

**For Internal Use Only**



**BALTIMORE CITY COUNCIL  
WAYS AND MEANS  
COMMITTEE**

*Mission Statement*

*The Committee on Ways and Means (WM)* is responsible for ensuring taxpayer dollars are expended prudently and equitably. WM will exercise regular oversight of the City's budget, expenditures, loans, and other financial matters. The committee's areas of jurisdiction include: budget & appropriations, taxation, financial services, consumer protection, audits, and the Comptroller's Office.

**The Honorable Eric T. Costello  
Chairman**

**PUBLIC HEARING**

**Tuesday, October 15, 2024  
10:06 AM**

**COUNCIL CHAMBERS**

**Council Bill #24-0529**

**Transit-Oriented Development - Reisterstown Plaza - Amendment**

**For Internal Use Only**



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**Transit-Oriented Development - Reisterstown Plaza - Amendment**



**BILL SYNOPSIS**

**Committee:** Ways and Means

**Bill 24-0529**

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**Transit-Oriented Development - Reisterstown Plaza – Amendment**

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**Sponsor:** Councilmember Schleifer

**Introduced:** May 16, 2024

**Purpose:** For the purpose of amending Ordinance 23-232; supporting the designation of an expanded State Transit-Oriented Development for Reisterstown Plaza, the area surrounding and including the Reisterstown Plaza metro Subway Link Station; and providing for a special effective date.

**Effective:** Date it is enacted.

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**Agency Reports**

Law Department	Favorable with comments
Department of Transportation	Favorable

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**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.

## Background

The Maryland Department of Transportation promotes Transit-Oriented Development (TOD) to help increase transit ridership, support economic development, and maximize the efficient use of transportation infrastructure.<sup>1</sup> A TOD is considered a significant and effective land use and development strategy.

Ordinance 23-232 was passed in 2023, supporting a State Transit-Oriented Development (TOD) designation for the surrounding area, including the Reisterstown Plaza Metro Subway Link Station, per the State Transportation Article. This amendment seeks to expand the area of the State Transit-Oriented Development at Reisterstown Plaza, including the Reisterstown Plaza Metro Subway Link Station.

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## Additional Information

**Fiscal Note:** None

**Information Source(s):** Maryland Code, Maryland Department of Transportation, Bill 24-0529, and all agency reports, and correspondence received as of this writing.

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Analysis by: Niya N. Garrett      Direct Inquiries to: (410) 396-1268  
Analysis Date: October 10, 2024

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<sup>1</sup> <https://www.mdot.maryland.gov/tso/pages/Index.aspx?PageId=37>

# CITY COUNCIL COMMITTEES

## **ECONOMIC AND COMMUNITY DEVELOPMENT (ECD)**

Sharon Green Middleton, Chair  
John Bullock – Vice Chair  
Mark Conway  
Ryan Dorsey  
Antonio Glover  
Odette Ramos  
Robert Stokes  
*Staff: Anthony Leva (410-396-1091)*

## **WAYS AND MEANS (W&M)**

Eric Costello, Chair  
Kristerfer Burnett  
Ryan Dorsey  
Danielle McCray  
Sharon Green Middleton  
Isaac “Yitzy” Schleifer  
Robert Stokes  
*Staff: Niya N. Garrett (410-396-1268)*

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*Staff: Marguerite Currin (443-984-3485)*

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*Staff: Larry Greene (410-396-7215)*

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## **RULES AND LEGISLATIVE OVERSIGHT (OVERSIGHT)**

Isaac “Yitzy” Schleifer, Chair  
Kristerfer Burnett  
Mark Conway  
Eric Costello  
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Odette Ramos  
James Torrence  
*Staff: Richard Krummerich (410-396-1266)*

## **LEGISLATIVE INVESTIGATIONS (LI)**

Eric Costello, Chair  
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Isaac “Yitzy” Schleifer  
Robert Stokes  
Danielle McCray  
*Staff: Marguerite Currin (443-984-3485)*

# **Council Bill 24-0529**

## **Agency Reports**

**SEE ATTACHED**

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CITY OF BALTIMORE

BRANDON M. SCOTT  
Mayor



DEPARTMENT OF LAW  
EBONY THOMPSON  
ACTING CITY SOLICITOR  
100 N. HOLLIDAY STREET  
SUITE 101, CITY HALL  
BALTIMORE, MD 21202

---

September 18, 2024

The Honorable President and Members  
of the Baltimore City Council  
Attn: Executive Secretary  
Room 409, City Hall  
100 N. Holliday Street  
Baltimore, Maryland 21202

Re: City Council Bill 24-0529 – Transit-Oriented Development – Reisterstown Plaza–  
Amendment

Dear President and City Council Members:

The Law Department reviewed City Council Bill 24-0529 for form and legal sufficiency. The bill is a resolution of the Mayor and City Council which would amend the State Transit-Oriented Development (TOD) for Reisterstown Plaza enacted by Ordinance 23-232. Specifically, the bill seeks to expand the area of the State Transit-Oriented Development at Reisterstown Plaza including the Reisterstown Plaza Metro Subway Link Station.

