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**CERTIFICATE OF MAILING**  
**WRITTEN NOTICE TO PROPERTY OWNER(S)**

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**City Council Bill Number:** 20-0568

I HEREBY CERTIFY, under penalty of perjury, that the attached\* document was mailed to the following:

A. Property Owner:

B. Property Address:

or

C.  List of Property Owners  
*(Place a Check Mark Above & Attach A List of Property Owners with Addresses)*

On the following date: Friday, October 2, 2020

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**Mailed By:**

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**Applicant's Name:** Nichole Battle 

**Applicant's Organization:** Stadium Place Inc. c/o GEDCO

**Applicant's Title:** CEO of GEDCO

**Applicant's Address:** 1010 E. 33<sup>rd</sup> Street, Terrace Level Baltimore, Maryland 21218

**Applicant's Telephone Number:** 410-433-2442 Ext. 13/301-356-4531

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*\*Note: Please attach a copy of the document that was mailed to the property owner(s).*

**Exhibit A**

**Stadium Place Property Addresses and Ownership Information**

Block	Lot	Property Address	Owner	Owner Address
3986C	1	1000 E. 33 <sup>rd</sup> ST	STADIUM PLACE ASSOCIATION INC.	TERRACE LEVEL c/o GEDCO 1000 E. 33RD ST BALTIMORE, MD 21218-3636
3986C	1A	1010 E. 33 <sup>rd</sup> ST	1010 EAST STREET REALTY HOLDINGS LLC	575 PROSPECT ST #304 LAKEWOOD, NJ 08701
3986C	2	1100 E. 33 <sup>rd</sup> ST	VILLAGE CENTER DEVELOPMENT LLC	7464 NEW RIDGE RD STE 5 HANOVER, MD 21076
3986C	2A	1050 E. 33 <sup>rd</sup> ST	EDNOR APARTMENTS II LIMITED PARTNERSHIP	875 HOLLINS ST STE 202 BALTIMORE, MD 21201
3986C	3	1020 E. 33 <sup>rd</sup> ST	VENABLE APARTMENTS I INC.	180 ADMIRAL COCHRANE DR STE 200 ANNAPOLIS, MD 21401
3986C	3A	1030 E. 33 <sup>rd</sup> ST	VENABLE APARTMENTS II INC.	180 ADMIRAL COCHRANE DR STE 200 ANNAPOLIS, MD 21401
3986C	4	1040 E. 33 <sup>rd</sup> ST	EDNOR APARTMENTS LIMITED PARTNERSHIP	875 HOLLINS ST STE 202 BALTIMORE, MD 21201
3986	5	901 E 36TH ST	MAYOR & CITY COUNCIL OF BALTIMORE	c/o HCDC 417 E. FAYETTE ST BALTIMORE, MD 21201
3986C	5A	1080-1090 E. 33 <sup>rd</sup> ST	PHI STADIUM PLACE SENIOR CARE, INC.	ONE TRINITY DR EAST STE 201 DILLSBURG, PA, 17019
3986C	6	900 E. 33RD ST	YOUNG MEN'S CHRISTIAN ASSOCIATION OF CENTRAL MARYLAND, INC.	303 W. CHESAPEAKE AVE BALTIMORE, MD 21204

4362  
LOT

7

1070 E.  
33 ST-

GHC HOLDINGS LLC  
c/o CATHOLIC NAME

11311 MCCORMICK RD 576100  
HUNT VALLEY, MD 21031

# Stadium Place Inc.

Subsidiary of Govans Ecumenical Development Corporation

A Project of GEDCO

Govans Ecumenical  
Development  
Corporation  
www.gedco.org

## Stadium Place- The Miracle on 33rd Street

October 2, 2020

### Notice of Stadium Place PUD major amendments

#### Stadium Place Board of Directors

Rev. John "Jack" Sharp  
(1938-2015)  
Founder

Andrea Garris Jackson  
President

Shane Bryan  
Secretary

The Rev. Msgr. William Burke  
Reba Cornman

Staff  
Nichole Doye Battle  
(CEO)

You are receiving this notice as an owner of property within the Stadium Place Planned Unit Development. Stadium Place, Inc. applied for the major amendments to the Stadium Place PUD as described in the attached draft City Council Bill 20-0568.

#### NOTICE

#### Baltimore City Council Public Hearing on Bill No. 20-0568

The Land Use Committee of the Baltimore City Council will meet on Wednesday, October 21, 2020 at 1:20 p.m. to conduct a public hearing on City Council Bill No. 20-0568. The Committee will conduct the hearing virtually through Webex. Information on how the public can participate in the hearing will be available at <https://baltimore.legistar.com/Calendar.aspx>.

