

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland 21202



Meeting Agenda - Final

Monday, October 24, 2016

5:00 PM

Du Burns Council Chamber, 4th floor, City Hall

City Council

Bernard C. "Jack" Young, President of the Council
District 1: James Kraft - District 2: Brandon M. Scott
District 3: Robert W. Curran - District 4: Bill Henry
District 5: Rochelle "Rikki" Spector - District 6: Sharon Green Middleton
District 7: Nick Mosby - District 8: Helen L. Holton
District 9: William "Pete" Welch - District 10: Edward L. Reisinger
District 11: Eric T. Costello - District 12: Carl Stokes
District 13: Warren Branch - District 14: Mary Pat Clarke

Call to Order**Invocation**

Reverend Darryl Gould, Gillis Memorial Christian Community Church

Pledge of Allegiance**Roll Call****Showcase Baltimore**

"If I Were Mayor" Essay Winners

Communications from the Mayor**Bills Introduced**

[16-0764](#)

City Property - Naming the Park, Located at 1900-2100 Mount Royal Terrace, Lady Baltimore Park

For the purpose of naming the park, located at 1900-2100 Mount Royal Terrace, Lady Baltimore Park.

Sponsors:

Nick Mosby

[16-0765](#)

Disclosure of Industrial and Railroad Operations - Stand-Alone Disclosure Required

For the purpose of requiring a prominent disclosure before any sale of real property directing buyers to review the City's map of industrial zones and railroad locations; clarifying and conforming related provisions; and generally relating to required disclosures in real estate transactions.

Sponsors:

James B. Kraft, Mary Pat Clarke, Bill Henry, Helen L. Holton and Sharon Green Middleton

Consent Calendar

(See Section A at back of Agenda)

2R Second Reader***Judiciary and Legislative Investigations***[16-0740](#)**Employees' Retirement System and Elected Officials' Retirement System - Clarifications and Modifications**

For the purpose of changing the composition of the Board of Trustees of the Employees' and Elected Officials' Retirement Systems; clarifying certain provisions of the Employees' Retirement System relating to optional forms of payment; modifying certain provisions of the Elected Officials' Retirement System relating to eligibility for service retirement benefits and deferred vested benefits, the amount of the service retirement benefit, and post-retirement benefit increases; correcting, clarifying, and conforming related provisions; setting a special effective date; and generally relating to the Employees' Retirement System and the Elected Officials' Retirement System.

Sponsors:

City Council President (Administration)

RECOMMEND FAVORABLE WITH AMENDMENTS

[15-0276R](#)**Request for State Action - Nonpartisan Municipal Primary Elections**

FOR the purpose of calling on the General Assembly to enact, and the Governor to sign, legislation authorizing the voters of Baltimore City to adopt a nonpartisan primary election system to ensure inclusive and democratic elections for City officials.

Sponsors:

Bill Henry and Brandon M. Scott

RECOMMEND FAVORABLE

[16-0305R](#)**Investigative Hearing - April 2016 Election Problems**

FOR the purpose of reviewing with the Maryland State and Baltimore City Boards of Elections the problems which impeded the Baltimore City Primary Election of April 26, 2016, to identify specific problems and request the City and State to develop a plan of specific steps to ensure a fair and efficient Baltimore City General Election on November 8, 2016.

Sponsors:

Mary Pat Clarke, Robert Curran, Brandon M. Scott, Eric T. Costello, Sharon Green Middleton, Helen L. Holton, Bill Henry, Carl Stokes, Rochelle Spector, President Young, James B. Kraft, Warren Branch, William "Pete" Welch and Edward Reisinger

RECOMMEND FAVORABLE

Land Use and Transportation

[12-0152](#)

