000,000.

In its consideration of this Bill, the Planning Commission reviewed the attached summary and previous staff report which recommends approval of City Council Bill #12-0046 and adopted the following resolution eight members being present (eight in favor).

**RESOLVED**, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill # 12-0046 be passed by the City Council.

If you have questions contact Ms. Laurie Feinberg, Chief of Comprehensive Planning at (410) 396-1275.

TS/GC

Attachments

cc:

- Ms. Thomasina Hiers, Acting Chief of Staff
- Ms. Kaliopé Parthemos, Deputy Chief
- Ms. Angela Gibson, Mayor's Office
- The Honorable Rochelle "Rikki" Spector, Rep. for Planning Commission
- Ms. Karen Randle, Councilmanic Services
- Mr. Harry Black, Director of Finance
- Mr. Steve Kraus, Chief, Bureau of Treasury Management
- Mr. Wilbur E. Cunningham, Chairman, Planning Commission
- Mr. Gary Cole, Deputy Director, Department of Planning



*Stephanie Rawlings-Blake*  
Mayor

**PLANNING COMMISSION**  
*Wilbur E. "Bill" Cunningham, Chairman*



*Thomas J. Stosur*  
Director

**SUMMARY**

**April 5, 2012**

**3. BALTIMORE CITY LANDMARK DESIGNATION/EQUITABLE SOCIETY BUILDING – 21 N. EUTAW STREET (Eleventh District)**

On March 13, 2012, CHAP Commission recommended approval of a bank building known as The Baltimore Equitable Society Building, for designation as a Baltimore City Landmark. The Baltimore Equitable Society building is highly significant to Baltimore historic and architectural heritage. Built first as a bank in 1857 for the Eutaw Savings Bank of Baltimore, the building is an excellent example of the Italian Renaissance Revival style, a style that was once common in the city. It is also significant due to its association with events that have contributed to Baltimore history. From 1889 to 2003 the building housed the Baltimore Equitable Society, the first fire insurance company in Baltimore. The company has insured City residents since 1794 and is associated with events such as the Great Fire of 1904.

Staff has notified the following of this action: Downtown Partnership, Baltimore Heritage, Baltimore AIA Chapter, Baltimore City Historical Society, Preservation Maryland and City Council Repetitive.

**Recommendation:** Approval

**4. BALTIMORE CITY LANDMARK DESIGNATION/TURNBULL BUILDING – 311-313 W. BALTIMORE STREET (Eleventh District)**

On March 13, 2012, the CHAP Commission recommended approval of an early 20th century commercial warehouse building known as The Turnbull Building for designation as a Baltimore City Landmark. The building was designed by Bayard Turnbull, Baltimore architect, for his father, Lawrence Turnbull, who was a significant figure in literary circles both in Baltimore and nationally. It is one of several designed by Bayard Turnbull – one of which, the Grace Turnbull House, is listed as a Baltimore City Landmark. In addition, many of the owners of the firms that rented this building were leaders in civic and religious organizations in Baltimore. The structure is a fine example of an early 20th century commercial warehouse building. Constructed two years after the Baltimore Fire, the building boasted all of the modern technologies available at the time; while it's exterior is reminiscent of Greco-Roman grandeur with ornate Neo-classical embellishments that exhibit the pride that the Turnbulls took in this building. The building is also graced with a sculpted face that is likely intended to represent Lawrence Turnbull. The Turnbull Building was a factory and warehouse that housed many firms involved in manufacturing – including national and local garment manufacturing firms, a hat maker, and others. This building is representative of the majority of the garment factories in Baltimore – smaller warehouses that were rented to multiple firms. It also played a role in local labor movements in the early-to-mid-twentieth century.

Staff has notified the following of this action: Downtown Partnership, Baltimore Heritage, Baltimore AIA Chapter, Baltimore City Historical Society, Preservation Maryland and City Council Repetitive.

