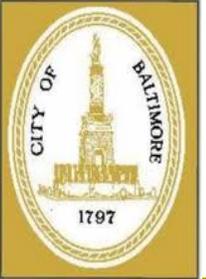


FROM	NAME & TITLE	Matthew W. Garbark, Acting Director	CITY of BALTIMORE <i>MEMO</i>	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	City Council Bill 20-0568		

October 13, 2020

TO:

Land Use Committee

INTRODUCTION

I am herein reporting on City Council Bill 20-0568 introduced by Councilwoman Clarke on behalf of Stadium Place, Inc.

PURPOSE

The purpose of the Bill is to approve certain amendments to the Development Plan of the Stadium Place Planned Unit Development.

BRIEF HISTORY

Ordinance 00-113 approved the property located at the former site of Memorial Stadium as a Residential Planned Unit Development and the Development Plan submitted by the applicant, to be known as Stadium Place. Ordinance 01-267 authorized the Mayor and City Council to sell the former stadium site. Since approval of the originating Ordinance, the Planning Commission has approved a subdivision plan and a series of minor amendments and final designs. The City Council adopted City Council Resolution 08-0026R that supported State legislation (HB 894 and SB 763), which would create State debt of \$350,000 for GEDCO to develop a long term care facility at Stadium Place. This legislation was followed by City Council Resolution 09-0098R supporting a State capital investment for the Green House Residences, a long term care facility, at Stadium Place. The PUD development to date includes the following: the Harry and Jeanette Weinberg YMCA and daycare center with associated fields and playground; five senior housing buildings; and a multi-use sports field developed by the Cal Ripken, Sr. Foundation. A mixed-use retail and residential building is under construction known as The Village Center, and a new Gilchrist hospice facility was recently approved to be developed within the PUD.

City Council Bill 20-0568, if approved, would revise the Development Plan to allow for the construction of a YMCA Early Childhood Center and an open-air pavilion adjacent to the current athletic field, expand the maximum allowable restaurant space from 4,000 square feet to 8,000 square feet within The Village Center, and would update the PUD language to align with the

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recently revised zoning code developed under Transform Baltimore.

The Planning Commission considered this bill at their August 20, 2020 meeting and supported the legislation with amendments that would revise the dates in Section 2 of the legislation to refer to the latest version of drawings, and would revise Sheet C-400 of the overall master plan, to include the area designations developed in an earlier version of the master plan that continue to be referenced in the PUD text. The Department finds these amendments to be reasonable and appropriate changes to the legislation.

FISCAL IMPACT

No significant fiscal impacts are anticipated to be experienced by this Department with the passage of this legislation.

AGENCY/DEPARTMENT POSITION

The Department of Public Works supports passage of City Council Bill 20-0568 as proposed to be amended by the Planning Commission.



Matthew W. Garbark
Acting Director

MWG:MMC