

LAND USE COMMITTEE

**20-0568
TESTIMONY**

Applicant Statement on Stadium Place PUD Major Amendments (Bill 20-0568)
for public hearing before
The City Council of Baltimore Land Use Committee
Wednesday, October 21, 2020, 1:20 p.m.

Stadium Place, Inc. and Young Men’s Christian Association of Central Maryland, Inc., both Maryland nonprofit corporations, are requesting approval of certain major amendments to the Stadium Place Planned Unit Development (“PUD”) ordinance. The Stadium Place PUD is 32.3+ acres located at the former site of Memorial Stadium, bounded by 33rd Street to the south, 36th Street to the north, Ellerslie Avenue to the west, and Ednor Road to the east.

About the Parties:

Stadium Place, Inc. has served as the master developer of the Stadium Place PUD since the PUD’s creation in 2000. Stadium Place provides mixed- income housing and supportive services for older adults. GEDCO, the sole member of Stadium Place, Inc., is currently partnering with Gilchrist to complete the Greater Baltimore Center hospice facility and the Village Center at Stadium Place, a mixed- use building within the PUD.

The Y in Central Maryland operates the Harry and Jeanette Weinberg Y at Stadium Place in Waverly. This facility provides wellness, social engagement and youth development resources to the community and is dedicated to developing the full potential of every individual through programs that build healthy spirit, mind and body for all. The facility houses a licensed early childhood center, fitness center, swimming pool, basketball court, stay & play (supervised care for young children while parents use the Y), cycle and aerobic studios, locker rooms, administrative space and multi-purpose space that is used for youth, senior and community programming. A large community playground and the Cal Ripken, Sr. Foundation multi-use sports field (built in the same place the field that the Baltimore Colts and Baltimore Orioles played on was located) are also located on the Y’s property and are actively managed by the Y. Programs and services offered at this location are all grounded in the Y’s four positive character values of Caring, Honesty, Respect and Responsibility.

Major Amendment to PUD Requested:

Pursuant to the Baltimore City Zoning Code, Article 32, §13-403, major changes to the previously approved final development plan for this PUD that change the location and arrangement of land use within the development, as well as changes in the underlying ordinance text, require an ordinance for approval.

- A. Changes to the location and arrangement of the land as shown on the previously approved final development plan. The Y in Central Maryland is seeking approval for the construction of these three projects which are not included in the previously approved Stadium Place PUD development plan:
- 1) *New Child Day-Care Center:* The current preschool and child day-care center are housed inside of the Weinberg Y facility. Construction of a new building for the preschool and day-care center would allow for an increase in the approximately 80 children who benefit from these services to approximately 120 children. As part of

this enhanced program, a dedicated playground for preschool and day-care users would also be constructed. Another benefit to the preschool and day-care services being relocated in a separate building from the community center would be that the fitness center within the Weinberg Y could then be enlarged using the space vacated by the preschool and day-care center. The fitness center was at capacity in March 2020 so enlarging this space would allow more members to benefit from this service.

- 2) *New Pavilion*: The proposed pavilion would be a multi-purpose outdoor covered space with restrooms for use by the Weinberg Y's summer camp, users of the Ripken field, and families using the community playground. The pavilion would enhance these programs by providing shelter from inclement weather and for providing restrooms.
- 3) *New Splash Pad*: The proposed splash pad would be an added amenity to families with children. The Y in Central Maryland has built similar splash pads at other locations in Maryland with great success and popularity among its users.

All proposed new construction is depicted on Sheet C-200 of the Stadium Place PUD Sheets. The Y in Central Maryland hopes to begin construction on the new preschool and day-care center in early 2021. Construction on the pavilion and the splash pad would be determined at a later date.

B. Changes to text in PUD ordinance. Two types of changes to the existing Stadium Place PUD ordinance text are requested in this amendment:

- 1) The first category of requested changes relates to edits that would bring the text up to date with the current version of the City's Zoning Code. Outdated terms that no longer are used from the prior version of the Zoning Code would be replaced with the correct corresponding term used in the current version of the Zoning Code.
- 2) The second category of requested changes would increase the maximum allowable square footage for restaurants within the PUD from "not to exceed 4,000 square feet" to "not to exceed 8,000 square feet." The current restriction on fast food restaurants within the text would remain in place. The increase in the maximum area for a restaurant would provide flexibility by Stadium Place, Inc. to attract a wider range of restaurant operators to this location.

Additional considerations:

All major changes requested in Bill 20-0568 are consistent with the City's Comprehensive Master Plan, promote the public health, safety, and welfare, and are consistent with the intent and general regulations of the City Code. The changes requested in this amendment would enhance the services that are already being provided within the Stadium Place PUD by both Stadium Place, Inc. and the Y in Central Maryland and would continue to support the Live, Earn, Play, Learn objectives set forth in the Comprehensive Master Plan.

The three proposed construction projects (day-care center, pavilion, and splash pad) all support healthy development, learning, and physical fitness. The increase in the potential allowable space

for a restaurant provides a service within walking distance for senior housing residents and visitors within the Stadium Place PUD as well as to nearby communities. The Stadium Place PUD is a valuable asset to our city providing services that improve the quality of life for all who benefit from the myriad of services provided there.

