

EIGHTEENTH DAY

SECOND COUNCILMANIC YEAR - SESSION OF 2020-2024

JOURNAL
CITY COUNCIL OF BALTIMORE

August 15, 2022

Reverend Angela Bullock of the Evergreen African Methodist Episcopal Church led the Council in Prayer.

The President and members of the Council recited the Pledge of Allegiance to the Flag.

SHOWCASE BALTIMORE

Shelley Brown, Executive Director of Maryland Youth and the Law, delivered a presentation.

The City Council of Baltimore met pursuant to adjournment. Present: Nicholas J. Mosby, President, and Councilmembers Cohen, McCray, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Costello, Stokes, Glover, Ramos Absent (excused): Dorsey, Porter

JOURNAL APPROVED

The Journal of July 25, 2022 was read and approved.

COMMUNICATIONS FROM THE MAYOR**APPROVED BY THE MAYOR****OFFICE OF THE MAYOR**

July 22, 2022

The Honorable Nick J. Mosby, Council President
And Members of the City Council
Baltimore City Hall
100 N. Holliday Street
Baltimore, MD 21202

Dear Honorable President Mosby and Members of the City Council:

I am pleased to inform your Honorable Body that I have signed into law this day the following bills:

22-0197 - RPP Area 31 (Townes at the Terraces) - Revisions

For the purpose of modifying the hours of applicable parking restrictions for Residential Parking Plan Area 31 (Townes at the Terraces); reducing the non-permit parking time threshold; establishing an exception to the applicable permit limit; and correcting and conforming related provisions.

22-0202 - Residential Permit Parking Program - Fells Point Area - Amendment

For the purpose of amending the boundaries of the Fells Point Area Residential Parking Permit Program; revising area parking restrictions; creating new program eligibility standards, and generally relating to the Fells Point Area Residential Permit Parking Program.

22-0239 - Sale of Property - 2001 Park Avenue

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property that is located at 2001 Park Avenue (Block 3448; Lot 030) and is no longer needed for public use; and providing for a special effective date.

22-0240 - Sale of Property - 711 North Arlington Avenue (Block 0104, Portion of Lot 062)

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property located at 711 North Arlington Avenue (Block 0104, Portion of Lot 062) and no longer needed for public use; and providing for a special effective date.

In Service,

Brandon M. Scott
Mayor

July 27, 2022

The Honorable Nick J. Mosby, Council President
And Members of the City Council
Baltimore City Hall
100 N. Holliday Street
Baltimore, MD 21202

Dear Honorable President Mosby and Members of the City Council:

I am pleased to inform your Honorable Body that I have signed into law this day the following bill:

22-0248 - City Streets - Closing - Three 10 Foot Alleys

For the purpose of condemning and closing: (1) a ten foot alley, extending from the northwest side of Virginia Avenue Northwesterly 397 feet more or less, to the southeast side of Woodland Avenue; (2) a ten foot alley extending from the northeast side of Homer Avenue Northeasterly 150 feet more or less, to the southwest side of a ten foot alley; and (3) a ten foot alley extending from the southeast side of Virginia Avenue Southwesterly 290.7 feet more or less, to the northwest side of a fifteen foot alley , as shown on a plat numbered 315-A-28A and filed in the Department of Transportation; and providing for a special effective date.

In Service,

Brandon M. Scott
Mayor

July 29, 2022

The Honorable Nick J. Mosby, Council President
And Members of the City Council
Baltimore City Hall
100 N. Holliday Street
Baltimore, MD 21202

Dear Honorable President Mosby and Members of the City Council:

I am pleased to inform your Honorable Body that I have signed into law this day the following bill:

22-0198 - City Property - Naming the Baltimore City Health Department Building to the Dr. Maxie T. Collier Health Department Building

For the purpose of naming the Baltimore City Health Department Building, located at 1001 East Fayette Street, to the Dr. Maxie T. Collier Health Department Building.

22-0230 - Bond Issue - Public Infrastructure Loan - \$72,000,000

For the purpose of authorizing the Mayor and City Council of Baltimore (pursuant to General Assembly House Resolution IV and Senate Resolution IV of 2022 approved by the members of the Maryland General Assembly representing Baltimore City) to create a debt, and to issue and sell its certificates of indebtedness as evidence thereof, and proceeds not exceeding SEVENTY-TWO Million Dollars (\$72,000,000.00) from the sale of such certificates of indebtedness to be used for the cost of issuance, including the expense of engraving, printing, advertising, attorneys' fees, and all other incidental expenses connected therewith (which may include the proportion of the compensation of employees and general administrative expenses of the Department of Finance reasonably allocated to the issuance of the bonds); for the development of the public infrastructure owned or controlled by the Mayor and City Council of Baltimore and the Enoch Pratt Free Library, and the construction and development of streets, bridges, courthouses, city office buildings, police stations, fire stations, solid waste facilities, information technology, public park and recreational and related land, property, buildings, structures or facilities including but not limited to, the acquisition by purchase, lease, condemnation or any other legal means, of land or property, or any rights therein, in the City of Baltimore, and constructing and erecting on said land or property, or on any land or property, new buildings, structures, and auxiliary facilities; and for the renovation, alteration, construction, reconstruction, installation, improvement and repair of existing infrastructure, buildings, structures or facilities, to be or now being used for or in connection with the operations, functions and activities of the Mayor and City Council of Baltimore and the Enoch Pratt Free Library, the demolition, removal, relocation, renovation or alteration of land, buildings, streets, highways, alleys, utilities or services, and other structures or improvements, and for the construction,

reconstruction, installation, relocation or repair of buildings, streets, highways, alleys, utilities or services, including information technology infrastructure, and other structures or improvements; for the acquisition and installation of trees or for tree planting programs; and for the acquisition and installation of equipment and fixtures for any and all facilities authorized to be constructed, erected, altered, reconstructed, renovated, installed or improved by the provisions hereof; the payment of any and all costs and expenses incurred for or in connection with doing any or all of the things herein mentioned, including but not limited to, the costs and expenses of securing administrative, appraisal, economic analysis, engineering, planning, designing, architectural, surveying and other professional services; and for doing any and all things necessary, proper or expedient in connection with or pertaining to any or all of the matters or things hereinbefore mentioned; authorizing the issuance of refunding bonds; conferring and imposing upon the Board of Finance of Baltimore City certain powers and duties; authorizing the submission of this Ordinance to the legal voters of the City of Baltimore, for their approval or disapproval, at the General Election to be held in Baltimore City on Tuesday, the 8th day of November, 2022; and providing for the expenditure of the proceeds of sale of said certificates of indebtedness in accordance with the provisions of the Charter of the Mayor and City Council of Baltimore, and by the municipal agency designated in the annual Ordinance of Estimates of the Mayor and City Council of Baltimore.

22-0231 - Bond Issue - Community and Economic Development Loan - \$36,000,000

For the purpose of authorizing the Mayor and City Council of Baltimore (pursuant to General Assembly House Resolution III and Senate Resolution III of 2022 approved by the members of the Maryland General Assembly representing Baltimore City) to create a debt, and to issue and sell its certificates of indebtedness as evidence thereof, and proceeds not exceeding THIRTY-SIX Million Dollars (\$36,000,000.00) from the sale of such certificates of indebtedness to be used for the cost of issuance, including the expense of engraving, printing, advertising, attorneys' fees, and all other incidental expenses connected therewith (which may include the proportion of the compensation of employees and general administrative expenses of the Department of Finance reasonably allocated to the issuance of the bonds); and the remainder of such proceeds to be used for or in connection with planning, developing, executing, and making operative the community, commercial and industrial economic development programs of the Mayor and City Council of Baltimore, including, but not limited to, the acquisition, by purchase, lease, condemnation or any other legal means, of land or property, or any right, interest, franchise, easement or privilege therein, in the City of Baltimore; the payment of any and all costs and expenses incurred in connection with or incidental to the acquisition and management of said land or property, including any and all rights or interest therein hereinbefore mentioned; the payment of any and all costs and expenses incurred for or in connection with relocating and moving persons or other legal entities displaced by the acquisition of said land or property, or any of the rights or interest therein hereinbefore mentioned; the development or redevelopment, including, but not limited to, the comprehensive renovation or rehabilitation of any land or property, or any rights or interests therein hereinbefore mentioned, in the City of Baltimore; and the disposition of land and property for such purposes; the elimination of unhealthful, unsanitary, or unsafe conditions, lessening

density, eliminating obsolete or other uses detrimental to the public welfare or otherwise removing or preventing the spread of blight or deterioration in the City of Baltimore; building from strength; stabilizing middle neighborhoods, strengthening neighborhood retail corridors, the creation of healthy, sanitary, and safe, and green conditions in the City of Baltimore; the demolition, removal, relocation, renovation or alteration of land, buildings, streets, highways, alleys, utilities or services, and other structures or improvements and for the construction, reconstruction, installation, relocation or repair of buildings, streets, highways, alleys, utilities or services, and other structures or improvements; making loans and grants to various projects and programs related to growing businesses in the City; attracting and retaining jobs; providing homeownership incentives and home repair assistance; making loans and grants to various projects and programs related to improving the cultural life and promotion of tourism in Baltimore City; and the lending or granting of funds to any person or other legal entity to be used for or in connection with the rehabilitation, renovation, redevelopment, improvement or construction of buildings and structures to be used or occupied for residential or commercial purposes and the payment of any and all costs and expenses incurred for, or in connection with, doing any or all of the things herein mentioned, including, but not limited to, the costs and expenses of securing administrative, appraisal, economic analysis, engineering, planning, designing, architectural, surveying, and other professional services; and for doing any and all things necessary, proper, or expedient in connection with or pertaining to any or all of the matters or things hereinbefore mentioned; all such land or property shall be acquired, developed, redeveloped, renovated, rehabilitated, altered, improved, held or disposed of, as provided by law; authorizing the issuance of refunding bonds; conferring and imposing upon the Board of Finance of Baltimore City certain powers and duties; authorizing the submission of this Ordinance to the legal voters of the City of Baltimore, for their approval or disapproval, at the General Election to be held in Baltimore City, on Tuesday, the 8th day of November, 2022; and providing for the expenditure of the proceeds of sale of said certificates of indebtedness in accordance with the provisions of the Charter of the Mayor and City Council of Baltimore, and by the municipal agency designated in the annual Ordinance of Estimates of the Mayor and City Council of Baltimore.