#### CC 20-0568 – Ordinance – Planned Unit Development – Amendment – Stadium Place

For the purpose of approving certain amendments to the Development Plan of the Stadium Place Planned Unit Development.

By authority of Article 32-Zoning, Section 5-201(a) and Title 13  
Baltimore City Revised Code (2000)

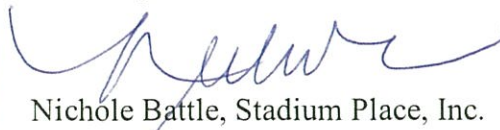
The Stadium Place Planned Unit Development is located at the former site of Memorial Stadium, bounded by 33<sup>rd</sup> Street to the south, 36<sup>th</sup> Street to the north, Ellerslie Avenue to the west, and Ednor Road to the east.

NOTE: This bill is subject to amendment by the Baltimore City Council.

Applicant: Stadium Place, Inc. For more information, please contact Committee Staff at (410)396-1268. - EDWARD REISINGER, Chair

Please do not hesitate to reach out to me with any comments or questions about these amendments to the Stadium Place PUD.

Sincerely,



Nichole Battle, Stadium Place, Inc.

Enclosure – Copy of City Council Bill 20-0568

**Stadium Place**  
Weinberg Court Apartments  
Venable Apartments II  
Ednor Apartments  
Ednor Apartments II  
Heritage Run  
Stadium Place Nursing and  
Rehabilitation Center  
Y of Central Maryland  
Village Center (coming soon)

Stadium Place Inc.  
1010 East 33<sup>rd</sup> Street  
Baltimore, Maryland 21218  
T: 410-433-2442 F: 410-433-4834  
www.gedco.org

**CITY OF BALTIMORE  
COUNCIL BILL 20-0568  
(First Reader)**

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Introduced by: Councilmember Clarke

At the request of: Stadium Place, Inc.

Address: c/o Nicole M. Lacoste Folks, Esquire, 2216 Essex Street, Baltimore, Maryland 21231

Telephone: 410-925-2942

Introduced and read first time: July 20, 2020

Assigned to: Land Use Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Department of Public Works, Fire Department, Baltimore Development Corporation, Baltimore City Parking Authority Board, Department of Transportation

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Planned Unit Development – Amendment – Stadium Place**

3 FOR the purpose of approving certain amendments to the Development Plan of the Stadium Place  
4 Planned Unit Development.

5 BY authority of

6 Article 32 - Zoning

7 Section 5-201(a) and Title 13

8 Baltimore City Revised Code

9 (Edition 2000)

10 **Recitals**

11 By Ordinance 00-113, the Mayor and City Council (i) approved the application to have  
12 certain property located at the former site of Memorial Stadium, north of 33<sup>rd</sup> Street, south of 36<sup>th</sup>  
13 Street, east of Ellerslie Avenue, and west of Ednor Road (Block 3986-C, Ward 9, Section 21),  
14 consisting of 32.385 acres, more or less, as shown in the Development Plan comprised of the  
15 Plans entitled "Existing Conditions," dated November 15, 2000, and the "Proposed Conditions,"  
16 dated November 15, 2000, designated as a Residential Planned Unit Development, and (ii)  
17 approved the Development Plan submitted by applicant.

18 In 2007 for approval of both Stadium Place Lot 2 Condominiums and Ednor II Senior  
19 Housing, 2009 for approval of Green House Residences, 2017 for approval of Village Center,  
20 and 2019 for approval of Gilchrist Center, representatives of the applicant met each time with the  
21 Department of Planning to gain approval for minor amendments to the Development Plan  
22 pursuant to § 13-402 of the Baltimore City Zoning Code.

23 Stadium Place, Inc. now wishes to amend: (i) certain provisions in Ordinance 00-113 to  
24 comply with the current version of the Baltimore City Zoning Code, Article 32- Zoning,(ii)

EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

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1 certain uses as set forth in Ordinance 00-113, and (iii) the Development Plan, as previously  
2 approved by the Mayor and City Council.

3 On January 14, 2020, representatives of the applicant met with the Department of Planning  
4 for a preliminary conference to explain the scope and nature of additional proposed amendments  
5 to Ordinance 00-113 and the Development Plan.

6 The representatives of the applicant have now applied to the Baltimore City Council for  
7 approval of these amendments, and they have submitted amendments to provisions of Ordinance  
8 00-113 and the Development Plan intended to satisfy the requirements of Baltimore City Code  
9 Article 32 - Zoning § 5-201(a) and Title 13.