TransForm Baltimore - Zoning

FOR the purpose of establishing a new Zoning Code for Baltimore City; modifying the laws governing the agencies and officials who administer the City's zoning processes, including the Zoning Administrator, the Board of Municipal and Zoning Appeals, the Planning Commission, the Planning Director, and the Commissioner of Housing and Community Development; providing for the respective powers and duties of these agencies and officials; establishing new zoning districts for the City, including Residential, Commercial, Industrial, Open Space, Environmental, Special Purpose, and Overlay Districts; adopting maps and profiles for the various districts; establishing the requirements and procedures for obtaining zoning amendments, use permits, and other approvals; establishing use regulations for various districts, including permitted uses, conditional uses, and prohibited uses; establishing bulk and yard regulations for various districts, including height, lot coverage, lot areas, floor area ratio, and yard size standards; establishing design standards for development in various districts; establishing off-street-parking requirements, sign regulations, and other regulations for various districts; requiring special reviews for certain proposed developments, including site plan review, environmentally sensitive areas review, design review, and landscape review; providing for the establishment and regulation of planned unit developments; establishing certain transition rules and authorizing the continuation of certain nonconforming uses and structures, subject to certain conditions; providing for conditional uses (special exceptions), variances, and other modifications or approvals; defining certain terms; establishing certain rules of construction; prohibiting certain conduct; establishing enforcement procedures, including civil and criminal penalties; conforming cross-references in other articles; correcting, clarifying, and conforming related provisions; providing for a special effective date; and generally relating to zoning and development laws of the City of Baltimore.

Sponsors:

City Council President (Administration)

RECOMMEND FAVORABLE WITH AMENDMENTS

Taxation, Finance and Economic Development

[14-0353](#)

Sale of Property - 1511 Ashburton Street

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 known as 1511 Ashburton Street (Block 2408, Lot 066) and no longer needed for public use; and providing for a special effective date.

Sponsors:

City Council President (Administration)

RECOMMEND FAVORABLE WITH AMENDMENTS

3R Third Reader

Third Reader (to be held one meeting)

[15-0575](#) **Rezoning - 1520-1530 Beason Street, 1600 Beason Street, and 1220 Towson Street**

FOR the purpose of changing the zoning for the properties known as 1520-1530 Beason Street, 1600 Beason Street, and 1220 Towson Street, as outlined in red on the accompanying plat, from the M-2-2 Zoning District to the B-1-3 Zoning District.

Sponsors: Eric T. Costello

[16-0688](#) **Rezoning - 320 South Highland Avenue**

FOR the purpose of changing the zoning for the property known as 320 South Highland Avenue, as outlined in red on the accompanying plat, from the B-2-2 Zoning District to the B-2-3 Zoning District.

Sponsors: James B. Kraft

[16-0689](#) **Rezoning - 300 North Warwick Avenue**

FOR the purpose of changing the zoning for the property known as 300 North Warwick Avenue, as outlined in red on the accompanying plat, from the M-2-1 Zoning District to the B-3-3 Zoning District.

Sponsors: William "Pete" Welch

[16-0695](#) **Planned Unit Development - Amendment 1 - New Shiloh Baptist Church**

FOR the purpose of approving certain amendments to the Development Plan of the New Shiloh Baptist Church Planned Unit Development; and conforming a reference.

Sponsors: Nick Mosby

[16-0696](#) **Planned Unit Development - Amendment 1 - Kennedy Krieger Institute**

FOR the purpose of approving certain amendments to the Development Plan of the Kennedy Krieger Institute Planned Unit Development.

Sponsors: Carl Stokes

[16-0707](#) **Rezoning - 1410 North Monroe Street**

For the purpose of changing the zoning for the property known as 1410 North Monroe Street, as outlined in red on the accompanying plat, from the B-3-2 Zoning District to the M-2-1 Zoning District.

Sponsors: Nick Mosby

[16-0709](#)**Planned Unit Development - Amendment - Port Covington**

For the purpose of approving certain amendments to the Development Plan of the Port Covington Planned Unit Development.

Sponsors:

Eric T. Costello

[16-0714](#)**Rezoning - 5501 Pulaski Highway**

For the purpose of changing the zoning for the property known as 5501 Pulaski Highway, as outlined in red on the accompanying plat, from the M-2-1 Zoning District to the B-3 Zoning District.

