

TRANSMITTAL MEMO

TO: Council President Nick J. Mosby
FROM: Peter Little, Executive Director
Date: May 5, 2023
RE: City Council Bill 23-0371



I am herein reporting on City Council Bill 23-0371 introduced by Councilmember Conway at the request of Brightview Senior Living Development, LLC.

The purpose of this bill is to permit, subject to certain conditions, the establishment, maintenance, and operation of a residential-care facility (age-restricted) with 171 units on the property known as 201 Homeland Avenue (Block 5027, Lot 005) and a portion of Block 5027, Lot 003, providing for a certain contingency, and providing for a special effective date. Additionally, this is contingent upon the passage by the Mayor and City Council of an Ordinance permitting residential-care facilities (age-restricted) in the Educational Campus (EC-2) Zoning District as a conditional use requiring approval by Ordinance of the Mayor and City Council.

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. The legislation does not reference parking. Parking requirements for the site will be based on the standards in the Zoning Code. The PABC investigated the site during the month of April. This property is not located where the PABC administers any on-street parking programs. The site features a building with a parking lot, neither of which appears to be in use. When building plans and uses are submitted, the PABC will be involved through the Site Plan Review Committee (SPRC) to ensure that the design guidelines for parking and loading demands are adequately addressed and that negative effects of parking and loading are mitigated.

Based on the comments above, the PABC does not oppose the passage of City Council Bill 23-0371.