BALTIMORE CITY COUNCIL



MARY PAT CLARKE
14th District

City Hall, Room 550
100 N. Holliday St.
Baltimore, Md 21202
410-396-4814
410-545-7585 fax

marypat.clarke@baltimorecity.gov

Chairman Sean Davis, Commissioners Robin Allen, Davon Barbour,
Victor Clark, Jr., Marcia Collins, Talib Horne, Thomas Konstantine Prevas,
Hon. Edward Reisinger, Colin Tarbert; and, Planning Director Chris Ryer
Planning Commission of Baltimore City
417 East Fayette Street, 8th floor
Baltimore, Maryland 21202

Re: Support for City Council Bill 20-0568.
Planned Unit Development – Amendment - Stadium Place

Dear Chairman Davis, Commissioners Allen, Barbour, Clark, Collins
Horne, Prevas, Reisinger, Tarbert; and, Planning Director Ryer

When the Orioles moved downtown and Memorial Stadium went dark, two courageous non-profit partners, Govans Ecumenical Development Corporation (known as GEDCO) and the YMCA of Central Maryland, won a bid and took a risk that together they could create a people-centered resurgence worthy of the site's historic legacy. These PUD amendments and their accomplishments to date are living proof of this partnership's progressive success.

Weinberg Y

The Weinberg Y was the first new Baltimore City YMCA in generations, a commitment of major significance to the City itself but especially to the North/Northeast neighborhoods bereft at the loss of Memorial Stadium, the beloved core of their pride and mutuality.

As the Weinberg Y has grown-in-place, it has added Ripkin field to constitute the active core of the entire Stadium Place complex. The current amendments provide a new Pre-K facility to better serve the children in its care and to allow the main building the expansion space required for ever-increasing youth and adult activities. A small restroom and storage building is also added to serve the Y's many outdoor playground and playing field patrons.

GEDCO SENIOR HOUSING

At the time of its Stadium Place beginnings, GEDCO was a feisty and respected "mission" of North/Northeast Baltimore congregations led by Pastor Jack Sharp, Govans Presbyterian Church. With affordable housing accomplishments to its credit along the York Road corridor, GEDCO submitted a proposal to address the safe affordable housing needs of Baltimore seniors which the Stadium site inspired.

Today, GEDCO sponsors more than 400 subsidized and affordable market-rate dwelling units onsite. This Fall, Gilchrist will break ground onsite for respite care to help complete GEDCO's continuum of care community for seniors. With the Stadium Place amendment, GEDCO is adding square footage to its potential restaurant amenities, but no new or expanded buildings are included in this amendment.

I have worked with GEDCO and the Weinberg Y in virtual meetings with the surrounding communities to introduce and describe the proposed PUD changes in detail. I am proud to sponsor and support the improvements included. I ask for the Planning Commission's support and thank you for your consideration.

Sincerely yours,

A handwritten signature in blue ink that reads "Mary Pat Clarke". The signature is written in a cursive, flowing style.

TEMPLATE Planning Commission.doc

JOHNS HOPKINS
UNIVERSITY & MEDICINE

August 19, 2020

The Honorable Mary Pat Clarke
Baltimore City Council
100 Holliday Street
Suite 501
Baltimore, Maryland 21202

Sean Davis
Chair, Baltimore City Planning Commission
417 E. Fayette, 8th Floor
Baltimore, Maryland 21202

RE: City Council Bill 20-0568- Planned Unit Development – Stadium Place

Dear Councilwoman Clarke and Chairman Davis:

Johns Hopkins University is supportive of City Council Bill 20-0568 Planned Unit Development – Stadium Place. As a neighbor of Stadium Place we are appreciative of our relationship with GEDCO and the Y of Central Maryland and applaud their commitment and work in the community and the residents they serve. The proposed amendments to the PUD are in line with the overall vision for the Stadium Place Campus and will permit GEDCO and the Harry and Jeanette Weinberg Y to enhance their programs and services.

As a community stakeholder and partner that has a vested interest in the success of Stadium Place, we urge the Baltimore City Planning Commission and City Council to approve City Council Bill 20-0568 Planned Unit Development – Stadium Place.

Sincerely,



Jennifer J. Mielke
Director, Local and Community Affairs

cc: Nichole Battle, Chief Executive Officer, GEDCO
David Schuetz, Vice President, Capital Projects, The Y in Central Maryland
Ross Fischer, Director of Asset Management, Johns Hopkins University

Better Waverly Community Organization

August 19, 2020

Sent by email to: MaryPat.Clarke@baltimorecity.gov

Councilwoman MaryPat Clarke

100 Holliday Street

Suite 501

Baltimore, Maryland 21202

RE: Support for Stadium Place PUD amendments

Dear Councilwoman Clarke;

On behalf of The Better Waverly Community Organization is providing this letter in support of the proposed PUD amendments to the Stadium Place PUD. The Stadium Place PUD is an asset to our community and we support the services provided by both GEDCO and the YMCA at this location. The proposed changes to the PUD will only enhance the valuable services already provided to the community.

As a chairperson of the Better Waverly Community Organization and a lifelong member of Baltimore primarily in the 43rd district I am pleased to say GEDCO and the YMCA have been honorable in all things proposed; as a community we are pleased to give all of our support for the PUD amendments.

We the board of directors of Better Waverly Community Organization hope that the Planning Commission and the City Council approve these amendments so that Stadium Place can continue to provide the valuable amenities that benefit the citizens of Baltimore we are proud to be partners since the very beginning!