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**Recommendation:** Approval

**5. CITY COUNCIL BILL #11-0006/ ZONING – CONDITIONAL USE BANQUET HALL – 5503 RICHARD AVENUE (Councilmember - Robert W. Curran)**

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the property known as 5503 Richard Avenue, as outlined in red on the accompanying plat. (Third District)

This bill would authorize a banquet hall at 5503 Richard Avenue, a street approximately parallel to and east of Harford Road. The subject property is located at the northeast corner of Hamilton Avenue and Richard Avenue, and is on the eastern side of the Hamilton Business Area Urban Renewal Area. The property includes a former war veterans meeting hall that would become the banquet hall if this legislation is approved. While the banquet hall might not meet all community business criteria in the Urban Renewal Plan, the principal impact of its authorization would be created by lack of off-street parking facilities to service the number of banquet patrons that the building is rated for. The result of the shortage of off-street parking is displacement of that demand to nearby residential streets, which are generally narrow and not designed to handle regular large amounts of on-street parking. For this reason, staff is not recommending approval of this bill.

Staff notified the Hamilton Business Association, Glenham-Belhar Community Corporation, Harbel Community Organization, Hamilton-Lauraville Main Street, Baltimore Development Corporation, and Councilmember Curran of this action.

**Recommendation:** Disapproval

**6. FINAL DESIGN APPROVAL/1301 BOYLE STREET-RIVERSIDE WHARF (Eleventh District)**

The proposed development is a 3 story mixed use building with a 2 level parking structure. The proposed uses for the building include retail and office. The design meets all of the requirements of the Key Highway South Urban Renewal Plan. The proposed brick building will have contemporary metal and glass articulation at the prominent corners and entrance ways. The overall design recalls a waterfront warehouse building with contemporary infill.

Staff notified the Key Highway Task Force of the proposed development and provided them plans for comment on March 2, 2012 in order to fulfill the 30 day community comment period. Prior to this hearing, staff notified the Key Highway Task Force.

**Recommendation:** Approval

**7. CITY COUNCIL BILL #12-0039/ ZONING – CONDITIONAL USE  
CONVALESCENT, NURSING, AND REST HOME – 3549-3555 OLD  
FREDERICK ROAD (Councilmember – Helen L. Holton)**

Project PLASE, Inc. (People Lacking Ample Shelter and Employment) is an organization that addresses homelessness in Baltimore by providing transitional housing, permanent housing and supportive services to homeless adults. They serve the most vulnerable and underserved, including persons with mental illness, HIV/AIDS, addiction, developmental disabilities, and ex-offenders, et cetera. The organization is looking to convert the school at St. Joseph's Passionist Monastery Parish Roman Catholic into transitional housing and apartments for the homeless. The proposal entails 25 one bedroom apartments and transitional housing for approximately 60 individuals, which would live in single rooms with common area kitchens and bathroom facilities. The facility would also include offices, administrative and programming space.

Staff notified the following entities of this action: Irvington Community Association, Saint Joseph Improvement Association, Southwest Development Committee, Coalition of Concerned Communities of Southwest Baltimore, Inc. and the City Council Representative.

**Recommendations:** Approval

## **CONSENT AGENDA**

**8. MINOR SUBDIVISION FINAL PLANS/5642 PURDUE AVE (Fourth District)**

The property known as 5642 Purdue Avenue is being subdivided into two lots for the development of one new single-family dwelling. An existing dwelling will be retained on one of the lots. The subject site is 20,460 square feet in size. The applicant has notified impacted community groups and adjacent owners in accordance with the subdivision regulations, and no objection has been received. Final Plans have been submitted that address all agency comments.

**Recommendation:** Approval

**9. MINOR SUBDIVISION FINAL PLANS/907 CEDARCROFT ROAD (Fourth District)**

The property known as 907 Cedarcroft Road is being subdivided into two lots for the development of two new single-family semi-detached (duplex) units. The subject site is zoned R-5, is currently unimproved, and is approximately 5, 472 square feet in size. The applicant has notified impacted community groups and adjacent owners in accordance with the subdivision regulations, and no objection has been received. Final Plans have been submitted that address all agency comments.