22-0232 - Bond Issue - School Loan - \$38,000,000

For the purpose of authorizing the Mayor and City Council of Baltimore (pursuant to General Assembly House Resolution II and Senate Resolution II of 2022 approved by the members of the Maryland General Assembly representing Baltimore City) to create a debt, and to issue and sell, at any time or from time to time and in one or more series its certificates of indebtedness as evidence thereof, and proceeds not exceeding THIRTY-EIGHT Million Dollars (\$38,000,000.00) from the sale of such certificates of indebtedness to be used for the cost of issuance, including the expense of engraving, printing, advertising, attorneys' fees, and all other incidental expenses connected therewith (which may include the proportion of the compensation of employees and general administrative expenses of the Department of Finance reasonably allocated to the issuance of the bonds); and the remainder of such proceeds shall be used for the acquisition, by purchase, lease, condemnation or any other legal means, of land or property, or any rights therein,

in the City of Baltimore, and demolishing, constructing and erecting on said land or property, or on any land or property now or hereafter owned by the Baltimore City Board of School Commissioners and/or the Mayor and City Council of Baltimore, new school buildings, athletic and other auxiliary facilities including community health and recreation facilities, and for additions and improvements to, or the modernization or reconstruction of, including the inspection, removal, encapsulation, management, containment and abatement of asbestos from existing facilities, and for equipment for any and all new or existing facilities authorized to be constructed, erected, added, improved, modernized or reconstructed by the provisions hereof; the payment of any and all costs and expenses incurred for or in connection with doing any or all of the things herein mentioned, including, but not limited to, the costs and expenses of securing administrative, appraisal, economic analysis, engineering, planning, designing, architectural, surveying, and other professional services, including, without limitation, services relating to planning for future projects of the same general character which may be constructed out of future loans; and for doing any and all things necessary, proper or expedient in connection with or pertaining to any or all of the matters or things hereinbefore mentioned; authorizing the issuance of refunding bonds; conferring certain powers upon the Baltimore City Board of School Commissioners; imposing certain conditions in connection with the expenditure of the proceeds derived from the sale of said certificates of indebtedness; conferring and imposing upon the Board of Finance of Baltimore City certain powers and duties; authorizing the submission of this Ordinance to the legal voters of the City of Baltimore, for their approval or disapproval, at the Election to be held on Tuesday, the 8th day of November, 2022, and providing for the expenditure of the proceeds of sale of said certificates of indebtedness in accordance with the provisions of the Charter of the Mayor and City Council of Baltimore, and by the municipal agency designated in the annual Ordinance of Estimates of the Mayor and City Council of Baltimore.

22-0233 - Bond Issue - Affordable Housing Loan - \$14,000,000

For the purpose of authorizing the Mayor and City Council of Baltimore (pursuant to General Assembly House Resolution I and Senate Resolution I of 2022 approved by the members of the Maryland General Assembly representing Baltimore City) to create a debt, and to issue and sell, at any time or from time to time and in one or more series its certificates of indebtedness as evidence thereof, and proceeds not exceeding FOURTEEN Million (\$14,000,000.00) from the sale of such certificates of indebtedness to be used for the cost of issuance, including the expense of engraving, printing, advertising, attorneys' fees, and all other incidental expenses connected therewith (which may include the proportion of the compensation of employees and general administrative expenses of the Department of Finance reasonably allocated to the issuance of the bonds); and the remainder of such proceeds shall be used for or in connection with planning, developing, executing, and making operative the Affordable Housing program of the Mayor and City Council of Baltimore, including, but not limited to, the acquisition, by purchase, lease, condemnation or any other legal means, of land or property, or any right, interest, franchise, easement or privilege therein, in the City of Baltimore; the payment of any and all costs and expenses incurred in connection with or incidental to the acquisition and management of said

land or property, including any and all rights of interest therein hereinbefore mentioned; the payment of any and all costs and expenses incurred for or in connection with relocating and moving persons or other legal entities displaced by the acquisition of said land or property, or any of the rights or interest therein hereinbefore mentioned, in the City of Baltimore; the development or redevelopment, including, but not limited to, the comprehensive renovation or rehabilitation of, any land or property, or any rights or interests therein hereinbefore mentioned, in the City of Baltimore, and the disposition of land and property for such purposes; costs related to the rehabilitation and new construction of and operation of rental and homeownership developments, such costs to include but not be limited to relocation assistance, rental payment and home purchase assistance, housing counseling and project financing comprised of loans(including forgivable or fully amortizing) or grants or other related activities and buyer education assistance, and activities to support the orderly and sustainable planning, preservation, rehabilitation, and development of economically diverse housing in City neighborhoods; support for the Affordable Housing Trust Fund; the elimination of unhealthful, unsanitary or unsafe conditions, lessening density, eliminating obsolete or other uses detrimental to the public welfare or otherwise removing or preventing the spread of blight or deterioration in the City of Baltimore; the demolition, removal, relocation, renovation or alteration of land, buildings, streets, highways, alleys, utilities or services, and other structures or improvements, and for the construction, reconstruction, installation, relocation or repair of buildings, streets, highways, alleys, utilities or services, and other structures or improvements; the payment of any and all costs and expenses incurred for, or in connection with, doing any or all of the things herein mentioned, including, but not limited to, the costs and expenses of securing administrative, appraisal, economic analysis, engineering, planning, designing, architectural, surveying, and other professional services; and for doing any and all things necessary, proper or expedient in connection with or pertaining to any or all of the matters or things hereinbefore mentioned; authorizing the submission of this Ordinance to the legal voters of the City of Baltimore, for their approval or disapproval, at the General Election to be held in Baltimore City, on Tuesday, the 8th day of November, 2022; and providing generally for the issuance and sale of such certificates of indebtedness in accordance with the provisions of the Charter of the Mayor and City Council of Baltimore, and by the municipal agency designated in the annual Ordinance of Estimates of the Mayor and City Council of Baltimore.

22-0238 - Charter Amendment - Inspector General - Advisory Board

For the purpose of altering the method by which individuals are selected to be members of the advisory board that appoints the Inspector General; requiring a member of the City Council to consider certain factors when nominating a candidate for the advisory board; setting term limits and staggering certain terms; and submitting this amendment to the qualified voters of the City for adoption or rejection.

22-0242 - Charter Amendment - Accounts Payable

For the purpose of establishing the Department of Accounts Payable; making the Comptroller responsible for the Department; specifying that the Director shall be appointed by the Comptroller; establishing the powers and duties of the Department; conforming the duties of the Department of Finance; conforming certain related provisions; and submitting this amendment to the qualified voters of the City for adoption or rejection.

In Service,

Brandon M. Scott
Mayor

August 1, 2022

The Honorable Nick J. Mosby, Council President
And Members of the City Council
Baltimore City Hall
100 N. Holliday Street
Baltimore, MD 21202

Dear Honorable President Mosby and Members of the City Council:

I am pleased to inform your Honorable Body that I have signed into law this day the following bill:

22-0244 - City Streets - Closing - Three 10 Foot Alleys

For the purpose of condemning and closing: (1) a ten foot alley, extending from the northwest side of Virginia Avenue Northwesterly 397 feet more or less, to the southeast side of Woodland Avenue; (2) a ten foot alley extending from the northeast side of Homer Avenue Northeasterly 150 feet more or less, to the southwest side of a ten foot alley; and (3) a ten foot alley extending from the southeast side of Virginia Avenue Southwesterly 290.7 feet more or less, to the northwest side of a fifteen foot alley , as shown on a plat numbered 315-A-28A and filed in the Department of Transportation; and providing for a special effective date.