Sponsors:

Brandon M. Scott

[16-0715](#)**Rezoning - 5501 Belair Road**

For the purpose of changing the zoning for the property known as 5501 Belair Road, as outlined in red on the accompanying plat, from the B-3-1 Zoning District to the B-2-2 Zoning District.

Sponsors:

Brandon M. Scott

[16-0732](#)**Rezoning - 325 West Baltimore Street**

For the purpose of changing the zoning for the property known as 325 West Baltimore Street, as outlined in blue on the accompanying plat, from the B-4-1 Zoning District to the B-4-2 Zoning District.

Sponsors:

Eric T. Costello

[16-0734](#)**Rezoning - Certain Properties in the Remington Central Business Area**

For the purpose of changing the zoning for certain properties in the Remington Central Business Area, as outlined in blue on the accompanying plat, from the R-7 Zoning District to the B-1-2 Zoning District; as outlined in red on the accompanying plat, from the R-8 Zoning District to the B-1-2 Zoning District; and as outlined in green on the accompanying plat, from the R-9 Zoning District to the B-1-2 Zoning District.

Sponsors:

Carl Stokes and Mary Pat Clarke

[16-0750](#)**Planned Unit Development - Amendment - Mt. Washington Mill**

For the purpose of approving certain amendments to the Development Plan of the Mt. Washington Mill Planned Unit Development.

Sponsors:

Rochelle Spector

[16-0751](#)**Rezoning - 300 South Patterson Park Avenue**

For the purpose of changing the zoning for the property known as 300 South Patterson Park Avenue, as outlined in red on the accompanying plat, from the R-8 Zoning District to the O-R-1 Zoning District.

Sponsors:

James B. Kraft

[16-0752](#)**Rezoning - 900 Fleet Street**

For the purpose of changing the zoning for the property known as 900 Fleet Street, as outlined in red on the accompanying plat, from the M-2-2 Zoning District to the B-2-4 Zoning District.

Sponsors:

James B. Kraft

[16-0757](#)**Planned Unit Development - Designation - Northwood Commons**

For the purpose of repealing the existing Development Plan for the Loch Raven Boulevard and Argonne Drive Planned Unit Development, and approving a new Development Plan for the property, to be known as Northwood Commons Planned Unit Development.

Sponsors:

Robert Curran and Mary Pat Clarke

Third Reader (for final passage)[13-0242](#)**Arts and Entertainment Districts - Property Tax Credits - Admissions and Amusement Tax Exemptions**

FOR the purpose of repealing the deadlines by which a qualified person must apply for an arts and entertainment property tax credit or register for an arts and entertainment admissions and amusement tax exemption; conforming certain obsolete statutory references to their current counterparts; providing for a special effective date; and generally relating to tax credits and tax exemptions in Arts and Entertainment Districts.

Sponsors:

James B. Kraft, Carl Stokes, William H. Cole, IV, Bill Henry, Sharon Green Middleton, Mary Pat Clarke, President Young and Helen L. Holton

[16-0648](#)**Street Encroachment - 1 West North Avenue (Parkway Theatre)**

FOR the purpose of permitting, subject to certain conditions, the construction and maintenance of a portion of a building that will project into the public right-of-way of North Charles Street on the east side of the property known as 1 West North Avenue; and providing for a special effective date.

Sponsors:

City Council President (Administration)

[16-0686](#)**Metered Parking - Multi-Space Methods**

FOR the purpose of authorizing certain alternative methods for the operation of multi-space metered parking; correcting, clarifying, and conforming related language; repealing obsolescent provisions; and generally relating to the installation and operation of metered parking systems.

Sponsors:

City Council President (Administration)

[16-0692](#)**Property Assessed Clean Energy Loan Program**

FOR the purpose of establishing a Property Assessed Clean Energy Loan Program ("PACE Loan Program") to assist qualifying commercial property owners to finance energy improvements through non-accelerating PACE Loans from participating private lenders; authorizing the City to collect PACE Loan payments owed to a private lender, as well as certain PACE Program administrative costs, through a surcharge on the property owner's real property tax bill; providing that an unpaid surcharge constitutes a lien on the real property on which it is imposed; providing for the scope of and eligibility for participation in the PACE Loan Program; providing for the administration of the PACE Loan Program; establishing default procedures; defining certain terms; and providing for a special effective date.