**Recommendation:** Approval

**10. STREET CLOSING/PORITION OF EAST EAGER STREET AND A 10-FT. ALLEY (FOR THE NEW EAST BALTIMORE COMMUNITY SCHOOL PROJECT) (Twelfth and Thirteenth Districts)**

On November 4, 2010, the Planning Commission recommended approval of the closing of multiple streets and alleys in blocks 1588 and 1589 for the New East Baltimore Community School. Since that time, the City (acting through the Department of Housing and Community Development) and/or EBDI has acquired all of the remaining row home lots in the block. This means that the only remaining alley and a portion of East Eager Street are no longer needed to grant access to those properties and can be closed, declared surplus property, sold, and consolidated into the rest of the block. This affords the school some additional space for outdoor amenities and programming. Staff was supportive of the original request and remains supportive.

**Recommendation:** Approval

**11. CITY COUNCIL BILL #12-0041/ BOND ISSUE - COMMUNITY DEVELOPMENT LOAN - \$24,000,000 (Administration – President Young)**

**CITY COUNCIL BILL #12-0042/ BOND ISSUE - BALTIMORE MUSEUM OF ART LOAN - \$500,000 (Administration – President Young)**

**CITY COUNCIL BILL #12-0043/ BOND ISSUE - ECONOMIC DEVELOPMENT LOAN - \$15,800,000 (Administration – President Young)**

**CITY COUNCIL BILL #12-0044/ BOND ISSUE - MARYLAND SCIENCE CENTER LOAN - \$200,000 (Administration – President Young)**

**CITY COUNCIL BILL #12-0045/ BOND ISSUE - MARYLAND ZOO IN BALTIMORE LOAN - \$200,000 (Administration – President Young)**

**CITY COUNCIL BILL #12-0046/ BOND ISSUE - PUBLIC BUILDINGS LOAN - \$17,000,000 (Administration – President Young)**

**CITY COUNCIL BILL #12-0047/ BOND ISSUE - RECREATION, PARKS, AND ENVIRONMENTAL IMPROVEMENT LOAN- \$8,000,000 (Administration – President Young)**

**CITY COUNCIL BILL #12-0048/ BOND ISSUE - SCHOOL LOAN - \$34,000,000**  
(Administration – President Young)

**CITY COUNCIL BILL #12-0049/ BOND ISSUE - WALTERS ART MUSEUM**  
**LOAN - \$300,000** (Administration – President Young)

City Council Bills #12-0041, 0042, 0043, 0044, 0045, 0046, 0047, 0048, and 0049 are the City's Bond Issue Bills. On November 17, 2011 the Planning Commission approved the 2012 Loan Authorization Program for Fiscal Years 2014 and 2015 Bond Issues. On March 8, 2012, the Planning Commission approved the Capital Improvement Program for Fiscal Years 2013-2018. After the Mayor and City Council approve these Bills, the Bond Issues for Fiscal Years 2014 and 2015 will go to the voters in November of 2012. These Bond Issues will fund projects that are included in the Fiscal Years 2013-2018 Capital Improvement Program. These Bills are consistent with the previous Planning Commission actions.

**12. CIP TRANSFERS**



*Stephanie Rawlings-  
Blake  
Mayor*

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*



*Thomas J. Stosur  
Director*

## STAFF REPORT

November 17, 2011

**REQUEST: 2012 Loan Authorization Program for FY 2014 and 2015 General Obligation Bond Issues**

**RECOMMENDATION:** Approval

**STAFF:** Sara Paraniham

**PETITIONER:** City of Baltimore

### **BACKGROUND/HISTORY**

General Obligation Bonds (GO Bonds) are a critical component of the City's capital improvement program and provide needed funds for housing and neighborhood revitalization, schools, economic development, improvements to City parks and recreation centers, and other government facilities as well as for key City institutions and cultural attractions.