In Service,

Brandon M. Scott
Mayor

August 2, 2022

The Honorable Nick J. Mosby, Council President
And Members of the City Council
Baltimore City Hall
100 N. Holliday Street
Baltimore, MD 21202

Dear Honorable President Mosby and Members of the City Council:

I am pleased to inform your Honorable Body that I have signed into law this day the following bill:

21-0050 - Burglar Alarms Registration and Regulation - False Alarms

For the purpose of revising the fees assessed to alarm system users for repeated false alarms; altering the number of false alarms within year that will result in the placement of the premises into a no-response status; requiring that alarm system monitors make certain additional attempts to verify the need for a police response; making certain stylistic changes; and providing for a special effective date.

In Service,

Brandon M. Scott
Mayor

INTRODUCTION AND READ FIRST TIME

The President laid before the City Council the following bills and Resolutions of the Mayor and City Council for first reading:

Bill No. 22-0257 - By City Council President (Administration - Office of the Mayor)

An Ordinance establishing new boundaries of the Baltimore Police Department Police Districts; and providing for a special effective date.

The bill was read the first time and referred to the Rules and Legislative Oversight Committee.

Bill No. 22-0258 - By Councilmember Burnett, McCray, Bullock, Middleton, Conway, Cohen, Torrence, Conway

An Ordinance establishing a continuing, nonlapsing Forest Preservation Fund, to be used exclusively to fund and administer activities related to forest management, including natural area preservation and restoration, wildlife management, maintenance of paths in forests and natural areas, and tree maintenance; providing for certain modes of appropriation to the Fund; authorizing the Mayor and City Council, by Ordinance, to provide for the oversight, governance, and administration of the Fund; and submitting this amendment to the qualified voters of the City for adoption or rejection.

The bill was read the first time and referred to the Rules and Legislative Oversight Committee.

Bill No. 22-0259 - By Councilmember Ramos

An Ordinance amending which transactions are assessed the Yield Tax; and providing for a special effective date.

The bill was read the first time and referred to the Ways and Means Committee.

Bill No. 22-0260 - By Councilmember Burnett, Ramos

An Ordinance repealing the requirement that an individual provide certain identifying information when inspecting a financial disclosure for a public servant.

The bill was read the first time and referred to the Rules and Legislative Oversight Committee.

Bill No. 22-0261 - By Councilmember Cohen

An Ordinance hanging the zoning for the properties known as 801 South Haven Street, Block 6458/Lot 004A, and Block 6467/Lot 021A, and a portion of Block 6458/Lot 004, as outlined in red on the accompanying plat, from the I-2 and IMU-2 Zoning Districts to the R-8 Zoning District; and providing for a special effective date.

The bill was read the first time and referred to the Education, Workforce, and Youth Committee.

Bill No. 22-0262 - By Councilmember Bullock

An Ordinance designating the Baltimore City Engine Company 14 Firehouse, 1908 Hollins Street (Block 0207, Lot 005), as an historical landmark: exterior.

The bill was read the first time and referred to the Economic and Community Development Committee.

Bill No. 22-0263 - By Councilmember Bullock

An Ordinance designating the Harlem Theater, 616 North Gilmor Street (Block 0110, Lot 008), as an historical landmark: exterior.

The bill was read the first time and referred to the Economic and Community Development Committee.

Bill No. 22-0264 - By Councilmember Cohen

An Ordinance designating the Canton Railroad Transfer Bridge, an improvement only parcel located at Ward 01, Section 10, Block 1902-F, Lot 001, as an historical landmark: exterior.

The bill was read the first time and referred to the Economic and Community Development Committee.

Bill No. 22-0265 - By Councilmember Ramos

An Ordinance designating 3818 Roland Avenue (Block 3563A, Lot 039), as an historical landmark: exterior.

The bill was read the first time and referred to the Economic and Community Development Committee.

The President laid before the City Council the following Council Resolutions for first reading:

Bill No. 22-0122R - By Councilmember Burnett

A Resolution inviting representatives from the Department of Law, the Baltimore Police Department, the Department of Finance, and other interested parties to discuss the acquisition and use of facial recognition surveillance technology by Baltimore City government, how data from such equipment is used and stored, and any liability the City may face if the technology or its data is misused.

The bill was read the first time and referred to the Public Safety and Government Operations Committee.

Bill No. 22-0123R - By Councilmember Burnett, Bullock, Stokes, Ramos, Cohen, Conway

A Resolution requesting representatives from the Bureau of Procurement, the Office of the Baltimore City Administrator, the Department of Finance, Baltimore City Information and Technology, and the Office of the Comptroller to come before the Baltimore City Council to provide a comprehensive briefing on the procurement process and any current efforts to improve the process, and to suggest potential innovations and improvements that could be made to Baltimore City's procurement system.

The bill was read the first time and referred to the Education, Workforce, and Youth Committee.

Bill No. 22-0124R - By Councilmember Burnett, Bullock, Middleton

A Resolution inviting representatives from the Department of Housing and Community Development and other interested parties to appear before the City Council to discuss the current rental licensing process for residential properties, problems that arise during the process, and improvements that could be made to the current process.

The bill was read the first time and referred to the Ways and Means Committee.

Bill No. 22-0125R - By Councilmember Burnett, Bullock, Middleton, Ramos

A Resolution requesting that representatives from the Department of Housing and Community Development, the Baltimore City Fire Department, and other interested parties appear before the Council to discuss the process of conducting building inspections and code enforcement prior to the issuance of an occupancy permit for a property in Baltimore City, problems that may occur during the process in connection with an unabated vacant building notice, and ways the process can be improved.

The bill was read the first time and referred to the Ways and Means Committee.

Bill No. 22-0126R - By Councilmember Stokes, Glover

A Resolution requesting that representatives from East Baltimore Development Incorporated (EBDI) brief the Council regarding the status of the ongoing revitalization of an 88-acre portion of East Baltimore and the upcoming forensic audit of EBDI, including considerations for auditor selection, community involvement, and clarification of financial outlay.

The bill was read the first time and referred to the Ways and Means Committee.

Bill No. 22-0127R - By Councilmember McCray, Middleton

A Resolution inviting representatives from the Baltimore City Health Department, the Baltimore City Fire Department, the Baltimore Police Department, the Department of Finance, the Baltimore City Law Department, and other interested parties to appear before the City Council to discuss the implementation of the 988 Suicide and Crisis Lifeline, its anticipated impact on individuals that use this resource, and the implementation plan for Baltimore City.

The bill was read the first time and referred to the Health, Environment, and Technology.

CONSENT CALENDAR

CEREMONIAL RESOLUTIONS NO. 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, AND 928 ADOPTED UNDER RULE 3-9.

The resolutions were read.

The roll was called on the adoption of the resolutions, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Costello, Stokes, Glover, Ramos - Total 13.

Nays - 0.

Absent - 2.

The President declared the resolutions adopted under Rule 3-9.

Ceremonial Resolutions will be found at the end of the Journal.

COMMITTEE REPORTS**BILL NO. 22-0189 REPORTED FAVORABLY
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Middleton, for the Economic and Community Development Committee, reported that the Committee has complied with the Land Use Article of the Maryland Code and Article 32 of the Baltimore City Code and recommends the adoption of Bill No. 22-0189 favorably.

An Ordinance repealing Ordinance 07-609, which designated certain properties as a Business Planned Unit Development known as Westport Waterfront; repealing Ordinance 09-139, which amended Ordinance 07-609; and providing for a special effective date.

Councilmember Middleton made a motion, duly seconded, that pursuant to the applicable sections of Baltimore City Code Article 32 the Council adopt these findings of fact concerning a Planned Unit Development.

Findings of Fact

City Council Bill No. 22-0189

**Repeal of Ordinances 07-609 and 09-139 – Westport Waterfront
Planned Unit Development**

IN GENERAL:

*To approve the repeal of this PUD, the City Council has considered and finds that:
(check to evidence consideration)*

- ✓ the repeal of the planned unit development is in the public interest for the following reasons:

The purpose of Bill 22-0189 and 22-0190 is to repeal the previously- approved Planned Unit Development and Special Taxing District associated with the failed redevelopment of the Westport Waterfront by Turner Development. This will revert the Westport waterfront parcels back to the TOD-4/W-2 base zoning so that the current redevelopment scheme proposed by the current owner, Stonewall Capital, LLC, may proceed according to these development standards. In addition to the current development plans being in accordance with the underlying zoning, Stonewall Capital is not seeking any Tax Increment Financing participation from the City to undertake the current One Westport redevelopment project.

The Planned Unit Development (PUD) was established for the Westport waterfront in 2007 (and a corrective bill was passed in 2009) to facilitate a mixeduse redevelopment by a previous owner of the site that ultimately never materialized. At the time, the underlying zoning did not permit the kinds of uses envisioned for the site, and so a PUD was established to permit and guide the redevelopment. CCB #22-0189 will repeal the existing PUD so that the current redevelopment proposal may proceed according to the base Transit-Oriented Development zoning.

Journal of the City Council

Westport Waterfront Development District / Special Taxing District / State Obligations Pledge (TIF): In 2008, a trio of ordinances created a financing structure for the then recently approved Westport Waterfront PUD. The first two ordinances created the development district and the special taxing district while the third ordinance authorized the City to pledge the required funding through a TIF of up to \$160 million.