Sponsors:

Eric T. Costello, President Young, Brandon M. Scott, Sharon Green Middleton, Bill Henry, Helen L. Holton, Carl Stokes, Mary Pat Clarke, Rochelle Spector, James B. Kraft, Nick Mosby, Robert Curran, Warren Branch, William "Pete" Welch and Edward Reisinger

[16-0693](#)**Repeal of Port Covington Urban Renewal Area and Plan**

FOR the purpose of repealing Ordinance 87-1075, as amended by Ordinances 87-1179 and 88-1, which established the Port Covington Urban Renewal Area and Plan; and providing for a special effective date.

Sponsors:

City Council President (Administration)

[16-0700](#)**Payment in Lieu of Taxes - Ward 07, Section 04, Block 1567, Lot 51A and Ward 07, Section 03, Block 1586, Lot 2, "Eager Square"**

For the purpose of authorizing an economic development project to be known as "Eager Square", in order that the Board of Estimates of Baltimore City (the "Board") may enter into a Payment in Lieu of Taxes Agreement with Eager Place, LLC, a Maryland limited liability company, its successors or assigns (the "Developer"), for a project encompassing approximately (i) 246 residential market rate apartments and townhomes; (ii) 3,485 square feet of street retail; (iii) 152 on-site parking spaces; and (iv) related improvements/amenities; providing for a special effective date; and generally relating to payments in lieu of taxes for the Eager Square development.

Sponsors:

City Council President (Administration)

[16-0708](#)**Urban Renewal - Rosemont - Amendment**

For the purpose of amending the Urban Renewal Plan for Rosemont to amend certain exhibits to reflect the change in zoning, upon approval by separate ordinance, for the property known as 1410 North Monroe Street; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

Sponsors:

Nick Mosby

[16-0710](#)**Urban Renewal - Mondawmin Transit Station - Amendment**

For the purpose of amending the Urban Renewal Plan for Mondawmin Transit Station to correct Exhibit 1, "Land Use Plan", to conform the land use designation of the property known as 2700 Reisterstown Road to the property's existing zoning district classification; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

Sponsors:

Nick Mosby

[16-0717](#)**Guilford RPP Area - Amendment**

For the purpose of adding 3701 and 3703 N. Charles Street to the Guilford Residential Permit Parking Area.

Sponsors:

Mary Pat Clarke

[16-0718](#)**Ticket Sales - Ticket Purchasing Software**

For the purpose of prohibiting the use of ticket purchasing software to bypass controls or measures that limit the number of tickets that can be purchased for admission to an entertainment venue; prohibiting the resale of tickets obtained by using ticket purchasing software; prohibiting certain interests in or control of ticket purchasing software; defining various terms; imposing certain civil and criminal penalties; and generally relating to the use of ticket purchasing software for certain purposes.

Sponsors:

James B. Kraft, Eric T. Costello, Brandon M. Scott, President Young, Sharon Green Middleton, Carl Stokes, Helen L. Holton, Mary Pat Clarke and Rochelle Spector

[16-0720](#)**City Streets - Opening - Portion of a 12-Foot Alley**

For the purpose of condemning and opening a portion of a 12-foot alley, extending from another 12-foot alley Northeasterly 52 feet, more or less, to the southernmost extremity of Block 3563A, Lot 42B, as shown on Plat 128-A-35A in the Office of the Department of Transportation; and providing for a special effective date.

Sponsors:

City Council President (Administration)

[16-0721](#)**City Streets - Closing - Portion of a 12-Foot Alley**

For the purpose of condemning and closing a portion of a 12-foot alley, extending from another 12-foot alley Northeasterly 52 feet more or less to the southernmost extremity of Block 3563A, Lot 42B, as shown on Plat 128-A-35B in the Office of the Department of Transportation; and providing for a special effective date.

