


FROM	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #23-0389 / TRANSIT-ORIENTED DEVELOPMENT – REISTERSTOWN PLAZA		

TO

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

DATE: June 9, 2023

At its regular meeting of June 8, 2023, the Planning Commission considered City Council Bill #23-0389, for the purpose of supporting a State Transit-Oriented Development designation for Reisterstown Plaza, the area surrounding and including the Reisterstown Plaza Metro Subway Link Station; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #23-0389 and adopted the following resolutions, with five members being present (five in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #23-0389 be **approved** by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

cc: Ms. Nina Themelis, Mayor's Office  
Mr. Ethan Cohen, Mayor's Office  
The Honorable Eric Costello, Council Rep. to Planning Commission  
Mr. Colin Tarbert, BDC  
Ms. Rebecca Witt, BMZA  
Mr. Geoffrey Veale, Zoning Administration  
Ms. Stephanie Murdock, DHCD  
Ms. Elena DiPietro, Law Dept.  
Mr. Francis Burnszynski, PABC  
Mr. Liam Davis, DOT  
Ms. Natawna Austin, Council Services



Brandon M. Scott  
Mayor

## PLANNING COMMISSION

Sean D. Davis, Chair; Eric Stephenson, Vice Chair

### STAFF REPORT



Chris Ryer  
Director

June 8, 2023

#### REQUESTS:

City Council Bill #23-0389/ Transit-Oriented Development – Reisterstown Plaza:

For the purpose of supporting a State Transit-Oriented Development designation for Reisterstown Plaza, the area surrounding and including the Reisterstown Plaza Metro Subway Link Station; and providing for a special effective date.

City Council Bill #23-0390/ Transit-Oriented Development – Penn Station:

For the purpose of supporting a State Transit-Oriented Development designation for Penn Station, the area surrounding and including Baltimore Penn Station; and providing for a special effective date.

#### RECOMMENDATIONS:

City Council Bill #23-0389: Approval

City Council Bill #23-0390: Approval

**STAFF:** Eric Tiso

**PETITIONER:** The Administration (Department of Transportation)

#### SITE/GENERAL AREA

General Area: These bills cover two areas. The first is around the Reisterstown Plaza Metro Subway Link Station, roughly between Wabash Avenue to Metro Drive, and from Northern Parkway to Patterson Avenue. The second includes a number of blocks surrounding Penn Station.

#### HISTORY

There are no previous legislative or Planning Commission actions regarding these actions.

#### CONFORMITY TO PLANS

These legislative actions are intended to conform to Title 7, Subtitle 1 of the State Transportation Article, which requires the State to obtain local jurisdiction support for Transit Oriented Design (TOD) projects by adoption of a local resolution. These bills are also compatible with the Consolidated Transportation Program, with emphasis on public transit and TOD, generally.

## **ANALYSIS**

Attached to each bill is a letter from the Mayor outlining the priorities that are consistent with the administration's commitments to increase access to public transportation, advance the implementation of our innovative and comprehensive complete streets, ordinance, support the safe and reliable movement of freight, and connect City residents with major employers across the region. This program will help unlock funds needed by the City in order to maintain our transportation network in the state of good repair, and to meet public's needs.

High-Impact Priority Projects outlined include:

- Vietnam Veterans Memorial Bridge and Hanover Street multimodal corridor improvements.
- US 40 Franklin and Mulberry highway redevelopment and ramp removal.
- Implementation of the greenway trails
- Locally operated transit services.
- Transit Oriented Development.

Program City-wide initiatives with insufficient funding that will be aided include:

- Roadway resurfacing.
- Americans with Disabilities Act (ADA) compliance.
- Traffic safety improvements.
- Transit flow and access improvements.
- New finance options and state support for bridge repair and replacement.

As this is consistent with our local priorities, and since it will aid in obtaining needed funds, staff recommends approval of both bills.

Notification: Notice of these bills was sent to the approximately 19,000 subscribers to the GovDelivery system.



**Chris Ryer**  
**Director**