Under relevant State law, TOD means

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;
  - (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; or
  - (iii) Property that is adjacent to a planned or existing transit corridor;
- (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 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 for designation.

MD Transportation Article, § 7-101(p). “Transit station,” in turn, means “any facility, the primary function of which relates to the boarding and alighting of passengers from transit vehicles” and “includes platforms, shelters, passenger waiting facilities, parking areas, access roadways, and other real property used to facilitate passenger access to transit service or railroad service.” MD Transportation § 7-101(r).

The bill attaches material supporting the expanded area of the TOD designation, including the geographical area boundaries and a letter from the Mayor to the Secretary of the Maryland Department of Transportation outlining the City’s transportation priorities. This bill appears to be an appropriate way for the Mayor and City Council of Baltimore to request an expansion of the current TOD designation for this area. See MD Transportation § 7-101(p)(3)(ii).

Accordingly, the Law Department can approve the bill for form and legal sufficiency.

Sincerely,



Michele M. Toth  
Assistant Solicitor

cc: Ebony Thompson  
Nina Themelis  
Tiffany Maclin  
Elena DiPietro  
Hilary Ruley  
Ashlea Brown  
Desiree Luckey  
Ahleah Knapp





BRANDON M. SCOTT  
MAYOR  
*100 Holliday Street, Room 250  
Baltimore, Maryland 21202*

<b>TO</b>	The Honorable President and Members of the Baltimore City Council
<b>FROM</b>	Corren Johnson, Director – Department of Transportation
<b>DATE</b>	June 11, 2024
<b>SUBJECT</b>	24-0529 Transit-Oriented Development - Reisterstown Plaza - Amendment

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## **Position: Support**

### Introduction

For the purpose of amending Ordinance 23-232; supporting the designation of an expanded State Transit-Oriented Development for Reisterstown Plaza, the area surrounding and including the Reisterstown Plaza metro Subway Link Station; and providing for a special effective date.

### DOT Analysis

Council Bill 24-0529 would amend Ordinance 23-232, which originally designated Reisterstown Plaza, the metro station, and surrounding areas as a transit-oriented development (TOD). As per Maryland law, the City must designate an area as a TOD in conjunction with the State. Official TOD designation would benefit the City by facilitating access to tax incentives, State funding, and other resources for projects in the TOD area. The proposed legislation would amend the ordinance to bring the TOD into compliance with this requirement.

The Reisterstown Plaza Metro Station is currently underutilized, with an abundance of parking and few pedestrian destinations in walking distance. Increasing density around this station would serve to drive pedestrian traffic and commercial activity while adding housing stock and growing transit use. Improving transit ridership strengthens the case for new transit services like the Red Line or the proposed North-South Corridor connecting central Baltimore with Towson.

### Conclusion

The Department is invested in the long-term success of sustainable transportation and transit-oriented development in the City. To this end, the Department supports the advancement of Council Bill 24-0529.

**CITY OF BALTIMORE  
COUNCIL BILL 24-0529  
(First Reader)**

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Introduced by: Councilmember Schleifer  
At the request of: The Administration (Department of Transportation)  
Introduced and read first time: May 16, 2024  
Assigned to: Economic and Community Development Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Transportation

---

A RESOLUTION ENTITLED

1 A RESOLUTION OF THE MAYOR AND CITY COUNCIL concerning

2 **Transit-Oriented Development – Reisterstown Plaza – Amendment**

3 FOR the purpose of amending Ordinance 23-232; supporting the designation of an expanded State  
4 Transit-Oriented Development for Reisterstown Plaza, the area surrounding and including the  
5 Reisterstown Plaza metro Subway Link Station; and providing for a special effective date.

6 **Recitals**

7 **WHEREAS**, Reisterstown Plaza and, the area surrounding and including the Reisterstown  
8 Plaza Metro Subway Link Station was originally designated a Transit-Oriented Development by  
9 the Mayor and City Council by Ordinance 23-232, enacted and made effective on June 28, 2023;

10 **WHEREAS**, the Mayor and City Council have since identified a new opportunity and now  
11 support an amended Transit-Oriented Development designation for Reisterstown Plaza and, the  
12 area surrounding and including the Reisterstown Plaza metro Subway Link Station;

13 **WHEREAS**, this Resolution of the Mayor and City Council represents the City’s support of an  
14 amended State TOD designation pursuant to the State Transportation Article; and

15 **WHEREAS**, this Resolution of the Mayor and City Council could potentially bring  
16 Reisterstown Plaza and, the area surrounding and including the Reisterstown Plaza Metro  
17 Subway Link Station prioritization for funds, resources, financing assistance, tax credits, the  
18 location of State offices, and support from State agencies.