As the development envisioned by Turner Development never materialized, no bonds authorized through this legislation were ever issued by the City and given the new development plans now proposed, it is appropriate to repeal this legislation. The current development proposal from Stonewall Capital is not requesting any TIF participation by the City.

and finds that

- ✓ the repeal of the planned unit development is in the public interest; and
- ✓ the approved final development plan of the planned unit development: (check all that apply)
 - has been substantially completed;
 - is no longer necessary in light of the property's underlying zoning;
 - is no longer consistent with the City's Master Plan; or
 - ✓ has been abandoned by the property owner.

SOURCE OF FINDINGS (Check all that apply):

- ✓ Planning Commission's report, dated February 24, 2022, which included the Department of Planning Staff Report, dated February 10, 2022.
- ✓ Testimony presented at the Committee hearing

Oral – Witness:

- Martin French, Planning Department
- Elena DiPietro, Law Department

Written:

- Board of Municipal and Zoning Appeals, Agency Report – Dated January 18, 2022
- Law Department, Agency Report – Dated June 17, 2022
- Department of Transportation, Agency Report – Dated August 5, 2022
- Department of Housing and Community Development, Agency Report – Dated August 2, 2022
- Baltimore Development Corporation, Agency Report – Dated March 21, 2022
- Department of Public Works, Agency Report – Dated June 16, 2022
- Fire Department, Agency Report – Dated January 21, 2022
- Parking Authority, Agency Report – Dated February 4, 2021

COMMITTEE MEMBERS VOTING IN FAVOR

Sharon Green Middleton, Chair
John Bullock
Ryan Dorsey
Antonio Glover
Odette Ramos
Robert Stokes

Findings of Fact adopted.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

**BILL NO. 22-0203 REPORTED FAVORABLY
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Middleton, for the Economic and Community Development Committee, reported that the Committee has complied with the Land Use Article of the Maryland Code and recommends the adoption of Bill No. 22-0203 favorably.

An Ordinance permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the Property known as 2223 Callow Avenue (Block 3446, Lot 64), as outlined in red on the accompanying plat.

Councilmember Middleton made a motion, duly seconded, that pursuant to Article 32, § 5-406 of the Baltimore City Code the Council adopt these findings of fact concerning a conditional use.

Findings of Fact

City Council Bill No. 22-0203

**Zoning - Conditional Use Conversion of Single-Family Dwelling Unit to 2 Dwellings Units
in the R-8 Zoning District - 2223 Callow Avenue**

- (1) the establishment, location, construction, maintenance, or operation of the conditional use **will not** be detrimental to or endanger the public health, safety, or welfare **for the following reasons:**

Establishment, location, construction, maintenance or operation of a multi-family dwelling at 2223 Callow Avenue, would not be detrimental to or endanger public health, safety, or welfare.

- (2) the use **would not** be precluded by any other law, including an applicable Urban Renewal Plan;

The proposed use is not precluded by any other law, including an Urban Renewal Plan.

- (3) the authorization **would not** be contrary to the public interest **for the following reasons:**

Use of this property for a multi-family dwelling is not otherwise in any way contrary to the public interest.

- (4) the authorization **would** be in harmony with the purpose and intent of this Code **for the following reasons:**

The authorization, would be in harmony with the purpose and intent of the Zoning Code.

After consideration of the following, **where applicable (fill out all that are only relevant):**

- (1) the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;

The site, including its size and shape, is appropriate for the proposed use.

- (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading;

There would be no change to traffic patterns if this use would be authorized.

- (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;

This area was developed in the final decade of the 19th Century and first three decades of the 20th Century, and its architecture reflects some dramatic changes in consumer choices of housing that happened in that span of time. During the mid-20th Century there was much conversion of single-family dwellings to multi-family dwellings in Reservoir Hill.

Residential uses range from single-family attached housing of various sizes to small and large apartment houses, including twin high-rise public housing buildings for the elderly and disabled on the north edge of Reservoir Hill along Druid Park Lake Drive. In the southeast of the community is the redevelopment site known as Madison Park North, where new townhouses are now being planned. Some vacant land in Reservoir Hill is being used for urban farming.

- (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering;

There are scattered religious, institutional, and small-scale commercial uses in the area.

- (5) accessibility of the premises for emergency vehicles;

There is adequate accessibility for emergency vehicles accessibility of light and air to the premises and to the property in the vicinity.

- (6) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;

There are adequate utilities, roads, drainage, and other necessary facilities.

- (7) the preservation of cultural and historic landmarks and structures;

The Reservoir Hill Historic District was certified to the National Register of Historic Places on December 23, 2004. This portion of Reservoir Hill retained its R-8 zoning during the comprehensive rezoning mapping process associated with the effective date of the current Zoning Code on June 5, 2017. The proposed use of the existing structure would not affect preservation of cultural and historic landmarks and structures.

- (8) the character of the neighborhood;

Approval of the proposed use as a multi-family dwelling would not affect the existing character of the neighborhood.

- (9) the provisions of the City's Comprehensive Master Plan;

The proposed use is consistent with the City's Comprehensive Master Plan.

(10) the provisions of any applicable Urban Renewal Plan;

The proposed use is not prevented or limited by any Urban Renewal Plan.

(11) all applicable standards and requirements of this Code;

The proposed use meets all applicable standards and requirements of the Zoning Code.

(12) the intent and purpose of this Code; and

Multi-family use would meet all applicable standards and requirements of the Zoning Code.

(13) any other matters considered to be in the interest of the general welfare.

The proposed use is consistent with any other matters that may be considered to be in the interest of the general welfare.

SOURCE OF FINDINGS (Check all that apply):

Planning Commission's report, dated April 29, 2022, which included the Department of Planning Staff Report, dated April 28, 2022.

Testimony presented at the Committee hearing

Oral – Witness:

- Martin French, Planning Department
- Hilary Ruley, Law Department
- Liam Davis, Department of Transportation
- Nina Themelis, Mayor's Office of Governmental Relations

Written:

- Planning Commission, Agency Report – Dated April 29, 2022, which included the Department of Planning’s Staff Report – Dated April 28, 2022,
- Department of Transportation, Agency Report – Dated August 5, 2022
- Board of Municipal and Zoning Appeals, Agency Report – April 18, 2022
- Law Department, Agency Report – Dated July 27, 2022
- Department of Housing and Community Development, Agency Report – Dated August 9, 2022
- Baltimore Development Corporation, Agency Report – Dated June 8, 2022
- Parking Authority, Agency Report – April 7, 2022
- Fire Department, Agency Report – March 14, 2022

COMMITTEE MEMBERS VOTING IN FAVOR

Sharon Green Middleton, Chair
John Bullock
Ryan Dorsey
Antonio Glover
Odette Ramos
Robert Stokes

Findings of Fact adopted.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

**BILL NO. 22-0219 REPORTED FAVORABLY, WITH AMENDMENTS,
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Middleton, for the Economic and Community Development Committee, reported that the Committee has complied with the Land Use Article of the Maryland Code and Article 32 of the Baltimore City Code and recommends the adoption of Bill No. 22-0219 favorably, with amendments.

An Ordinance approving certain amendments to the Development Plan of the Harbor Point Planned Unit Development.

Councilmember Middleton made a motion, duly seconded, that pursuant to the applicable sections of Baltimore City Code Article 32 the Council adopt these findings of fact concerning a Planned Unit Development.

Findings of Fact

City Council Bill No. 22-0219

Planned Unit Development - Amendment - Harbor Point

IN GENERAL:

To approve this PUD, the City Council has considered:
(check to evidence consideration)

- ☒ whether the planned unit development is in general conformance with all elements of the Comprehensive Master Plan, and the character and nature of existing and contemplated development in the vicinity of the proposed planned unit development;
- ☒ whether the planned unit development will preserve unusual topographic or natural features of the land, and the design of the planned unit development will best utilize and be compatible with the topography of the land;
- ☒ whether the physical characteristics of the planned unit development will not adversely affect future development or the value of undeveloped neighboring areas, or the use, maintenance, or value of neighboring areas already developed;
- ☒ whether the planned unit development will provide the same protection as the basic district regulations in regard to fire, health hazards, and other dangers;
- ☒ whether the planned unit development will encourage innovative design features or adaptive reuse of structures that would not be possible by application of the basic district regulations; and
- ☒ whether the planned unit development is compatible with any nearby industrial district.

and finds that:

- (1) the use **IS** compatible with surrounding neighborhood for the following reasons:

The proposed uses within the PUD generally are consistent with the underlying zoning and other existing uses within the PUD.

Notably, the PUD amendment proposes two uses that would not otherwise be approvable in the underlying C-5-DC zoning district. Under the PUD amendment, these uses – (1) alternative energy system, commercial; and (2) industrial, light – would be approvable as conditional uses by the Board of Municipal and Zoning Appeals (“BMZA”). Section 13-

202(c) authorizes the Council to approve uses that are not otherwise permitted in the underlying district if they are “desirable to achieve the objectives of the proposed planned unit development.” Here, the authorization for alternative energy systems will permit solar energy systems within the PUD, fostering innovation in building design and energy efficiency. Likewise, the authorization for light industrial uses will allow modern manufacturing operations that do not impact other users within the PUD. Both uses are desirable to achieve the objectives of the PUD.