The 2012 Loan Authorization Program will enable the City to issue \$100 million in General Obligation Bonds, \$50 million for fiscal year 2014 and \$50 million for fiscal year 2015. General Obligation Bonds are borrowed funds that must be approved by the Planning Commission, Board of Finance, Board of Estimates, City Delegation to the Maryland General Assembly, the City Council and the voters of Baltimore. This loan package will go to referendum in November 2012 and must be approved by a majority of the voters before funds can be appropriated and expended.

Bond funds are presented by agency for specific programs and the funds cannot be shifted from one agency to another. This fund source is secured by the full faith and credit of the City and, therefore, comprises a portion of the City's annual debt.

Bonds are issued by the Bureau of Treasury Management when the CIP projects spend their appropriation. Currently Baltimore City has a AA2 Bond rating from Moody's and AA- from Standard and Poor.

### **CONFORMITY TO PLANS**

In 1990, the Board of Finance adopted a debt policy authorizing the City to issue new debt for capital projects up to a level of \$60,000,000 per year, beginning in FY 1996. The proposed FY 2014 and FY 2015 Bond Program conforms to the City Debt Policy and the GO Bond targets set by the Department of Finance of \$50,000,000 in FY 2014 and \$50,000,000 in FY 2015. All recommended projects are supported by the City's Comprehensive Master Plan.

## **LOAN AUTHORIZATION PROCESS & TIMETABLE**

The Mayor's Office and Planning Department collaborate to create funding targets for agencies and cultural institutions based on Mayoral priorities (Summer 2011). Agencies and cultural institutions receive their target fund allocations and submit an application providing information about how they propose to spend the targeted amount (September/October 2011).

Planning and the Mayor's Office review the applications and determine which programs or projects should be presented to the various review and approval bodies and, ultimately, should be included on the ballot for voter approval. At this point, the descriptions are sometimes very broad, such as community development or economic development, and project descriptions are often generic or non-site specific (i.e., "Vacant House Demolition—Citywide"). Project descriptions become more specific and solidified as the review and approval process progresses and more input is provided by City agencies, project sponsors, and elected officials at City Council and the Maryland General Assembly.

Once approved by the voters (November 2012), the GO Bond funds become part of the six-year capital improvement program and are allocated to specific projects as part of each year's capital budgeting process.

The City Council bills drafted in the spring that authorize the GO Bond Questions to appear on the November ballot are worded to allow flexibility in the use of the bond funds, within a particular agency or program. This is critical since these bills will be acted on by City Council in the spring of 2012, for appropriation in July 2013 and July 2014—a one to two year time lag, where changed conditions and unforeseen opportunities could affect optimal funding allocations.

Planning Issues Bond Request Targets	September 26, 2011
Requests Received by Planning	October 17, 2011
Planning Commission Approval	November 17, 2011
Board of Finance Approval	December 5, 2011
Board of Estimates Approval	December 2011
Briefing for City Delegation	January 2012
City Delegation Approval of Resolutions	February 2012
Bond Bills Introduced to City Council	April 2012
City Council Passage of Bond Bills	June 2012
Board of Election Certification	August 2012
Voter Action	November 6, 2012
Loan Funds Appropriated	July 1, 2013 & 2014



## BOND REQUEST EVALUATION CRITERIA

### Mayor's Citywide Goals

These goals are also used for the Mayor's outcome budgeting process.