19 **SECTION 1. BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That the  
20 following amendments to Ordinance 23-232 are hereby approved:

21 In Ordinance 23-232, strike Exhibits “B” and “C” in their entirety and substitute with the  
22 attached: (1) Exhibit B, “Reisterstown Plaza Transit-Oriented Development – Boundaries”  
23 dated April 6, 2024; and (2) Exhibit C, “Reisterstown Plaza Transit-Oriented Development –  
24 Blocks and Lots”, dated April 6, 2024, respectively.

EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

**Council Bill 24-0529**

1       **SECTION 2. AND BE IT FURTHER RESOLVED,** That the Reisterstown Plaza Transit-Oriented  
2 Development, as amended by this Resolution and identified as “Reisterstown Plaza Transit-  
3 Oriented Development, revised to include Amendment 1, dated May 1, 2024”, including  
4 Exhibit A, “Letter to the Secretary of the Maryland Department of Transportation”, dated April  
5 27, 2022; Exhibit B, “Reisterstown Plaza Transit-Oriented Development – Boundaries”, dated  
6 April 6, 2024; and Exhibit C, “Reisterstown Plaza Transit-Oriented Development – Blocks and  
7 Lots”, dated April 6, 2024.

8       **SECTION 3. AND BE IT FURTHER RESOLVED,** That the Reisterstown Plaza and, the area  
9 surrounding and including the Resisterstown Plaza Metro Subway Link Station, as depicted in  
10 Exhibit B, “Reisterstown Plaza Transit-Oriented Development – Boundaries”, dated April 6,  
11 2024; and as more particularly described in Exhibit C, “Reisterstown Plaza Transit-Oriented  
12 Development – Blocks and Lots”, dated April 6, 2024, is hereby designated a Transit-Oriented  
13 Development, in accordance with the State Transportation Article.

14       **SECTION 3. AND BE IT FURTHER RESOLVED,** That this Resolution takes effect on the date it  
15 is enacted.

**Council Bill 24-0529**

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**EXHIBIT B**

**REISTERSTOWN PLAZA TRANSIT-ORIENTED DEVELOPMENT – BOUNDARIES**

**APRIL 6, 2024**

The boundaries of the proposed amended Reisterstown Plaza Transit-Oriented Development, as situated in the City of Baltimore, State of Maryland, are depicted in red on the map below.

{Exhibit B continues on the following page.}

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*Staff: Anthony Leva (410-396-1091)*

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# **Council Bill 24-0529**

## **Agency Reports**

**SEE ATTACHED**

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CITY OF BALTIMORE

BRANDON M. SCOTT  
Mayor



DEPARTMENT OF LAW  
EBONY THOMPSON  
ACTING CITY SOLICITOR  
100 N. HOLLIDAY STREET  
SUITE 101, CITY HALL  
BALTIMORE, MD 21202

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Michele M. Toth  
Assistant Solicitor

cc: Ebony Thompson  
Nina Themelis  
Tiffany Maclin  
Elena DiPietro  
Hilary Ruley  
Ashlea Brown  
Desiree Luckey  
Ahleah Knapp





BRANDON M. SCOTT  
MAYOR  
*100 Holliday Street, Room 250  
Baltimore, Maryland 21202*

<b>TO</b>	The Honorable President and Members of the Baltimore City Council
<b>FROM</b>	Corren Johnson, Director – Department of Transportation
<b>DATE</b>	June 11, 2024
<b>SUBJECT</b>	24-0529 Transit-Oriented Development - Reisterstown Plaza - Amendment

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## **Position: Support**

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**CITY OF BALTIMORE  
COUNCIL BILL 24-0529  
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Introduced and read first time: May 16, 2024  
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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Transportation