10 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
11 Section 2 of Ordinance 00-113 is hereby amended to read as follows:

12 **Ordinance 00-113**

13 SECTION 2. AND BE IT FURTHER ORDAINED, That in accordance with the  
14 provisions of [Title 9, Subtitle 2] TITLE 13, SUBTITLE 2, the following uses are  
15 permitted within the Planned Unit Development:

- 16 (a) all uses currently permitted in an R-7 Zoning District and additional  
17 uses that may later be permitted in an R-7 Zoning District;
- 18 (b) all conditional uses of an R-7 Zoning District allowable by authority of  
19 the Board of Municipal and Zoning Appeals;
- 20 (c) in addition, the following uses are permitted:
  - 21 (1) [housing for the elderly] AGE-RESTRICTED RESIDENTIAL-CARE  
22 FACILITY, with a maximum of 600 units and all accessory uses,  
23 including multipurpose rooms, dining facilities, personal  
24 service shops, and other amenities primarily for the occupants  
25 of the facility;
  - 26 (2) [convalescent, nursing, and rest homes (assisted living)]  
27 RESIDENTIAL-CARE FACILITY, with a maximum of 60 beds for  
28 the nursing home and 105 beds for assisted living;
  - 29 (3) [medical and dental clinics] HEALTH-CARE CLINICS;
  - 30 (4) [indoor and outdoor recreational facilities, multi-purpose  
31 neighborhood centers,] RECREATION: INDOOR, RECREATION:  
32 OUTDOOR, and community center (YMCA);
  - 33 (5) [adult day care] DAY-CARE CENTER: ADULT for no more than 60  
34 adults; and
  - 35 (6) [day nurseries, group day care centers, and nursery school]  
36 DAY-CARE CENTER: CHILD; and

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1 (d) the following uses are permitted but are limited to the maximum  
2 square footage designated below:

3 (1) offices – business and professional, not to exceed 5,000 square  
4 feet in Area B and not to exceed 48,000 square feet in Area D;

5 (2) business establishment uses as permitted in a [B-1] C-1 Zoning  
6 District, not to exceed 18,000 square feet in total usage;

7 (3) [computer training center] EDUCATIONAL FACILITY:  
8 COMMERCIAL-VOCATIONAL, not to exceed 3,500 square feet,  
9 FOR COMPUTER TRAINING PURPOSES ONLY;

10 (4) [pharmacy distribution center] RETAIL GOODS ESTABLISHMENT,  
11 not to exceed 3,500 square feet, FOR PHARMACEUTICAL SALE  
12 PURPOSES ONLY; and

13 (5) restaurants not to exceed [4,000] 8,000 square feet, with carry-  
14 out permitted, but no fast food restaurant is permitted.

15 **SECTION 2. AND BE IT ORDAINED**, That the Mayor and City Council approves the  
16 amendments to the Development Plan submitted by the Developer, as attached to and made part  
17 of this Ordinance, including the following:

- 18 Sheet C-000 - Title Sheet, dated July 13, 2020
- 19 Sheet C-100 - Existing Conditions, dated July 13, 2020
- 20 Sheet C-200 - Site Plan, dated July 13, 2020
- 21 Sheet C-300 - Drainage Area Map, dated July 13, 2020
- 22 Sheet C-400 - Overall Development Master Plan, dated July 13, 2020
- 23 Sheet L-100 - Landscape Plan, dated July 13, 2020
- 24 Sheet L-200 - Landscape Details, dated July 13, 2020
- 25 Sheet A1.1 - Floor Plan, dated July 13, 2020
- 26 Sheet A1.2 - Elevations, dated July 13, 2020
- 27 Sheet A1.3 - Floor Plan and Elevations, dated July 13, 2020.

28 **SECTION 3. AND BE IT FURTHER ORDAINED**, That all plans for the construction of permanent  
29 improvements on the property are subject to final design approval by the Planning Commission  
30 to insure that the plans are consistent with the Development Plan and this Ordinance.

31 **SECTION 4. AND BE IT FURTHER ORDAINED**, That as evidence of the authenticity of the  
32 accompanying amended Development Plan and in order to give notice to the agencies that  
33 administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the  
34 President of the City Council shall sign the amended Development Plan; (ii) when the Mayor  
35 approves this Ordinance, the Mayor shall sign the amended Development Plan; and (iii) the  
36 Director of Finance then shall transmit a copy of this Ordinance and the amended Development  
37 Plan to the Board of Municipal and Zoning Appeals, the Planning Commission, the  
38 Commissioner of Housing and Community Development, the Supervisor of Assessments for  
39 Baltimore City, and the Zoning Administrator.

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1       **SECTION 5. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
2 after the date it is enacted.