

LAND USE COMMITTEE

FINDINGS OF FACT

City Council Bill No. 20-0568

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 THE APPLICABLE SECTIONS OF ARTICLE 32 OF THE BALTIMORE CITY CODE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING:

Planned Unit Development - Amendment - Stadium Place

IN GENERAL:

To approve this PUD, the City Council has considered:
(check to evidence consideration)

- whether the planned unit development is in general conformance with all elements of the Comprehensive Master Plan, and the character and nature of existing and contemplated development in the vicinity of the proposed planned unit development;

The PUD is in conformance with the City's Comprehensive Master Plan. The proposed amendments and their proposed design enhance the current site uses within the PUD. The changes requested in this amendment would enhance the services that are already being provided to residents and visitors of the 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.

- whether the planned unit development will preserve unusual topographic or natural features of the land, and the design of the planned unit development will best utilize and be compatible with the topography of the land;

The PUD is designed to be compatible with the existing topography and enhances and utilizes existing site features, all as depicted on the PUD sheets submitted by the applicant. There are no unusual topographic features within the PUD.

- whether the physical characteristics of the planned unit development will not adversely affect future development or the value of undeveloped neighboring areas, or the use, maintenance, or value of neighboring areas already developed;

The physical characteristics enhance future development, add value to the adjoining community and provide a much-needed recreational area for neighboring areas with the Cal Ripken, Sr. Foundation multi-use sports field located in the PUD.

- ☒ whether the planned unit development will provide the same protection as the basic district regulations in regard to fire, health hazards, and other dangers;

The PUD provides the same protection as the basic district regulations in regard to fire and health hazards. The proposed buildings are designed to meet current life safety and energy codes. The PUD legislation has been reviewed by the City Fire Department with no objections to passage of this bill stated.

- ☒ whether the planned unit development will encourage innovative design features or adaptive reuse of structures that would not be possible by application of the basic district regulations; and

The PUD includes the Cal Ripken, Sr. Foundation multi-use sports field which is the former field for Memorial Stadium, the home of the Baltimore Colts, the Baltimore Orioles, and for a brief period of time, the Baltimore Ravens. Site design preserves this valuable piece of Baltimore history and honors the location with the current home plate being placed in the exact location as it was inside Memorial Stadium.

- ☒ whether the planned unit development is compatible with any nearby industrial district.

There is not a nearby industrial district so this consideration is not applicable.

and finds that:

- (1) the use **IS**/ **IS NOT** compatible with surrounding neighborhood for the following reasons:

This PUD was established in 2000 after the City designated a task force to consider possible re-use proposals for the former Memorial Stadium site. In response to a Request for Proposals issued by the City, GEDCO (the sole member of Stadium Place, Inc.) and the Y in Central Maryland jointly proposed redeveloping the site for a retirement community and recreational facilities. These uses are compatible with the surrounding neighborhood. Such compatibility is demonstrated in the letters provided in support for approval of the PUD amendments from the Better Waverly Community Organization, Ednor Gardens Lakeside Civic Association, Johns Hopkins University and Medicine, parents of children attending preschool at the Y, volunteer board members of The Y in Central Maryland Board of Directors, and residents living within the PUD.

- (2) the use **FURTHERS** / **DOES NOT FURTHER** the proposed classification for the following reasons:

The use furthers the proposed classification because after the property was no longer used for stadium purposes, the PUD area was thoughtfully designed to facilitate pedestrian and vehicular flow around the sports field and to bring senior housing and recreational facilities to the area. The intended uses in the PUD include uses allowed in the R-7 zoning district either permitted by right or by conditional use approval of the Board of Municipal and Zoning Appeals, residential-care facility, age-restricted residential-care facility, health-care clinic, indoor and outdoor recreational facilities, community center, restaurant, day care centers for adults and children, offices, any business establishment permitted in the C-1 zoning district, commercial-vocational educational facility for computer training purposes only, and retail goods establishment for pharmaceutical sale purposes only.

- (3) the PUD master plan developed under Section 13-304 of the Zoning Code **ENSURES** / **DOES NOT ENSURE** that there will be no discordance with existing uses by:

The PUD Master Plan preserves the original design of the PUD with amendments that have been approved by the Planning Commission over the past 20 years. There will be no discordance with existing uses by the addition of the proposed early childhood development center, pavilion, and splash pad. The PUD plans were reviewed by the Site Plan Review Committee and the Planning Commission. All recommended changes to the plans have been addressed and are included in the current version of the PUD sheets.

- (4) the establishment, location, construction, maintenance, or operation of the PUD **WOULD/ WOULD NOT** be detrimental to or endanger the public health, safety, or welfare because:

These PUD amendments would not be detrimental to or endanger the public health, safety, or welfare. 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 PUD as well as to nearby communities. The PUD is a valuable asset to the City providing services that improve the quality of life for all who benefit from the myriad of services provided there.

- (5) the use **WOULD/WOULD NOT** be precluded by any other law, including an Urban Renewal Plan

The use is not precluded by any other law, including an Urban Renewal Plan. The PUD is not in an Urban Renewal Area.

(6) the authorization **WOULD/WOULD NOT** be contrary to the public interest because:

Authorization would not be contrary to the public interest because the PUD provides valuable services to City residents. Current services include mixed-income housing and supportive services for older adults, the Harry and Jeanette Weinberg Y at Stadium Place that 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, and senior and community programming. The Village Center at Stadium Place, a mixed-use building within the PUD, and the Greater Baltimore Center hospice facility are both currently under development in the PUD, with final design approval by the Planning Commission granted in 2017 and 2019, respectively. The proposed amendments to relocate the early childhood development center from the fitness center to a new building would allow the Y to increase the number of children able to attend its early development programs and enlarge the area of its fitness center. The amendments also allow for the construction of the pavilion with restrooms and a splash pad for families to enjoy. The text amendments bring the terms for this PUD up to date with terms used in the current version of the Zoning Code and the increase in allowable restaurant space provides flexibility to Stadium Place when seeking a restaurant tenant to open a new business in the PUD. These improved amenities to the PUD all benefit the public interest.

(7) the authorization **WOULD/ WOULD NOT** be in harmony with the purpose and intent of the Zoning Code because:

Authorization would be in harmony with the purpose and intent of the Zoning Code. The PUD complies with all aspects of Title 13 of the Zoning Code and meets all requirements for approval.

SOURCE OF FINDINGS:

[X] Planning Commission's report, dated August 21, 2020, which included the Department of Planning Staff Report, dated August 20, 2020.

[X] Testimony presented at the Committee hearing

Oral – Witness:

- Matthew DeSantis, Planning Department
- Victor Tervalá, Law Department
- Nicole Lacoste Folks, Esquire, Representative for the Applicant

Written:

- Board of Municipal and Zoning Appeals, Agency Report – Dated September 28, 2020
- Law Department, Agency Report – Dated October 19, 2020
- Department of Transportation, Agency Report – Dated October 20, 2020
- Department of Housing and Community Development, Agency Report – Dated October 10, 2020
- Baltimore Development Corporation, Agency Report – Dated October 19, 2020
- Department of Public Works, Agency Report – Dated October 13, 2020
- Fire Department, Agency Report – Dated July 24, 2020
- Parking Authority, Agency Report – Dated August 18, 2020
- Nicole Lacoste Folks, Esquire, Presentation and Proposed Findings of Fact – Dated October 21, 2020

COMMITTEE MEMBERS VOTING IN FAVOR

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