



BILL SYNOPSIS

Committee: Economic and Community Development

Bill: 23-0404

Mayor and City Council Resolution - Transit-Oriented Development - Penn North

Sponsor: Council President (Administration)

Introduced: June 26, 2023

Purpose:

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

Effective: The date it is enacted

Agency Reports

Department of Transportation	
Department of Planning	
Board of Municipal and Zoning Appeals	
Baltimore Development Corporation	
Department of Housing and Community Development	
Department of Public Works	
Commission for Historical & Architectural Preservation	
City Solicitor	
Parking Authority of Baltimore City	

Analysis

Current Law

Title 7, Subtitle 1 of the State Transportation Article defines “Transit-oriented development” as a mix of private or public parking facilities, commercial and residential structures, and uses, improvements, and facilities customarily appurtenant to such facilities and uses, that:

- (1) Is part of a deliberate development plan or strategy involving:
 - (i) Property that is adjacent to the passenger boarding and alighting location of a planned or existing transit station; or
 - (ii) Property, any part of which is located within one-half mile of the passenger boarding and alighting location of a planned or existing transit station;
- (2) Is planned to maximize the use of transit, walking, and bicycling by residents and employees; and
- (3) Is designated as a transit-oriented development by:
 - (i) The Secretary, after considering a recommendation of the Smart Growth Subcabinet established under § 9-1406 of the State Government Article; and
 - (ii) The local government or multicounty agency with land use and planning responsibility for the relevant area.

The Maryland Governor’s Executive Order 01.01.2009.12 provides that it is a policy of the State of Maryland to locate State office or laboratory space within a half-mile radius of transit stations at a transit-oriented development whenever appropriate and feasible.

Bill Summary

The bill states that the City of Baltimore supports a State Transit-Oriented Development designation for Penn North, the area surrounding and including the Penn North Metro Subway Link Station, pursuant to the State Transportation Article. Exhibits included in the bill describe the City’s transportation priorities and depict the designated area.

Additional Information

Fiscal Note: Not Available

Information Source(s): Maryland Code, Bill 23-0404 (Introductory text available at: <https://baltimore.legistar.com/LegislationDetail.aspx?ID=6271002&GUID=12C1B157-D1B8-474C-A44E-455493C6AD85&Options=ID|Text|&Search=23-0404>)

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