Sincerely,

Sonja Merchant Jones, Chairperson

cc: GEDCO, attn: Nichole Doye Battle, Chief Executive Officer

YMCA of Central Maryland, attn: David Schuetz, Vice President, Capital Projects



FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

August 11, 2020

Sent by email to: MaryPat.Clarke@baltimorecity.gov

Councilwoman Mary Pat Clarke
100 Holliday Street
Suite 501
Baltimore, Maryland 21202

RE: Support for Stadium Place PUD amendments

Dear Councilwoman Clarke,

I am writing to you as a parent of a child at the Preschool at the Weinberg Y in support of the proposed amendments to the Stadium Place PUD. Stadium Place is a tremendous asset to our community and I/we fully support the programs and services provided by both GEDCO and the Harry and Jeanette Weinberg Y at this location. The proposed changes to the PUD will very much enhance what GEDCO and the Y are already doing at Stadium Place.

My son has been at the Preschool since January 2020 and has flourished under the guidance and support at the school. Even with the upheaval that has been created with the Covid 19 crisis, my son has felt safe and secure. As an essential worker and employee of the City of Baltimore it has been a godsend to provide my son with a stable and caring environment. The entire staff of the preschool have helped my family feel safe, secure and cared for during all points of these trying times. I have observed firsthand the benefits of the programs provided at the Weinberg Y and hope that they are given the opportunity to continue their efforts.

I hope that the Planning Commission and the City Council approve these amendments so that Stadium Place can continue to thrive and expand their impact on our community and all of those who enjoy the amenities provided by GEDCO and the Y at Stadium Place.

Sincerely,

Callie L. Smith

cc: Nichole Doye Battle, Chief Executive Officer, GEDCO
David Schuetz, Vice President, Capital Projects, The Y in Central Maryland



FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

August 17, 2020

Sent by email to: MaryPat.Clarke@baltimorecity.gov

Councilwoman Mary Pat Clarke
100 Holliday Street
Suite 501
Baltimore, Maryland 21202

RE: Support for Stadium Place PUD amendments

Dear Councilwoman Clarke,

I am writing to you in support of the proposed amendments to the Stadium Place PUD. Stadium Place is a tremendous asset to our community and I/we fully support the programs and services provided by both GEDCO and the Harry and Jeanette Weinberg Y at this location. The proposed changes to the PUD will very much enhance what GEDCO and the Y are already doing at Stadium Place.

Our son has attended the preschool at the Weinberg YMCA for over a year now and we couldn't be happier. I am so thankful that we are able to send him there, and I only wish he could have started sooner. It is difficult to find high-quality, affordable child care in Baltimore City, and we were on the waitlist at the Y for over a year. It would be a huge asset to our community if an expansion of the preschool were possible so that more children could benefit from the care, learning, diversity, and community provided by the Weinberg preschool in the way that our son has.

I hope that the Planning Commission and the City Council approve these amendments so that Stadium Place can continue to thrive and expand their impact on our community and all of those who enjoy the amenities provided by GEDCO and the Y at Stadium Place.

Sincerely,

Jean Zachariasiewicz

cc: Nichole Doye Battle, Chief Executive Officer, GEDCO
David Schuetz, Vice President, Capital Projects, The Y in Central Maryland

Sent by email to: MaryPat.Clarke@baltimorecity.gov

Councilwoman Mary Pat Clarke

100 Holliday Street

Suite 501

Baltimore, Maryland 21202

RE: Support for Stadium Place PUD amendments

Dear Mary Pat,

I pray you are well. As a member of the board of the Y in Central Maryland and proud resident of Baltimore City, I am pleased to support the proposed amendments to the Stadium Place PUD.

The Harry and Jeanette Weinberg Y at Stadium Place (which is my Y) has been a tremendous asset to the community since it opened in 2004, providing critically important programs and services to a diverse and large number of families, youth and seniors living in the surrounding neighborhoods. I and the Y's board are excited about expanding that work, and so the proposed changes to the Stadium Place PUD are critically important to our ability to further enhance the Y's amenities available to the local community.

I hope that the Planning Commission and the City Council approve these amendments, so that Stadium Place can continue to thrive and expand its impact on our city and all of those who enjoy the many community benefits provided by both the Y and GEDCO at Stadium Place.

Sincerely,

Toni

Frances "Toni" Draper

P.S. I am personally appreciative of all of the work we've done together over the years. You will be missed!

cc: Nichole Doye Battle, Chief Executive Officer, GEDCO

David Schuetz, Vice President, Capital Projects, The Y in Central Maryland

Sent by email to: MaryPat.Clarke@baltimorecity.gov

Councilwoman Mary Pat Clarke

100 Holliday Street

Suite 501

Baltimore, Maryland 21202

RE: Support for Stadium Place PUD amendments

Dear Councilwoman Clarke,

As a volunteer member of the board (and treasurer) of the Y in Central Maryland, and as a resident of Baltimore City (which is also where I work), I am proud to support the proposed amendments to the Stadium Place PUD. The Harry and Jeanette Weinberg Y at Stadium Place has been a tremendous asset to the community since it opened in 2004, providing critically important programs and services to a diverse and large number of families, youth and seniors living in the surrounding neighborhoods. The Y's board and I are excited about expanding that work, and so the proposed changes to the Stadium Place PUD are critically important to our ability to further enhance the Y's amenities available to the local community.

I hope that the Planning Commission and the City Council approve these amendments so that Stadium Place can continue to thrive and expand its impact on our city and all of those who enjoy the many community benefits provided by both the Y and GEDCO at Stadium Place.

Sincerely,



Harry Thomasian Jr.

cc: Nichole Doye Battle, Chief Executive Officer, GEDCO

David Schuetz, Vice President, Capital Projects, The Y in Central Maryland

Sent by email to: MaryPat.Clarke@baltimorecity.gov

Councilwoman MaryPat Clarke
100 Holliday Street
Suite 501
Baltimore, Maryland 21202

RE: Support for Stadium Place PUD amendments

Dear Councilwoman Clarke;

 is providing this letter in support of the proposed PUD amendments to the Stadium Place PUD. The Stadium Place PUD is an asset to our community and we support the services provided by both GEDCO and the YMCA at this location. The proposed changes to the PUD will only enhance the valuable services already provided to the community.

