

# LAND USE COMMITTEE

## FINDINGS OF FACT

MOTION OF THE CHAIR OF THE LAND USE COMMITTEE, AFTER A PUBLIC HEARING AT WHICH AGENCY REPORTS AND PUBLIC TESTIMONY WERE CONSIDERED, AND PURSUANT TO ARTICLE 32, SECTION 5-406 OF THE BALTIMORE CITY CODE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING A CONDITIONAL USE FOR:

### City Council Bill No. 20-0497

#### **Zoning - Conditional Use Parking Lot - A Portion of the Property known as 201 Reedbird 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:**

The authorization will allow the establishment, maintenance, and operation of a parking lot on a portion of the property known as 201 Reedbird Avenue. The site is owned by the City of Baltimore and is part of Reedbird Park. The parking lot would provide parking for approximately 100 cars (including spaces for handicapped-accessible transportation) to serve new multi-purpose athletic fields and the new Middle Branch Fitness and Wellness Center in Reedbird Park. The establishment, location, and operation of a parking lot on this property 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 and there is no Urban Renewal Plan for this area.

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

The parking lot would be part of an array of on-site physical changes designed to encourage greater and more varied use of the park. The parking lot would provide parking for approximately 100 cars (including spaces for handicapped-accessible transportation) to serve new multi-purpose athletic fields and the new Middle Branch Fitness and Wellness Center in Reedbird Park.

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

The parking lot would be part of an array of on-site physical changes designed to encourage greater and more varied use of the park. The parking lot would provide parking for approximately 100 cars (including spaces for handicapped-accessible transportation) to serve new multi-purpose athletic fields and the new Middle Branch Fitness and Wellness Center in Reedbird Park.

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

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

The site is on the western shore of the Patapsco River estuary, south of the Middle Branch of the Patapsco River. The site was open marshland and water before World War II. It later became a City dump receiving residue from the Cherry Hill Municipal Incinerator and from private sector haulers, resulting in accumulation of hazardous waste. In the 1970s the dump was closed and environmental remediation followed. The site has been repurposed as a large public park that is an important part of the new Green Network for Baltimore.

The site of the parking lot is near the new multi-purpose athletic fields and the new Middle Branch Fitness and Wellness Center in Reedbird Park. Given its specific location, the parking lot area is not readily usable for recreation buildings or other large structures.

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

The parking lot would provide parking for approximately 100 cars (including spaces for handicapped-accessible transportation) to serve new multi-purpose athletic fields and the new Middle Branch Fitness and Wellness Center in Reedbird Park. The parking lot will help prevent parking shortages in the surrounding community.

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

The parking lot would be part of an array of on-site physical changes designed to encourage greater and more varied use of the park. The parking lot would provide parking for approximately 100 cars (including spaces for handicapped-accessible transportation) to serve new multi-purpose athletic fields and the new Middle Branch Fitness and Wellness Center in Reedbird Park.

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

The parking lot would be located in Reedbird Park, near the new multi-purpose athletic fields and the new Middle Branch Fitness and Wellness Center in Reedbird Park. Its location will allow it to serve users of those facilities and help prevent parking shortages in the surrounding community. The spaces between the proposed parking area and Reedbird Avenue are being landscaped in ways that are complementary to other initiatives to enhance the Cherry Hill area.

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

There is adequate accessibility of the premises for emergency vehicles.

- (6) accessibility of light and air to the premises and to the property in the vicinity;

There is adequate light and air to the premises and to properties in the vicinity.

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

Adequate utilities, access roads, drainage, and other necessary facilities have been provided.

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

The proposed use will not interfere with preservation of cultural and historic landmarks and structures.

- (9) the character of the neighborhood;

The parking lot would be located in Reedbird Park, near the new multi-purpose athletic fields and the new Middle Branch Fitness and Wellness Center. Its location will allow it to serve users of those facilities and help prevent parking shortages in the surrounding community. The spaces between the proposed parking area and Reedbird Avenue are being landscaped in ways that are complementary to other initiatives to enhance the Cherry Hill area.

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

The authorization supports LIVE EARN PLAY LEARN, the City of Baltimore Comprehensive Master Plan, Play Goal 2: Improve Nightlife, Entertainment, and Recreation Experiences for Residents and Visitors, Objective 3: Improve Local Participation in Recreational Activities. The parking lot would be part of an array of on-site physical changes designed to encourage greater and more varied use of the park. The parking lot would provide parking for approximately 100 cars (including spaces for handicapped-accessible transportation) to serve new multi-purpose athletic fields and the new Middle Branch Fitness and Wellness Center in Reedbird Park. The geographic location of this park makes it a centrally-located recreation place for residents of Baltimore City, Baltimore County, and Anne Arundel County who live near to it.

- (11) the provisions of any applicable Urban Renewal Plan;

There is no Urban Renewal Plan for this area.

- (12) all applicable standards and requirements of this Code;

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

- (13) the intent and purpose of this Code; and

The proposed use is consistent with the intent and purpose of the Zoning Code.

- (14) 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):

[X] Planning Report – Planning Commission’s report, dated March 27, 2020, which included the Department of Planning Staff Report, dated March 26, 2020.

[X] Testimony presented at the Committee hearing

Oral – Witness Name:

- Matthew DeSantis, Baltimore City Department of Planning
- Elena DiPietro, Department of Law
- Adam Boarman, Department of Recreation and Parks
- Representatives from other City agencies

Written – Submitted by: (Include documents that have relevant facts only)

- Department of Transportation, Agency Report – Dated June 22, 2020
- Board of Municipal and Zoning Appeals, Agency Report – Dated May 18, 2020
- Law Department, Agency Report – Dated June 23, 2020
- Department of Housing and Community Development, Agency Report – Dated June 17, 2020
- Baltimore Development Corporation, Agency Report – Dated March 12, 2020
- Department of Recreation and Parks, Agency Report – Dated June 17, 2020
- Parking Authority, Agency Report – Dated March 6, 2020

**COMMITTEE MEMBERS VOTING IN FAVOR**

Edward Reisinger, Chair  
Shannon Sneed, Vice Chair  
Mary Pat Clarke  
Eric Costello  
Sharon Green Middleton  
Leon Pinkett  
Robert Stokes