- (2) the use **FURTHERS** the proposed classification for the following reasons:

The proposed uses are consistent with the underlying C-5-DC zoning, and one of the primary purposes of the PUD amendment is to update the PUD following the enactment of Transform Baltimore in 2017.

- (3) the PUD master plan developed under Section 13-304 of the Zoning Code **ENSURES** that there will be no discordance with existing uses by:

Existing uses within the PUD were established pursuant to the former zoning code, but are generally consistent with the uses permitted in under the current code.

- (4) the establishment, location, construction, maintenance, or operation of the PUD **WOULD NOT** be detrimental to or endanger the public health, safety, or welfare because:

The proposed PUD amendment will not be detrimental to or endanger the public health, safety or welfare. Rather, the proposed amendment will bring the PUD into conformance with the new Zoning Code and update the Development Plan to reflect the current conditions within the project. These modifications will facilitate the construction of the remaining improvements within the project.

- (5) the use **WOULD NOT** be precluded by any other law, including an Urban Renewal Plan

The proposed PUD amendment is not precluded by any other law, and the project is not located within an Urban Renewal Area.

- (6) the authorization **WOULD NOT** be contrary to the public interest because:

The project enjoys support from local community organizations including the Fell’s Point Task Force and BUILD.

- (7) the authorization **WOULD** be in harmony with the purpose and intent of the Zoning Code because:

The proposed PUD amendment supports the stated purposes of the Code to “preserve and enhance the value of structures, communities, and neighborhoods,” “to preserve, protect, and promote the City’s employment base,” and “to provide oversight and planning to sustain the healthy growth of the City’s employment centers.” Art. 32, § 2-101.

In addition, the City Council has considered the following:

1. *The nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;*

Much of the Harbor Point PUD has already been constructed in accordance with the PUD, and the proposed amendment will update the development plan to reflect current conditions. In addition, the proposed amendment will bring the PUD into conformity with the current Zoning Code, which was adopted four years after the PUD was established.

This will permit the remainder of the site to be redeveloped in accordance with the underlying zoning, subject to the use restrictions of the PUD and design review by the Planning Department.

2. *The resulting traffic patterns and adequacy of proposed off-street parking and loading;*

The Harbor Point development created its own road network with sufficient structured and on-street parking to meet the demands of the proposed development. The proposed amendment updates the current parking counts and clarifies that future development on Parcel 1 will provide off-street parking in accordance with market demands.

3. *The nature of the surrounding area and the extent to which the proposed use might impair its present or future development;*

The majority of the Harbor Point PUD has already been developed, and the proposed amendment is consistent with those plans. The proposed amendment updates the PUD to current standards and conditions and will not impair the future development of Harbor Point.

4. *The proximity of dwellings, churches, schools, public structures, and other places of public gathering;*

The PUD currently includes approximately 908 residential dwelling units and several new public parks as shown on the Development Plan. Among other things, the proposed amendment reflects that the new Point Park will be completed ahead of the originally approved schedule. The proximity of both dwelling units and places of public gathering within the PUD will make the project a successful mixed-use community.

5. *Accessibility of the premises for emergency vehicles;*

As a completely new development, Harbor Point has been designed to provide sufficient access for emergency vehicles and does not have to rely on an existing road network.

6. *Accessibility of light and air to the premises and to the property in the vicinity;*

The height and massing of all structures within the PUD has been (or will be) reviewed and approved by the City's Urban Design and Architectural Advisory Panel ("UDAAP") to ensure that all structures enjoy access to light and air and that new structures do not obstruct light and air to other properties.

7. *The type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;*

Again, because Harbor Point was laid out from a clean slate, it has been designed to provide adequate utilities, access roads, drainage and all other necessary facilities.

8. *The preservation of cultural and historic landmarks and structures;*

There are no cultural or historic landmarks or structures within the PUD.

9. *The character of the neighborhood;*

Harbor Point has been designed as its own new neighborhood, and the proposed PUD amendment is consistent with that vision.

10. *The provisions of the City's Comprehensive Master Plan;*

The proposed PUD amendment is consistent with the City's Live-Earn-Play-Learn Master Plan, including the specific goals of "elevating the design and quality of the City's built environment," "strengthening identified growth sectors," and "improving night life, entertainment, and recreation experiences for residents and visitors."

11. *The provisions of any applicable Urban Renewal Plan;*

The PUD is not located within an Urban Renewal Area.

12. *All applicable standards and requirements of this Code;*

The PUD amendment complies with all applicable requirements of the Code.

13. *The intent and purpose of this Code; and*

The PUD amendment is consistent with the stated purposes of the Code to “preserve and enhance the value of structures, communities, and neighborhoods,” “to preserve, protect, and promote the City’s employment base,” and “to provide oversight and planning to sustain the healthy growth of the City’s employment centers.” Art. 32, § 2-101.

14. *Any other matters considered to be in the interest of the general welfare.*

For all of these reasons, the Council finds the PUD amendment to be in the interest of the general welfare.

SOURCE OF FINDINGS:

[X] Planning Commission’s report, dated April 29, 2022, which included the Department of Planning Staff Report, dated April 28, 2022.

[X] Testimony presented at the Committee hearing

Oral – Witness:

- Tamara Woods, Planning Department
- Hilary Ruley, Law Department
- Caroline Hecker, Esquire, Representative for the Applicant

Written:

- Planning Commission Report – Dated April 29, 2022 and Planning Staff Report – Dated April 28, 2022
- Rosenberg, Martin Greenberg, Memorandum, Caroline Hecker – Dated August 9, 2022
- Board of Municipal and Zoning Appeals, Agency Report – Dated June 7, 2022
- Law Department, Agency Report – Dated June 14, 2022
- Department of Transportation, Agency Report – Dated June 27, 2022
- Department of Housing and Community Development, Agency Report – Dated July 13, 2022
- Baltimore Development Corporation, Agency Report – Dated June 14, 2022
- Department of Public Works, Agency Report – Dated June 15, 2022
- Fire Department, Agency Report – Dated April 11, 2022
- Parking Authority, Agency Report – Dated May 5, 2022

COMMITTEE MEMBERS VOTING IN FAVOR

Sharon Green Middleton, Chair
John Bullock
Ryan Dorsey
Antonio Glover
Odette Ramos
Robert Stokes

Finding of Facts Adopted.

Committee Amendments to City Council Bill No. 22-0219

Amendment No. 1

On page 2, strike beginning with “submitted” in line 6 down through and including “2022” in line 10 and substitute:

“contained in this Ordinance, including Exhibit 1, “PUD 1, Title Sheet” dated March 2022; Exhibit 2, “PUD 2, Existing Conditions Plan” dated April 10, 2013, and last revised March 2022; Exhibit 3, “PUD 3, Parcel Area Plan” dated April 10, 2013, and last revised March 2022; Exhibit 4, “PUD 4, Development Plan” dated April 10, 2013, and last revised March 2022; Exhibit 5, “PUD 5, Development Plan” dated April 10, 2013, and last revised March 2022; Exhibit 6, “PUD 6, Proposed Open Space & Public Access Easement Plan” dated April 10, 2013, and last revised March 2022; and Exhibit 7, “PUD 7, Proposed Illustrative Plan” dated April 10, 2013, and last revised March 2022”.

Editor’s Note: In connection with Amendment No. 1 Exhibit 1, Exhibit 2, Exhibit 3, Exhibit 4, Exhibit 5, Exhibit 6, and Exhibit 7 will be appended to Council Bill 22-0219. Full scale exhibits will be posted on the City Council’s “Legislative Public Information Portal”.

Amendment No. 2

On page 2, after line 11, insert:

“SECTION 2. AND BE IT FURTHER ORDAINED, That the Mayor and City Council approve the deletion of the “PUD 8, Design Guidelines” in its entirety from the Development Plan originally approved in Ordinance 13-136.”;

and, on page 2, in line 12, strike “2.” and substitute “3.”; and, on page 3, in lines 14, 16, and 37, strike “3.”, “4.”, and “5.”, respectively, and substitute “4.”, “5.”, and “6.”, respectively;

and, on page 4, in lines 20, 23, and 32, strike “6.”, “7.”, and “8.”, respectively, and substitute “7.”, “8.”, and “9.”, respectively.

Amendment No. 3

On page 4, in lines 2, 7, and 11, in each instance, strike the brackets; and, on that same page, in those same lines, in each instance, strike “5”.