[I/We] hope that the Planning Commission and the City Council approve these amendments so that Stadium Place can continue to provide the valuable amenities that benefit the citizens of Baltimore.

Sincerely,


Resident, Edmon Apts.

cc: GEDCO, attn: Nichole Doye Battle, Chief Executive Officer
YMCA of Central Maryland, attn: David Schuetz, Vice President, Capital Projects

Sent by email to: MaryPat.Clarke@baltimorecity.gov

Councilwoman MaryPat Clarke
100 Holliday Street
Suite 501
Baltimore, Maryland 21202

RE: Support for Stadium Place PUD amendments

Dear Councilwoman Clarke;

is providing this letter in support of the proposed PUD amendments to the Stadium Place PUD. The Stadium Place PUD is an asset to our community and we support the services provided by both GEDCO and the YMCA at this location. The proposed changes to the PUD will only enhance the valuable services already provided to the community.

[I/We] hope that the Planning Commission and the City Council approve these amendments so that Stadium Place can continue to provide the valuable amenities that benefit the citizens of Baltimore.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jayce Williams".

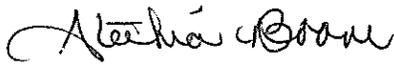
cc: GEDCO, attn: Nichole Doye Battle, Chief Executive Officer
YMCA of Central Maryland, attn: David Schuetz, Vice President, Capital Projects

Sent by email to: MaryPat.Clarke@baltimorecity.gov

Councilwoman MaryPat Clarke
100 Holliday Street
Suite 501
Baltimore, Maryland 21202

RE: Support for Stadium Place PUD amendments

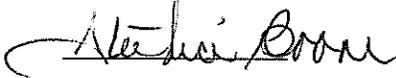
Dear Councilwoman Clarke;



is providing this letter in support of the proposed PUD amendments to the Stadium Place PUD. The Stadium Place PUD is an asset to our community and we support the services provided by both GEDCO and the YMCA at this location. The proposed changes to the PUD will only enhance the valuable services already provided to the community.

[I/We] hope that the Planning Commission and the City Council approve these amendments so that Stadium Place can continue to provide the valuable amenities that benefit the citizens of Baltimore.

Sincerely,



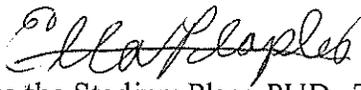
cc: GEDCO, attn: Nichole Doye Battle, Chief Executive Officer
YMCA of Central Maryland, attn: David Schuetz, Vice President, Capital Projects

Sent by email to: MaryPat.Clarke@baltimorecity.gov

Councilwoman MaryPat Clarke
100 Holliday Street
Suite 501
Baltimore, Maryland 21202

RE: Support for Stadium Place PUD amendments

Dear Councilwoman Clarke;

 is providing this letter in support of the proposed PUD amendments to the Stadium Place PUD. The Stadium Place PUD is an asset to our community and we support the services provided by both GEDCO and the YMCA at this location. The proposed changes to the PUD will only enhance the valuable services already provided to the community.

[I/We] hope that the Planning Commission and the City Council approve these amendments so that Stadium Place can continue to provide the valuable amenities that benefit the citizens of Baltimore.

Sincerely,



cc: GEDCO, attn: Nichole Doye Battle, Chief Executive Officer
YMCA of Central Maryland, attn: David Schuetz, Vice President, Capital Projects

Sent by email to: MaryPat.Clarke@baltimorecity.gov

Councilwoman MaryPat Clarke
100 Holliday Street
Suite 501
Baltimore, Maryland 21202

RE: Support for Stadium Place PUD amendments

Dear Councilwoman Clarke;

Barbara Mearns is providing this letter in support of the proposed PUD amendments to the Stadium Place PUD. The Stadium Place PUD is an asset to our community and we support the services provided by both GEDCO and the YMCA at this location. The proposed changes to the PUD will only enhance the valuable services already provided to the community.

[I/We] hope that the Planning Commission and the City Council approve these amendments so that Stadium Place can continue to provide the valuable amenities that benefit the citizens of Baltimore.

Sincerely,

Barbara Mearns

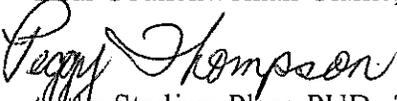
cc: GEDCO, attn: Nichole Doye Battle, Chief Executive Officer
YMCA of Central Maryland, attn: David Schuetz, Vice President, Capital Projects

Sent by email to: MaryPat.Clarke@baltimorecity.gov

Councilwoman MaryPat Clarke
100 Holliday Street
Suite 501
Baltimore, Maryland 21202

RE: Support for Stadium Place PUD amendments

Dear Councilwoman Clarke;

 is providing this letter in support of the proposed PUD amendments to the Stadium Place PUD. The Stadium Place PUD is an asset to our community and we support the services provided by both GEDCO and the YMCA at this location. The proposed changes to the PUD will only enhance the valuable services already provided to the community.

[I/We] hope that the Planning Commission and the City Council approve these amendments so that Stadium Place can continue to provide the valuable amenities that benefit the citizens of Baltimore.

