
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