EXHIBIT 1

HARBOR POINT
Baltimore, Maryland

Planned Unit Development

March 2022



 <p>Bentley Development Group, LLC 1000 North Avenue, Suite 110 Baltimore, MD 21201</p>	<p>HARBOR POINT PUD</p>	<p>ARCHITECT AYERS SAINT GROSS 1000 North Avenue, Suite 110 Baltimore, MD 21201 410.528.1000</p> <p>OWNER BENTLEY DEVELOPMENT GROUP, LLC 1000 North Avenue, Suite 110 Baltimore, MD 21201 410.528.1000</p>	<p>PUD 1 Title Sheet</p> <p>PUD 2 Existing Conditions Plan</p> <p>PUD 3 Parcel Area Plan</p> <p>PUD 4 & 5 Development Plan</p> <p>PUD 6 Proposed Open Space & Public Access Statement Plan</p> <p>PUD 7 Proposed Illustrative Plan</p>	<p>AYERS SAINT GROSS ARCHITECTS & PLANNERS 1000 North Avenue, Suite 110 Baltimore, MD 21201 410.528.1000</p>	<p>PUD 1</p>
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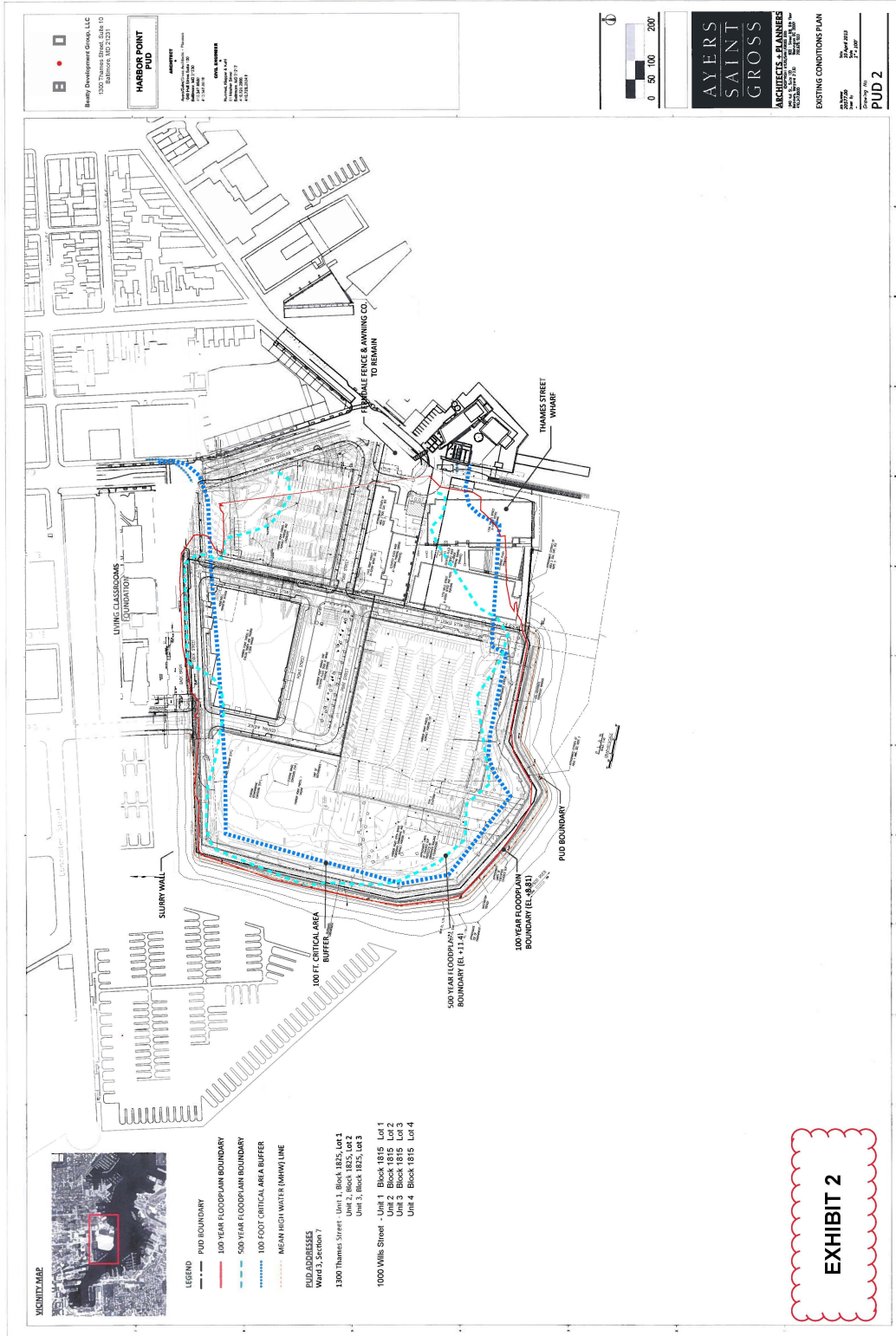


EXHIBIT 2





Beatty Development Group, LLC
 1500 Peachtree St. NE, Ste 110
 Atlanta, GA 30329
 404.525.2211

HARBOR POINT PUD

Architect: **AYERS SAINT GROSS ARCHITECTS-PLANNERS**
 1000 Peachtree St. NE, Ste 110
 Atlanta, GA 30329
 404.525.2211

Engineer: **ENVIRONMENTAL ENGINEERS**
 1000 Peachtree St. NE, Ste 110
 Atlanta, GA 30329
 404.525.2211

0 50 100 200'

AYERS SAINT GROSS ARCHITECTS-PLANNERS

1000 Peachtree St. NE, Ste 110
 Atlanta, GA 30329
 404.525.2211

DEVELOPMENT PLAN

2/17/2016

1" = 100'

PUD 4

EXHIBIT 4



PARCEL GSE LAND AREA (±)

1	106,700
2	189,844
3	105,755
4	137,030

Currently Constructed Building Program*

Parcel/Bldg	Office	Residential	Residential Unit Count	Retail	Hotel	Total SF	Required Parking	Parking Provided On Site
Parcel 5, Bldg 7 (TSW)	254,895					254,895	316	0
Parcel 2, Bldg 1 (Exelon)	443,820	77,817	103	38,486		560,123	658	754
Central Garage								276
Parcel 5, Bldg 8 (L406 Point)	217,700	212,613	289	17,759		94,250	161	50
Under Construction								
Parcel 3, Bldg 4 & 5 (1, Rowe)	511,690	237,733	310	13,390	77,907	550,601	695	244
Parcel 4 (Bldg 9 & 10 phase 1)	188,136	188,136	206	3,129		191,471	291	1,244
Parcel 4 (phase 2)							161	96
Total	1,428,105	716,299	908	111,575	172,157	2,428,136	2,643	2,628

* Future Development on Parcel 1 will follow underlying C-5-DC zoning that includes unlimited height and density with no parking requirement

EXHIBIT 5

B • D
 Brady Development Group, LLC
 1000 North Central Expressway, Suite 100
 Baltimore, MD 21201

**HARBOR POINT
 PUD**

ARCHITECT
 Ayers Saint Gross
 1000 North Central Expressway, Suite 100
 Baltimore, MD 21201
 Phone: 410.528.1000
 Fax: 410.528.1001

CONSULTING ENGINEER
 The City of Baltimore
 Department of Planning
 100 North E. Pratt Street
 Baltimore, MD 21202
 Phone: 410.396.1000
 Fax: 410.396.1001

**AYERS
 SAINT
 GROSS**
 ARCHITECTS & PLANNERS
 1000 North Central Expressway, Suite 100
 Baltimore, MD 21201
 Phone: 410.528.1000
 Fax: 410.528.1001

DEVELOPMENT PLAN

2/27/2016
 2/27/2016
 2/27/2016

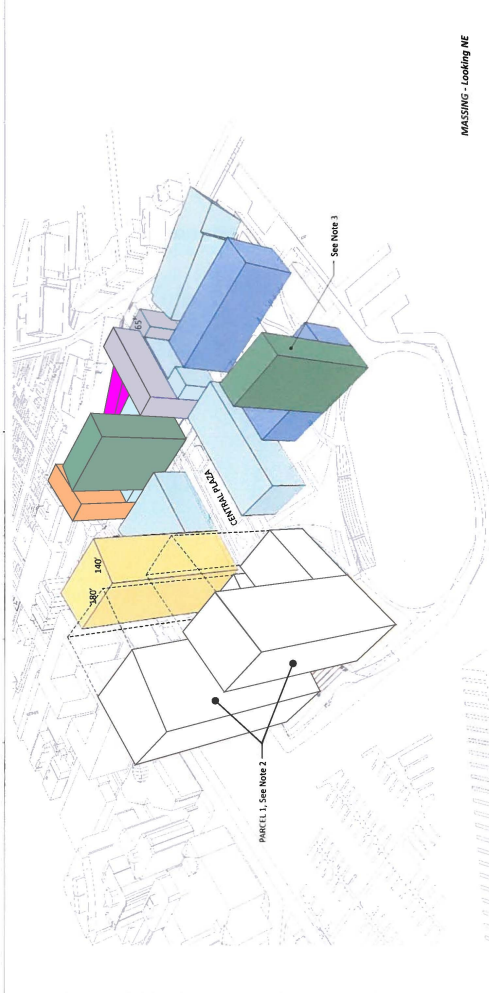
PUD 5

- NOTES**
1. Building heights to be measured from Central Plaza.
 2. Parcel 2 height and density determined by underlying C-5DC zoning; unlimited height, no parking required.
 3. Parcel 3 must contain at least two distinct buildings with base heights as shown on diagram. In addition to base heights, one building is permitted to exceed the height up to 250' or 50% of the gross square feet, whichever is less. The maximum gross square feet and may not be more than 50% of the building area.
 4. The massing diagrams shown here are illustrative in content and direction. The ultimate disposition of height and mass within the parcels, will be the result of the final design and construction. The final design and construction must be approved by the City of Baltimore - Department of Planning.
 5. If any specific dimensions are shown, refer to Notes for allowable height.
 6. Mechanical penthouses shall not exceed 20 feet in height except in the tower zone (as defined in PUD 5).