Sincerely,



cc: GEDCO, attn: Nichole Doye Battle, Chief Executive Officer
YMCA of Central Maryland, attn: David Schuetz, Vice President, Capital Projects

Sent by email to: MaryPat.Clarke@baltimorecity.gov

Councilwoman MaryPat Clarke
100 Holliday Street
Suite 501
Baltimore, Maryland 21202

RE: Support for Stadium Place PUD amendments

Dear Councilwoman Clarke;



is providing this letter in support of the proposed PUD amendments to the Stadium Place PUD. The Stadium Place PUD is an asset to our community and we support the services provided by both GEDCO and the YMCA at this location. The proposed changes to the PUD will only enhance the valuable services already provided to the community.

[I/We] hope that the Planning Commission and the City Council approve these amendments so that Stadium Place can continue to provide the valuable amenities that benefit the citizens of Baltimore.

Sincerely,



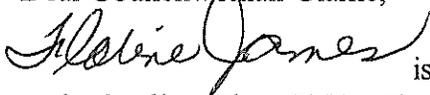
cc: GEDCO, attn: Nichole Doye Battle, Chief Executive Officer
YMCA of Central Maryland, attn: David Schuetz, Vice President, Capital Projects

Sent by email to: MaryPat.Clarke@baltimorecity.gov

Councilwoman MaryPat Clarke
100 Holliday Street
Suite 501
Baltimore, Maryland 21202

RE: Support for Stadium Place PUD amendments

Dear Councilwoman Clarke;



is providing this letter in support of the proposed PUD amendments to the Stadium Place PUD. The Stadium Place PUD is an asset to our community and we support the services provided by both GEDCO and the YMCA at this location. The proposed changes to the PUD will only enhance the valuable services already provided to the community.

[I/We] hope that the Planning Commission and the City Council approve these amendments so that Stadium Place can continue to provide the valuable amenities that benefit the citizens of Baltimore.

Sincerely,



cc: GEDCO, attn: Nichole Doye Battle, Chief Executive Officer
YMCA of Central Maryland, attn: David Schuetz, Vice President, Capital Projects

Sent by email to: MaryPat.Clarke@baltimorecity.gov

Councilwoman MaryPat Clarke
100 Holliday Street
Suite 501
Baltimore, Maryland 21202

RE: Support for Stadium Place PUD amendments

Dear Councilwoman Clarke;

Charlene T Greene is providing this letter in support of the proposed PUD amendments to the Stadium Place PUD. The Stadium Place PUD is an asset to our community and we support the services provided by both GEDCO and the YMCA at this location. The proposed changes to the PUD will only enhance the valuable services already provided to the community.

[I/We] hope that the Planning Commission and the City Council approve these amendments so that Stadium Place can continue to provide the valuable amenities that benefit the citizens of Baltimore.

Sincerely,

Charlene T Greene

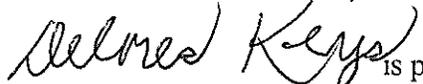
cc: GEDCO, attn: Nichole Doye Battle, Chief Executive Officer
YMCA of Central Maryland, attn: David Schuetz, Vice President, Capital Projects

Sent by email to: MaryPat.Clarke@baltimorecity.gov

Councilwoman MaryPat Clarke
100 Holliday Street
Suite 501
Baltimore, Maryland 21202

RE: Support for Stadium Place PUD amendments

Dear Councilwoman Clarke;

 is providing this letter in support of the proposed PUD amendments to the Stadium Place PUD. The Stadium Place PUD is an asset to our community and we support the services provided by both GEDCO and the YMCA at this location. The proposed changes to the PUD will only enhance the valuable services already provided to the community.

[I/We] hope that the Planning Commission and the City Council approve these amendments so that Stadium Place can continue to provide the valuable amenities that benefit the citizens of Baltimore.

Sincerely,


Delores Keys

cc: GEDCO, attn: Nichole Doye Battle, Chief Executive Officer
YMCA of Central Maryland, attn: David Schuetz, Vice President, Capital Projects

Sent by email to: MaryPat.Clarke@baltimorecity.gov

Councilwoman MaryPat Clarke
100 Holliday Street
Suite 501
Baltimore, Maryland 21202

RE: Support for Stadium Place PUD amendments

Dear Councilwoman Clarke;

Jerome Griffin

is providing this letter in support of the proposed PUD amendments to the Stadium Place PUD. The Stadium Place PUD is an asset to our community and we support the services provided by both GEDCO and the YMCA at this location. The proposed changes to the PUD will only enhance the valuable services already provided to the community.

[I/We] hope that the Planning Commission and the City Council approve these amendments so that Stadium Place can continue to provide the valuable amenities that benefit the citizens of Baltimore.

Sincerely,

Jerome Griffin

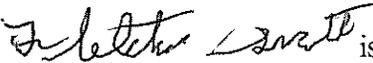
cc: GEDCO, attn: Nichole Doye Battle, Chief Executive Officer
YMCA of Central Maryland, attn: David Schuetz, Vice President, Capital Projects

Sent by email to: MaryPat.Clarke@baltimorecity.gov

Councilwoman MaryPat Clarke
100 Holliday Street
Suite 501
Baltimore, Maryland 21202

RE: Support for Stadium Place PUD amendments

Dear Councilwoman Clarke;

 is providing this letter in support of the proposed PUD amendments to the Stadium Place PUD. The Stadium Place PUD is an asset to our community and we support the services provided by both GEDCO and the YMCA at this location. The proposed changes to the PUD will only enhance the valuable services already provided to the community.

[I/We] hope that the Planning Commission and the City Council approve these amendments so that Stadium Place can continue to provide the valuable amenities that benefit the citizens of Baltimore.