Sponsors:

City Council President (Administration)

[16-0722](#)**Sale of Property - Former Bed of a Portion of a 12-Foot Alley**

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain parcel of land known as the former bed of a portion of a 12-foot alley, extending from another 12-foot alley Northeasterly 52 feet, more or less, to the southernmost extremity of Block 3563A, Lot 42B and no longer needed for public use; and providing for a special effective date.

Sponsors:

City Council President (Administration)

[16-0724](#)**Franchise - Comcast of Baltimore City, LLC**

For the purpose of granting a franchise to Comcast of Baltimore City, LLC, to construct, operate, and maintain a cable communications system in and across certain streets and public ways, subject to certain terms, conditions, and reservations; and providing for a special effective date.

Sponsors:

City Council President (Administration)

[16-0725](#)**Urban Renewal - Carroll Camden - Amendment _**

For the purpose of amending the Urban Renewal Plan for Carroll Camden to change the allowable land use and proposed development for an existing disposition lot, to add a new disposition lot to the Plan, and to revise certain exhibits to reflect these changes in the Plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

Sponsors:

City Council President (Administration)

[16-0730](#)**Zoning - Conditional Use - Amending Ordinance 01-236**

For the purpose of amending Ordinance 01-236 to increase the maximum bed capacity of the residential substance abuse treatment facility and to clarify that, while no outpatient program may be conducted on the site to provide services to the general public, patients from the operator's other facilities may be transported to and from this site to receive treatment as necessary; and conforming certain language to reflect the current Zoning Code reference.

Sponsors:

Sharon Green Middleton

[16-0731](#)**Urban Renewal - Market Center - Amendment __**

For the purpose of amending the Urban Renewal Plan for Market Center to amend Exhibit 3 of the Plan to reflect the change in zoning, upon approval by separate ordinance, for the property known as 325 West Baltimore Street; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

Sponsors:

Eric T. Costello

[16-0736](#)**Tax Credits - High-Performance Market-Rate Rental Housing**

For the purpose of modifying certain provisions concerning the determination of the amount of credit to be granted for the High-Performance Market-Rate Rental Housing Tax Credit for Targeted Areas and for Citywide Areas; and providing that the Director of Finance may adopt rules and regulations for granting partial credits for eligibility for less than a full taxable year.

Sponsors:

City Council President (Administration)

[16-0739](#)**Environmental Control Board - Board Composition**

For the purpose of changing the composition of the Environmental Control Board; and generally relating to the Environmental Control Board.

Sponsors:

City Council President (Administration)

[16-0741](#)**City Streets - Opening - A Portion of Creek Alley**

For the purpose of condemning and opening a portion of Creek Alley, extending from W. West Street southeasterly 56 feet to the southernmost extremity thereof, as shown on Plat 257-A-40 in the Office of the Department of Transportation; and providing for a special effective date.

Sponsors:

City Council President (Administration)

[16-0742](#)**City Streets - Closing - A Portion of Creek Alley**

For the purpose of condemning and closing a portion of Creek Alley, extending from W. West Street southeasterly 56 feet to the southernmost extremity thereof, as shown on Plat 257-A-40A in the Office of the Department of Transportation; and providing for a special effective date.

Sponsors:

City Council President (Administration)

[16-0743](#)**Sale of Property - A Portion of the Former Bed of Creek Alley**

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain parcel of land known as a portion of the former bed of Creek Alley, extending from W. West Street southeasterly 56 feet to the southernmost extremity thereof, and no longer needed for public use; and providing for a special effective date.

Sponsors:

City Council President (Administration)

[16-0744](#)**City Streets - Opening - A Portion of South Eden Street and a Portion of Aliceanna Street**

For the purpose of condemning and opening a portion of South Eden Street, extending from Lancaster Street northerly 308 feet, more or less, to Aliceanna Street, and a portion of Aliceanna Street, extending from South Central Avenue easterly 170 feet, more or less, to South Eden Street, as shown on Plat 235-A-42 in the Office of the Department of Transportation; and providing for a special effective date.