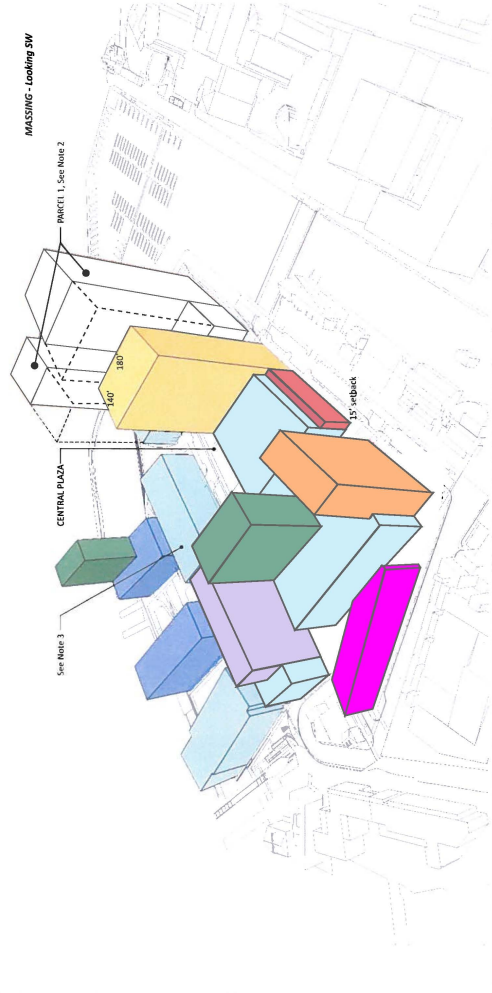
BUILDING HEIGHTS

- 70 ft.
- 75 ft.
- 100 ft.
- 135 ft.
- 180 ft.
- 200 ft.
- 250 ft.
- 300 ft.

MASSING - Looking NE



MASSING - Looking SW



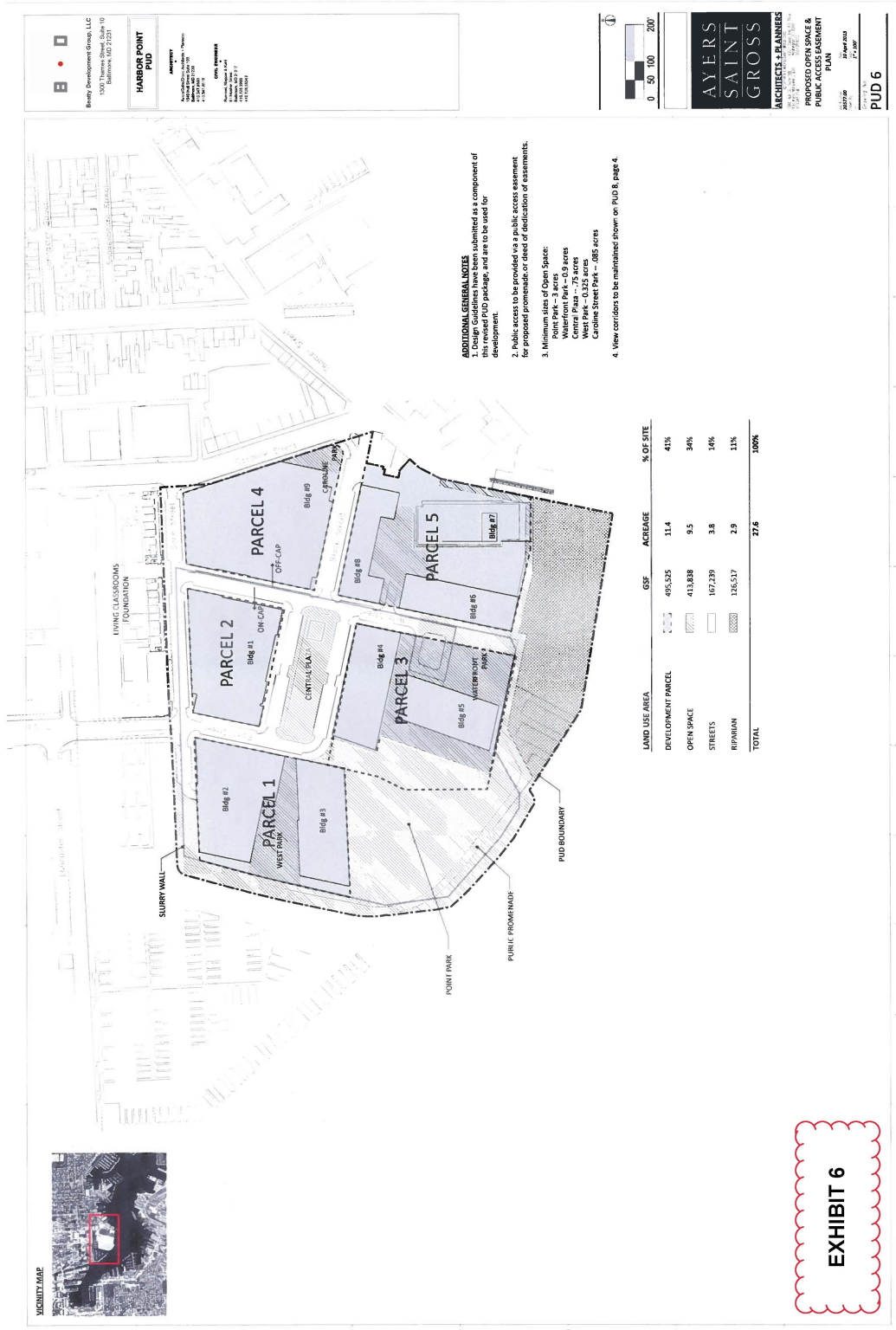


EXHIBIT 6



CRITICAL AREA NOTES

1. This drawing represents a Preliminary Critical Area Plan for Harbor Point PUD. The Critical Area Plan report submitted to Baltimore City in December 2011.
2. All previous discussions with Baltimore City Planning and Zoning Department regarding Harbor Point PUD are incorporated into this updated Harbor Point Critical Area Master Plan to Baltimore City for review and approval. The submission will include adjustments to the critical area analysis based upon the detailed site plan for this development phase.
3. Due to existing environmental controls in place on the site, the Critical Area Plan will be updated to reflect the current status of the site. All stormwater controls must comply with the requirements of the US Environmental Protection Agency's consent decree and the property owner's ground lease.
4. The primary conceptual strategy for complying with critical area requirements is the reduction of impervious cover. The project will also attempt to incorporate other stormwater management strategies such as permeable pavement, shoreline vegetation, etc.), subject to the approval of the Department of Planning and the Chesapeake Bay Critical Area Commission.

- Critical Area - Conceptual Data (all quantities are approx.)**
- Total site area = 27.6 acres
 - Proposed impervious area = 20.1 acres
 - (addresses 10% pollutant removal req't)
 - 100 ft. buffer area = 6.8 acres
 - 100 ft. buffer open space = 1.3 acres
 - 100 ft. buffer developed area (bldg/lowy) = 1.7 acres
 - 100 ft. buffer credit (green space) = 1.9 acres

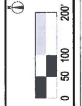
B **D**

Bentley Development Group, LLC
 1000
 Baltimore, MD 21201

HARBOR POINT PUD

ARCHITECT
 Ayers Saint Gross
 1000
 Baltimore, MD 21201
 +1 410 238 2000

CIVIL ENGINEER
 Professional Engineer
 License No. 1117
 +1 410 238 2000



AYERS SAINT GROSS

ARCHITECTS & PLANNERS

PROPOSED
 ILLUSTRATIVE PLAN

DATE: 11/15/11
 DRAWN BY: J. GARDNER
 CHECKED BY: J. GARDNER

PUD 7

EXHIBIT 7

The amendments were read and adopted.

Favorable report, as amended, adopted.

The bill, as amended, was read the second time and ordered printed for third reading.

THIRD READING

The President laid before the City Council:

BILL NO. 22-0212 - An Ordinance amending application requirements for the portable homestead tax credit; terminating the sunset of the credit; and generally relating to the portable homestead property tax credit.

It was read the third time.

The bill being on its final passage, the yeas and nays were called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Costello, Stokes, Glover, Ramos - Total 13.

Nays - 0.

Absent - 2.

The bill was read and approved, and the bill was declared "Passed".

BILL NO. 22-0213 - An Ordinance permitting, subject to certain conditions, the construction and maintenance of a portion of a building, to project into the public right-of-way on the east side of Henry Street on the property known as 420 East Randall Street; and providing for a special effective date.

It was read the third time.

The bill being on its final passage, the yeas and nays were called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Costello, Stokes, Glover, Ramos - Total 13.

Nays - 0.

Absent - 2.

The bill was read and approved, and the bill was declared "Passed".

BILL NO. 22-0215 - An Ordinance condemning and closing of two 10 Foot Alleys bounded by East 23rd Street, Greenmount Avenue and East 22nd Street, as shown on a plat numbered 303-A-19A, dated September 14, 2021, prepared by the Survey Section, and filed in the Office of the Department of Transportation; and providing for a special effective date.