Sincerely,



cc: GEDCO, attn: Nichole Doye Battle, Chief Executive Officer
YMCA of Central Maryland, attn: David Schuetz, Vice President, Capital Projects

Sent by email to: MaryPat.Clarke@baltimorecity.gov

Councilwoman MaryPat Clarke
100 Holliday Street
Suite 501
Baltimore, Maryland 21202

RE: Support for Stadium Place PUD amendments

Dear Councilwoman Clarke;

 is providing this letter in support of the proposed PUD amendments to the Stadium Place PUD. The Stadium Place PUD is an asset to our community and we support the services provided by both GEDCO and the YMCA at this location. The proposed changes to the PUD will only enhance the valuable services already provided to the community.

[I/We] hope that the Planning Commission and the City Council approve these amendments so that Stadium Place can continue to provide the valuable amenities that benefit the citizens of Baltimore.

Sincerely,



cc: GEDCO, attn: Nichole Doye Battle, Chief Executive Officer
YMCA of Central Maryland, attn: David Schuetz, Vice President, Capital Projects

Peters, Matthew (City Council)

From: Nicole Lacoste Folks <nicole@lacostefolks.com>
Sent: Tuesday, October 20, 2020 12:02 PM
To: Peters, Matthew (City Council)
Subject: Bill 20--0568 - Support for Stadium Place PUD amendments from Kathryn Watson

CAUTION: This email originated from outside of Baltimore City IT Network Systems.
Reminder: DO NOT click links or open attachments unless you recognize the sender and know that the content is safe. Report any suspicious activities using the Report Phishing Email Button, or by emailing to Phishing@baltimorecity.gov

Matt - We have received 28 support letters, to date, for the Stadium Place PUD amendments. Several were sent by email to Councilwoman Clarke with my client, The Y in Central Maryland, copied. I will forward those emails to you and send a separate email for those letters in PDF.

Thank you.

Nicole

Nicole M. Lacoste Folks, Esq.
The Law Office of Nicole M. Folks
Telephone: 410.925.2942
Email: Nicole@LacosteFolks.com

Confidentiality Notice:

This e-mail, including any attachment(s), is intended for receipt and use by the intended addressee(s), and may contain confidential and privileged information. If you are not an intended recipient of this e-mail, you are hereby notified that any unauthorized use or distribution of this e-mail is strictly prohibited, and requested to delete this email along with any attachment(s) without making any copies thereof and to contact the sender of this e-mail immediately.

----- Forwarded message -----

From: Kathryn Watson <krwatson5@gmail.com>
Date: Tue, Aug 11, 2020 at 1:24 PM
Subject: Support for Stadium Place PUD amendments
To: <MaryPat.Clarke@baltimorecity.gov>
Cc: <nbattle@gedco.org>, <davidschuetz@ymaryland.org>

Dear Councilwoman Clarke,

As a member of the board of the Y in Central Maryland and resident of Baltimore City, I am proud to support the proposed amendments to the Stadium Place PUD.

The Harry and Jeanette Weinberg Y at Stadium Place has been a tremendous asset to the community since it opened in 2004, providing critically important programs and services to a diverse and large number of families, youth and seniors living in the surrounding neighborhoods.

The Y's board is excited about expanding that work, and so the proposed changes to the Stadium Place PUD are critically important to our ability to further enhance the Y's amenities available to the local community.

I hope that the Planning Commission and the City Council approve these amendments so that Stadium Place can continue to thrive and expand its impact on our city and all of those who enjoy the many community benefits provided by both the Y and GEDCO at Stadium Place.

Thank you for your continued support and advocacy.

Kind regards,

Kathryn R Watson

6010 Smith Ave
Baltimore MD 21209

Peters, Matthew (City Council)

From: Nicole Lacoste Folks <nicole@lacostefolks.com>
Sent: Tuesday, October 20, 2020 12:04 PM
To: Peters, Matthew (City Council)
Subject: Bill 20--0568 - Support for Stadium Place PUD amendments from Sallie Rixey

CAUTION: This email originated from outside of Baltimore City IT Network Systems.
Reminder: DO NOT click links or open attachments unless you recognize the sender and know that the content is safe. Report any suspicious activities using the Report Phishing Email Button, or by emailing to Phishing@baltimorecity.gov

Matt - Below is an email in support of the Stadium Place PUD.

Nicole

*Nicole M. Lacoste Folks, Esq.
The Law Office of Nicole M. Folks
Telephone: 410.925.2942
Email: Nicole@LacosteFolks.com*

Confidentiality Notice:

This e-mail, including any attachment(s), is intended for receipt and use by the intended addressee(s), and may contain confidential and privileged information. If you are not an intended recipient of this e-mail, you are hereby notified that any unauthorized use or distribution of this e-mail is strictly prohibited, and requested to delete this email along with any attachment(s) without making any copies thereof and to contact the sender of this e-mail immediately.

----- Forwarded message -----

From: Sallie Rixey <srixey51@gmail.com>
Date: Wed, Aug 12, 2020 at 1:50 PM
Subject: RE: Support for Stadium Place PUD amendments
To: <MaryPat.Clark@baltimorecity.gov>
Cc: <davidschuetz@ymaryland.org>, <nbattle@gedco.org>

Dear Councilwoman Clarke,

As a member of the board of the Y in Central Maryland and resident of Baltimore City, I am proud to support the proposed amendments to the Stadium Place PUD. The Harry and Jeanette Weinberg Y at Stadium Place has been an tremendous asset to the community since it opened in 2004, providing critically important programs and services to a diverse and large number of families, youth and seniors living in the surrounding

neighborhoods. I and the Y's board is excited about expanding that work, and so the proposed changes to the Stadium Place PUD are critically important to our ability to further enhance the Y's amenities available to the local community.