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**Council Bill 24-0529**

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**Council Bill 24-0529**

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**EXHIBIT B**

**REISTERSTOWN PLAZA TRANSIT-ORIENTED DEVELOPMENT – BOUNDARIES**

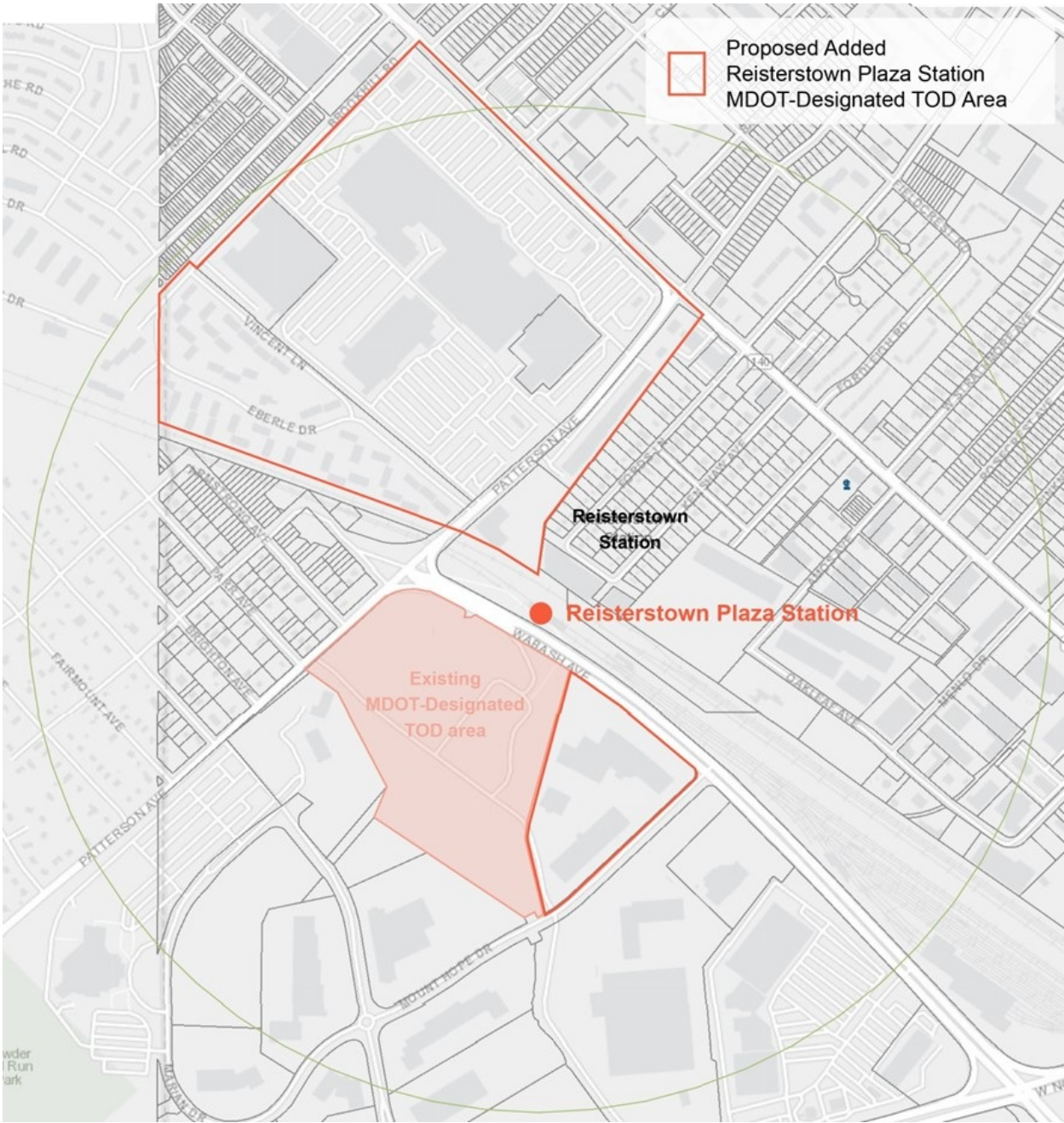
**APRIL 6, 2024**

The boundaries of the proposed amended Reisterstown Plaza Transit-Oriented Development, as situated in the City of Baltimore, State of Maryland, are depicted in red on the map below.

{Exhibit B continues on the following page.}

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**EXHIBIT B**  
**{Continued}**



**Council Bill 24-0529**

**EXHIBIT C**

**REISTERSTOWN PLAZA TRANSIT-ORIENTED DEVELOPMENT – BLOCKS AND LOTS**

**APRIL 6, 2024**

The proposed amended Reisterstown Plaza Transit-Oriented Development will include certain parts of those blocks and lots situated in the City of Baltimore, State of Maryland listed below.

	<b>BLOCK</b>	<b>LOT</b>
7		
8	4258	001
9	4258	001A
10	4258	002
11	4258	003
12	4258	016
13	4276C	088
14	4276C	089
15	4276C	090
16	4284	001
17	4284	002
18	4284	003
19	4284	006
20	4284	007
21	4284	008
22	4284	009
23	4285	001
24	4285	010
25	4285	011
26	4285	013
27	4285	014
28	4285	017
29	4285	017A
30	4285	017B
31	4285	017D
32	4285	017E
33	4285	018
34	4416A	001
35	PSC0	010