It was read the third time.

The bill being on its final passage, the yeas and nays were called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Costello, Stokes, Glover, Ramos - Total 13.

Nays - 0.

Absent - 2.

The bill was read and approved, and the bill was declared "Passed".

BILL NO. 22-0216 - An Ordinance authorizing the Mayor and City Council of Baltimore to grant a Perpetual Easement to the Maryland State Highway Administration for the installation and maintenance of a traffic control device, sidewalk, and median in the vicinity of the intersection of MD 1 (Eastern Avenue) and the entrance to East Point Mall, Baltimore County, Maryland, as shown on Plat 59795 filed in the State Highway Administration State Roads Commission; and providing for a special effective date.

It was read the third time.

The bill being on its final passage, the yeas and nays were called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Costello, Stokes, Glover, Ramos - Total 13.

Nays - 0.

Absent - 2.

The bill was read and approved, and the bill was declared "Passed".

BILL NO. 22-0247 - An Ordinance prohibiting the obstruction of public streets under certain circumstances; establishing certain penalties; defining certain terms; and generally relating to obstructing a City street.

It was read the third time.

The bill being on its final passage, the yeas and nays were called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Costello, Stokes, Glover, Ramos - Total 13.

Nays - 0.

Absent - 2.

The bill was read and approved, and the bill was declared "Passed".

**MOTION TO SUSPEND CITY COUNCIL RULES 10-2 AND 10-3
WITH REGARD TO BILL NO. 22-0257**

Councilmember Schleifer made a motion, duly seconded, to suspend Rules 10-2 and 10-3 in order to have an early hearing on Bill No. 22-0257.

The motion carried without exception, and the President declared the rules suspended with regard to the bill. Then Councilmember Schleifer announced a hearing date for the bill.

ADJOURNMENT

On motion of Councilmember, duly seconded, the City Council adjourned to meet on Monday, September 12, 2022, at 5:00 p.m.

Consent Calendar

CR 888 President Mosby, All Members

A Baltimore City Resolution congratulating Bernice Ruth Brafman on your 102nd birthday, may you experience a wealth of bliss, good health and happiness.

CR 889 President Mosby, All Members

A Baltimore City Resolution congratulating Madge Kolman on your 96th birthday, may you experience a wealth of bliss, good health and happiness.

CR 890 President Mosby, All Members

A Baltimore City Resolution congratulating Anita Campbell on your 88th birthday, may you experience a wealth of bliss, good health and happiness.

CR 891 President Mosby, All Members

A Baltimore City Resolution congratulating Frances Ward on your 94th birthday, may you experience a wealth of bliss, good health and happiness.

CR 892 President Mosby, All Members

A Baltimore City Resolution congratulating Venciedora Kane on your 89th birthday, may you experience a wealth of bliss, good health and happiness.

CR 893 President Mosby, All Members

A Baltimore City Resolution congratulating Ethel Squire on your 88th birthday, may you experience a wealth of bliss, good health and happiness.

CR 894 President Mosby, All Members

A Baltimore City Resolution congratulating Paula Wienstein on your 88th birthday, may you experience a wealth of bliss, good health and happiness.

CR 895 Dorsey

A Baltimore City Resolution congratulating Milton Tapp on your 90th birthday, may you experience a wealth of bliss, good health and happiness on this most special day.

CR 896 President Mosby, All Members

A Baltimore City Resolution congratulating Jartarsha Gibson, Matthew Pearson, Destiny Doggett, Dawayne White, Kaelyn Register, Chanel Horne, Jimea Barner, Ka'shawn McClary and Shandra Parker from the Franciscan Center Graduation 4th Culinary Class on the accomplishment of the Franciscan Center's 4th Culinary Class.

CR 897 President Mosby, All Members

A Baltimore City Resolution congratulating George E. Carter on 25 years of retirement from Medical Media Veterans Administration Hospital.

CR 898 President Mosby, All Members

A Baltimore City Resolution on the death of Mother Cleo Jones, February 18, 1928 - July 23, 2022.

CR 899 President Mosby, All Members

A Baltimore City Resolution congratulating Mr. James "Jimmy" Sanders on your 80th Birthday, may you experience a wealth of bliss, good health and happiness.

CR 900 Cohen

A Baltimore City Resolution congratulating Safeway Foundation on the work of the Safeway Foundation School Spirit Campaign for their commitment to ongoing annual fundraising on behalf of local schools.

CR 901 Stokes

A Baltimore City Resolution on the death of Stephanie Dasha Murray, October 15, 1995 - July 19, 2022.

CR 902 Stokes

A Baltimore City Resolution congratulating Major Tomecha Brown on your retirement after servicing many years with the Baltimore City Police Department.

CR 903 Bullock

A Baltimore City Resolution congratulating Maggie Branch on your 50 plus years of love, life and legacy in the Penrose/Fayette Street Community.

CR 904 President Mosby, All Members

A Baltimore City Resolution congratulating Kathleen Byrnes on 11 years of service to the City of Baltimore.

CR 905 Burnett

A Baltimore City Resolution congratulating Ms. Thelma Edwards on your 105th Birthday, Happy Birthday!

CR 906 President Mosby, All Members

A Baltimore City Resolution congratulating Dr. Nawal Rajeh on your dedication and service to Baltimore City.

CR 907 President Mosby, All Members

A Baltimore City Resolution congratulating Chrysalis House Healthy Start on your 15th Anniversary Celebration of service "Recovering Moms have Healthy Babies, and Build Stronger Families."

CR 908 Middleton

A Baltimore City Resolution on the death of Martha Lue Milburn, June 14, 1934 - July 22, 2022.

CR 909 President Mosby, All Members

A Baltimore City Resolution congratulating Luke Andrzejewski on your many years of outstanding community service in the City of Baltimore.

CR 910 President Mosby, All Members

A Baltimore City Resolution congratulating Kim Trueheart on your advocacy, passion and commitment to youth in Baltimore City and for opening the door to their bright futures.

CR 911 President Mosby, All Members

A Baltimore City Resolution on the death of Donnell E. Candy, Sr., February 12, 1964 - August 1, 2022.

CR 912 President Mosby, All Members

A Baltimore City Resolution congratulating Caroline Yvette Brooks on 31 years of service with the Department of Transportation Safety Division.

CR 913 President Mosby, All Members

A Baltimore City Resolution congratulating Mary R. Talley on your 100th Birthday.

CR 914 Middleton

A Baltimore City Resolution congratulating Bishop Floyd Rubin Simmons, Co-Pastor Helen Simmons, and Beth-House of Prayer, Baltimore Maryland on 45 years of dedicated worship and diligence to the House YHWH.

CR 915 Middleton

A Baltimore City Resolution congratulating Most Ancient Grand Matron Carol D. Simon-Martin and Most Worthy Grand Joshua Stephen B. Bush on your diligent service to the heroines of Jericho. Prince Hall Affiliation, Maryland Jurisdiction and the City of Baltimore.

CR 916 President Mosby, All Members

A Baltimore City Resolution on the death of Mother Charity Lee Shields, March 17, 1924 - July 21, 2022.

CR 917 President Mosby, All Members

A Baltimore City Resolution on the death of Dr. Ruth J. Pratt, August 2, 1921 - August 4, 2022.

CR 918 President Mosby, All Members

A Baltimore City Resolution to the Family of Mary Louise Nivens, December 27, 1934 - July 22, 2022.

CR 919 President Mosby, All Members

A Baltimore City Resolution congratulating Pete O'Neal Sr., on your retirement on May 12, 2022 after serving 44 years in media relations.

CR 920 President Mosby, All Members

A Baltimore City Resolution on the death of Brandon Andrew Knox, Jr., October 10, 2008 - July 30, 2022.

CR 921 President Mosby, All Members

A Baltimore City Resolution to the Family of Sheila Roberta Talley, February 7, 1946 - August 7, 2022.

CR 922 President Mosby, All Members

A Baltimore City Resolution on the death of Kevin Graham, May 29, 1958 - August 3, 2022.

CR 923 Cohen

A Baltimore City Resolution congratulating Nuestras Raices, Inc. on your Grand Opening of "Casa De La Cultura", a Hispanic/Latino Cultural, Educational and Empowerment Center located in the heart of Highlandtown.

CR 924 President Mosby, All Members

A Baltimore City Resolution congratulating Lolita M. Lee on 31 years of service to the City of Baltimore.

CR 925 President Mosby, All Members

A Baltimore City Resolution congratulating Lucky Font on your dedication to the Legislative Affairs Office of Council President Nick J. Mosby, wishing you much success as you embark on your new journey.

CR 926 President Mosby, All Members

A Baltimore City Resolution on the death of Denise "Nisey" L. Brooks, March 16, 1956 - August 4, 2022.

CR 927 President Mosby, All Members

A Baltimore City Resolution to the Family of Dennis R. Wilson, November 15, 1952 - August 11, 2022.

CR 928 President Mosby, All Members

A Baltimore City Resolution congratulating Elsie Creighton on your 100th Birthday Celebration!