I hope that the Planning Commission and the City Council approve these amendments so that Stadium Place can continue to thrive and expand its impact on our city and all of those who enjoy the many community benefits provided by both the Y and GEDCO at Stadium Place.

Sincerely,

Sallie Rixey MD, MEd

cc: Nichole Doye Battle, Chief Executive Officer, GEDCO
David Schuetz, Vice President, Capital Projects, The Y in Central Maryland

Peters, Matthew (City Council)

From: Nicole Lacoste Folks <nicole@lacostefolks.com>
Sent: Tuesday, October 20, 2020 12:09 PM
To: Peters, Matthew (City Council)
Subject: Bill 20--0568 - Support for Stadium Place PUD amendments from Bill Cole

CAUTION: This email originated from outside of Baltimore City IT Network Systems.
Reminder: DO NOT click links or open attachments unless you recognize the sender and know that the content is safe. Report any suspicious activities using the Report Phishing Email Button, or by emailing to Phishing@baltimorecity.gov

Matt - Below is an email in support of the Stadium Place amendments.

Nicole

*Nicole M. Lacoste Folks, Esq.
The Law Office of Nicole M. Folks
Telephone: 410.925.2942
Email: Nicole@LacosteFolks.com*

Confidentiality Notice:

This e-mail, including any attachment(s), is intended for receipt and use by the intended addressee(s), and may contain confidential and privileged information. If you are not an intended recipient of this e-mail, you are hereby notified that any unauthorized use or distribution of this e-mail is strictly prohibited, and requested to delete this email along with any attachment(s) without making any copies thereof and to contact the sender of this e-mail immediately.

----- Forwarded message -----

From: Bill Cole <bill@margravestrategies.com>
Date: Fri, Aug 14, 2020 at 10:40 AM
Subject: RE: Stadium Place PUD amendments
To: Clarke, MaryPat (City Council) <MaryPat.Clarke@baltimorecity.gov>
Cc: Schuetz, David <davidschuetz@ymaryland.org>, nbattle@gedco.org <nbattle@gedco.org>

Councilwoman Clarke,

I hope you are well.

I'm writing to day in support of the proposed amendments to the Stadium Place PUD. I know that you've been a strong supporter of Stadium Place and that you know well the tremendous impact the Y has had on your district and the greater Baltimore community.

The PUD amendments will allow the Y to expand that impact by further enhancing the Y's amenities to the local community. As a Y of Central Maryland board member, I am extremely excited about our bright future at Stadium Place.

I hope that the Planning Commission and the City Council approve these amendments so that Stadium Place can continue to thrive and expand its impact on our city and all of those who enjoy the many community benefits provided by both the Y and GEDCO at Stadium Place.

Best,

Bill Cole

cc: Nichole Doye Battle, Chief Executive Officer, GEDCO

David Schuetz, Vice President, Capital Projects, The Y in Central Maryland

Peters, Matthew (City Council)

From: Nicole Lacoste Folks <nicole@lacostefolks.com>
Sent: Tuesday, October 20, 2020 12:13 PM
To: Peters, Matthew (City Council)
Subject: Bill 20--0568 - Support for Stadium Place PUD amendments from Tina Evans-Butler

CAUTION: This email originated from outside of Baltimore City IT Network Systems.
Reminder: DO NOT click links or open attachments unless you recognize the sender and know that the content is safe. Report any suspicious activities using the Report Phishing Email Button, or by emailing to Phishing@baltimorecity.gov

Matt - Below is an email in support of the Stadium Place PUD amendments.

Nicole

*Nicole M. Lacoste Folks, Esq.
The Law Office of Nicole M. Folks
Telephone: 410.925.2942
Email: Nicole@LacosteFolks.com*

Confidentiality Notice:

This e-mail, including any attachment(s), is intended for receipt and use by the intended addressee(s), and may contain confidential and privileged information. If you are not an intended recipient of this e-mail, you are hereby notified that any unauthorized use or distribution of this e-mail is strictly prohibited, and requested to delete this email along with any attachment(s) without making any copies thereof and to contact the sender of this e-mail immediately.

From: Tina Evans-Butler <butler-1@hotmail.com>
Date: August 16, 2020 at 6:03:39 PM EDT
To: "SDAVIS@mrakta.com" <SDAVIS@mrakta.com>
Subject: Support for Stadium Place PUD amendments

Dear Chairman Davis,

We, T. Evans-Butler and Louis Butler support GEDCO revised plans for the current development of expanded restaurant facilities on the new "Village Center" grounds at Stadium Place and the expansion project for the Y in Baltimore.

As residence of 10 years at EDNOR II Apartments at Stadium Place, we welcome the vision of the new purposed added features to our campus. Our already modeled senior complex would greatly benefit in the quality of social opportunities for our seniors (over 600), facility employees and neighbors in the surrounding communities to enjoy.

Stadium Place has an array of services for our seniors. Therefore, the PUD amendments to the new "Village Center" and the Y Project would be greatly appreciated by all those concerned.

Respectfully Submitted,
T. Evans-Butler

Peters, Matthew (City Council)

From: Nicole Lacoste Folks <nicole@lacostefolks.com>
Sent: Tuesday, October 20, 2020 12:19 PM
To: Peters, Matthew (City Council)
Subject: Bill 20--0568 - Support for Stadium Place PUD amendments from President of Ednor Gardens Lakeside Civic Association, Inc.