- **Better Schools** - Promote lifelong learning so that individuals can be prepared for careers and remain competitive in an increasingly knowledge and technology driven economy; community engagement and partnerships that bring individuals and organizations together in a collaborative and coordinated process; and quality and consistency, while reducing duplication in services to all youth including those who are disengaged, at-risk, unstably housed or otherwise vulnerable.
- **Safer Streets** - Creating and maintaining a safe city requires both long-term preventive measures and the capacity for effective response to crime, fire, accidents, and other emergencies. Safer Streets encompasses agency actions as diverse as code enforcement, zoning classification, the design of buildings and public spaces, traffic and transit design, outreach to at-risk youth, and offender re-entry services. It also includes core public safety functions such as targeted police deployment and fire safety measures. Safer Streets includes immediate emergency response as well as efforts such as adaptive police deployment, criminal investigation, property-based nuisance abatement, and outreach to victims and affected communities.
- **Stronger Neighborhoods** - Ensure that everyone who lives, works, plays and learns in Baltimore's neighborhoods has the desire and confidence to invest their time, money, and social capital in his/her neighborhood to ensure a secure future. Strong neighborhoods have healthy real estate markets; are well-maintained; safe; have clean, green open spaces; successfully integrate 21st century amenities into the existing neighborhood fabric; have optimum levels of homeownership; engaged neighbors and strong community organizations; and offer access to community services and volunteer opportunities.
- **A Growing Economy** - Baltimore's citizens succeed the most when Baltimore's economy is strong and growing. A Growing Economy leverages public-private-non-profit partnerships; respects and supports the diversity - ethnic, racial, socioeconomic, education level etc. - of the people we serve; and recognizes the interconnectivity of all economic factors - investment, key economic drivers, workforce, quality of life, and infrastructure.
- **Innovative Government** - An Innovative Government adopts organizational change and encourages employee feedback and ideas to create more effective processes while reducing costs; utilizes technology and best practices to streamline processes to directly impact employee and citizen satisfaction; leverages public and private partnerships to assist in service delivery; constantly re-evaluates and refines its internal business functions to directly impact all agencies' abilities to deliver services more efficiently and effectively; and encourages customer friendly service that is responsive, professional and provides opportunities to deliver consistent feedback.
- **A Cleaner and Healthier City** - A Cleaner and Healthier City reaches all aspects of public health, the physical (clean water, clean air, and safe buildings), as well as service aspects (drug treatment, health education, and clinical assistance). Achieving this is best supported by encouraging personal and organizational responsibility for the environment and one's health through education, behavioral change and engagement.

After careful analysis of the requests received, Planning Staff recommends the following allocation of funds for the 2012 Loan Authorization Program.

Recommended Bond Fund Distribution (In Thousands of Dollars)

	<u>FY 14</u>	<u>FY 15</u>	<u>TOTAL</u>
Enoch Pratt Free Library	\$1,500	\$1,500	\$3,000
Baltimore City Public Schools	\$17,000	\$17,000	\$34,000
Recreation and Parks	\$4,000	\$4,000	\$8,000
Public Buildings	\$7,000	\$7,000	\$14,000
Baltimore Housing	\$12,000	\$12,000	\$24,000
Baltimore Development Corporation	\$6,450	\$6,450	\$12,900
Downtown Partnership of Baltimore, Inc.	\$650	\$650	\$1,300
Cultural Organizations (TOTAL)	\$1,400	\$1,400	\$2,800
<i>American Visionary Art Museum</i>	\$75	\$75	\$150
<i>Baltimore Heritage Area Association, Inc.</i>	\$100	\$100	\$200
<i>Baltimore Museum of Art</i>	\$250	\$250	\$500
<i>Baltimore Symphony Orchestra</i>	\$75	\$75	\$150
<i>Center Stage Associates, Inc.</i>	\$50	\$50	\$100
<i>Everyman Theater</i>	\$75	\$75	\$150
<i>Historic Ships in Baltimore</i>	\$375	\$375	\$750
<i>Maryland Science Center</i>	\$100	\$100	\$200
<i>Maryland Institute College of Art</i>	\$50	\$50	\$100
<i>Maryland Zoo in Baltimore</i>	\$100	\$100	\$200
<i>Walters Art Museum</i>	\$150	\$150	\$300
<b>TOTAL</b>	<b>\$50,000</b>	<b>\$50,000</b>	<b>\$100,000</b>

The Planning Department recommends approval of the 2012 Loan Authorization Program for the FY 2014 & FY 2015 Bond Issues.



**Thomas J. Stosur**  
**Director**