Sponsors:

City Council President (Administration)

[16-0745](#)**City Streets - Closing - A Portion of South Eden Street and a Portion of Aliceanna Street**

For the purpose of condemning and closing a portion of South Eden Street, extending from Lancaster Street northerly 308 feet, more or less, to Aliceanna Street, and a portion of Aliceanna Street, extending from South Central Avenue easterly 170 feet, more or less, to South Eden Street, as shown on Plat 235-A-42A in the Office of the Department of Transportation; and providing for a special effective date.

Sponsors:

City Council President (Administration)

[16-0746](#)**Sale of Property - A Portion of South Eden Street and a Portion of Aliceanna Street**

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 parcels of land known as a portion of South Eden Street, extending from Lancaster Street northerly 308 feet, more or less, to Aliceanna Street, and a portion of Aliceanna Street, extending from South Central Avenue easterly 170 feet, more or less, to South Eden Street and no longer needed for public use; and providing for a special effective date.

Sponsors:

City Council President (Administration)

[16-0747](#)**City Streets - Closing - A Portion of East Fairmount Avenue**

For the purpose of condemning and closing a portion of East Fairmount Avenue, extending from the Norfolk Southern Railway Right of Way easterly 146.5 feet, more or less, to intersect the west side of a 10-foot alley, as shown on Plat 295-A-35A in the Office of the Department of Transportation; and providing for a special effective date.

Sponsors:

City Council President (Administration)

[16-0748](#)**Sale of Property - Former Bed of a Portion of Dulaney Valley Road**

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain parcel of land known as the former bed of a portion of Dulaney Valley Road within the Loch Raven Reservoir, adjacent to 12460 Dulaney Valley Road, and no longer needed for public use; and providing for a special effective date.

Sponsors:

City Council President (Administration)

[16-0755](#)**Supplementary State Fund Operating Appropriation - Department of Public Works - \$1,457,640**

For the purpose of providing a Supplementary State Fund Operating Appropriation in the amount of \$1,457,640 to the Department of Public Works - Service 730 (Public and Private Energy Performance), to provide funding for 2 Combined Heat and Power (CHP) systems for the Patapsco Waste Water Treatment Plant and the Back River Waste Water Treatment Plant, as well as to provide funding for energy efficient upgrades at the following properties: Brooklyn Branch Library, Callow Hill Aquatics Center, Carroll F. Cook Recreation Center, City of Baltimore Health Clinic, Clifton Library, Druid Hill Family Center, Dunbar Day Care Center, Edgewood Day Care Center, Herring Run Library, Northwood Library, Patterson Park Library, Reisterstown Road Library, Roosevelt Recreation Center, Sarah's Hope Homeless Shelter, Southeast Anchor Library, Waxter Senior Center, and the Westside Youth Opportunity Center; and providing for a special effective date.

Sponsors:

City Council President (Administration)

Committee Announcements**Announcements**

**THE NEXT MEETING OF THE CITY COUNCIL
WILL BE HELD ON MONDAY, NOVEMBER 14, 2016 AT 5:00 P.M.**

Adjournment**Cable Hearing Schedule**

WEDNESDAY, OCTOBER 26, 2016 AT 5:00 P.M

Taxation, Finance and Economic Development Committee – Chair – Carl Stokes

16-0307R – Informational Hearing – Water Affordability

CHARM TV 25

WEDNESDAY, NOVEMBER 2, 2016 AT 5:00 P.M

Taxation, Finance and Economic Development Committee – Chair – Carl Stokes

Legislative Oversight – LO16-0143 – Brief Committee of the Current Status of City Audits

CHARM TV 25

WEDNESDAY, NOVEMBER 2, 2016 AT 5:00 P.M

Health Committee – Chair – Robert Curran

16-0316R – Investigative Hearing – Street Harassment

CHARM TV 25

Thank you all for attending this meeting.
Please check the area around your seat to make
certain that you have everything that you brought with you.

We will be closing the room shortly and ask that everyone exit promptly to the 1st floor main entrance.
Thank you for visiting City Hall.