CAUTION: This email originated from outside of Baltimore City IT Network Systems.
Reminder: DO NOT click links or open attachments unless you recognize the sender and know that the content is safe. Report any suspicious activities using the Report Phishing Email Button, or by emailing to Phishing@baltimorecity.gov

Matt - Below is an email in support of the Stadium Place PUD amendments.

Nicole

Nicole M. Lacoste Folks, Esq.
The Law Office of Nicole M. Folks
Telephone: 410.925.2942
Email: Nicole@LacosteFolks.com

Confidentiality Notice:

This e-mail, including any attachment(s), is intended for receipt and use by the intended addressee(s), and may contain confidential and privileged information. If you are not an intended recipient of this e-mail, you are hereby notified that any unauthorized use or distribution of this e-mail is strictly prohibited, and requested to delete this email along with any attachment(s) without making any copies thereof and to contact the sender of this e-mail immediately.

From: Shane Bryan <shane.scott.bryan@gmail.com>
Sent: Monday, August 17, 2020 5:29 PM
To: Ryer, Chris (DOP) <Chris.Ryer@baltimorecity.gov>; SDAVIS@mrakta.com
Cc: Nichole Battle <nbattle@gedco.org>; Clarke, MaryPat (City Council) <MaryPat.Clarke@baltimorecity.gov>; davidschuetz@ymaryland.org; Wilson, Heather <heatherwilson@ymaryland.org>; Tiso, Eric (DOP) <Eric.Tiso@baltimorecity.gov>
Subject: Support for Stadium Place PUD amendments

Dear Dear Chairman David and Director Ryer;

Ednor Gardens – Lakeside Civic Association Board of Directors is providing this letter in support of the proposed PUD amendments to the Stadium Place PUD. The Stadium Place PUD is an asset to our community and we support the

services provided by both GEDCO and the Weinberg Y at this location. The proposed changes to the PUD will only enhance the valuable services already provided to the community.

GEDCO has regularly attended meetings to provide updates and answer questions about the progress on the site. Over the years, they have taken community feedback and made changes to the plans. The Weinberg Y has been a true community partner, opening their doors to us for meetings and events. We partner with The Y on numerous community engagement activities. The staff and leadership of The Y has worked hard over the past years to build a true reciprocal relationship with us in Ednor Gardens – Lakeside and we are grateful for their partnership.

We hope that the Planning Commission and the City Council approve these amendments so that Stadium Place can continue to provide the valuable amenities that benefit the citizens of Baltimore.

Sincerely,

Shane Bryan

President

Ednor Gardens Lakeside Civic Association, Inc.

--

Shane Bryan

President, [Ednor Gardens - Lakeside Civic Association](#)

3701 Elkader Rd, Baltimore, MD 21218

P. 605-730-1294 | E. shane.scott.bryan@gmail.com

[LinkedIn](#) | [Facebook](#)

Peters, Matthew (City Council)

From: Nicole Lacoste Folks <nicole@lacostefolks.com>
Sent: Tuesday, October 20, 2020 12:25 PM
To: Peters, Matthew (City Council)
Subject: Bill 20--0568 - Support for Stadium Place PUD amendments from Doug Lane

CAUTION: This email originated from outside of Baltimore City IT Network Systems.
Reminder: DO NOT click links or open attachments unless you recognize the sender and know that the content is safe. Report any suspicious activities using the Report Phishing Email Button, or by emailing to Phishing@baltimorecity.gov

Matt - Below is an email in support of the Stadium Place PUD amendments.

Nicole

*Nicole M. Lacoste Folks, Esq.
The Law Office of Nicole M. Folks
Telephone: 410.925.2942
Email: Nicole@LacosteFolks.com*

Confidentiality Notice:

This e-mail, including any attachment(s), is intended for receipt and use by the intended addressee(s), and may contain confidential and privileged information. If you are not an intended recipient of this e-mail, you are hereby notified that any unauthorized use or distribution of this e-mail is strictly prohibited, and requested to delete this email along with any attachment(s) without making any copies thereof and to contact the sender of this e-mail immediately.

----- Forwarded message -----

From: Lane, Doug <doug.lane@capgemini-gs.com>
Date: Tue, Aug 18, 2020 at 3:38 PM
Subject: Support for Stadium Place PUD amendments
To: MaryPat.Clark@baltimorecity.gov <MaryPat.Clark@baltimorecity.gov>
Cc: nbattle@gedco.org <nbattle@gedco.org>, davidschuetz@ymaryland.org <davidschuetz@ymaryland.org>

Dear Councilwoman Clarke,

As a member of the board of the Y in Central Maryland and resident of Baltimore City, I am proud to support the proposed amendments to the Stadium Place PUD. The Harry and Jeanette Weinberg Y at Stadium Place has been a tremendous asset to the community since it opened in 2004, providing critically important programs and services to a diverse and large number of families, youth and seniors living in the surrounding neighborhoods. I and the Y's board is excited about expanding that work, and so the proposed changes to the Stadium Place PUD are critically important to our ability to further enhance the Y's amenities available to the local community.

I hope that the Planning Commission and the City Council approve these amendments so that Stadium Place can continue to thrive and expand its impact on our city and all of those who enjoy the many community benefits provided by both the Y and GEDCO at Stadium Place.

Sincerely,

Doug Lane

This message contains information that may be privileged or confidential and is the property of the Capgemini Group. It is intended only for the person to whom it is addressed. If you are not the intended recipient, you are not authorized to read, print, retain, copy, disseminate, distribute, or use this message or any part thereof. If you receive this message in error, please notify the sender immediately and delete all copies of this message.