

HOUSE BILL 1416

C8, C6

4lr0552
CF SB 618

By: **Delegates Rosenberg, Attar, and Ruff**

Introduced and read first time: February 9, 2024

Assigned to: Ways and Means

A BILL ENTITLED

1 AN ACT concerning

2 **Economic Development – Maryland Stadium Authority – Creation of Pimlico**
3 **Site Community Development Plan**

4 FOR the purpose of requiring the Maryland Stadium Authority to create a community
5 development plan to develop certain property of the Pimlico site, conduct a certain
6 economic market study, and hold a certain design competition for the site; requiring
7 the Authority to consult with certain stakeholders during each phase of planning,
8 designing, and developing the site; requiring the Authority to submit the community
9 development plan for review and approval from certain entities; and generally
10 relating to the Maryland Stadium Authority and the development of a Pimlico site
11 community development plan.

12 BY repealing and reenacting, without amendments,
13 Article – Economic Development
14 Section 10–601(a), (mm), and (nn)
15 Annotated Code of Maryland
16 (2018 Replacement Volume and 2023 Supplement)

17 BY adding to
18 Article – Economic Development
19 Section 10–622.6 and 10–625(c)
20 Annotated Code of Maryland
21 (2018 Replacement Volume and 2023 Supplement)

22 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
23 That the Laws of Maryland read as follows:

24 **Article – Economic Development**

25 10–601.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 (a) In this subtitle the following words have the meanings indicated.

2 (mm) (1) “Pimlico racing facility site” means the portion of the Pimlico site
3 containing the racing facilities.

4 (2) “Pimlico racing facility site” includes the portion of the site designated
5 to contain:

6 (i) the clubhouse and events center;

7 (ii) the dirt, turf, or synthetic racetracks;

8 (iii) the infield and immediately adjacent area surrounding the
9 perimeter of the racetracks that is contained on the site;

10 (iv) the stables, barns, and training facilities;

11 (v) the trackside aprons; and

12 (vi) associated roadways, walkways, parking areas, green space,
13 fencing, and related structures and areas as designated in the plans approved by the
14 Authority.

15 (nn) “Pimlico site” means the site in Baltimore City generally bounded by Northern
16 Parkway, Park Heights Avenue, Belvedere Avenue, and Pimlico Road.

17 **10-622.6.**

18 **(A) IN THIS SECTION, “PIMLICO SITE” DOES NOT INCLUDE THE PIMLICO**
19 **RACING FACILITY SITE.**

20 **(B) THE AUTHORITY SHALL:**

21 **(1) (I) CREATE A COMMUNITY DEVELOPMENT PLAN TO DEVELOP**
22 **THE PIMLICO SITE; AND**

23 **(II) DETERMINE THE APPROPRIATE PHASES TO INCLUDE IN THE**
24 **COMMUNITY DEVELOPMENT OF THE PIMLICO SITE;**

25 **(2) CONDUCT AN ECONOMIC MARKET STUDY OF THE PIMLICO SITE TO**
26 **DETERMINE THE BEST USES OF THE SITE; AND**

27 **(3) HOLD A COMMUNITY DEVELOPMENT DESIGN COMPETITION FOR**
28 **THE PIMLICO SITE.**

1 **(C) (1) SUBJECT TO PARAGRAPH (2) OF THIS SUBSECTION, DURING EACH**
2 **PHASE OF PLANNING, DESIGNING, AND DEVELOPMENT OF THE COMMUNITY**
3 **DEVELOPMENT PLAN, THE AUTHORITY SHALL CONSULT WITH:**

4 **(I) THE PIMLICO REDEVELOPMENT COMPACT PARTICIPANTS;**

5 **(II) THE BALTIMORE CITY DEPARTMENT OF PLANNING; AND**

6 **(III) THE BALTIMORE CITY DEVELOPMENT CORPORATION.**

7 **(2) ALL PHASES OF THE FINALIZED COMMUNITY DEVELOPMENT**
8 **PLAN MUST BE APPROVED BY THE BALTIMORE CITY URBAN DESIGN AND**
9 **ARCHITECTURAL REVIEW PANEL IN THE BALTIMORE CITY DEPARTMENT OF**
10 **PLANNING.**

11 **(D) THE AUTHORITY SHALL SUBMIT THE FINALIZED COMMUNITY**
12 **DEVELOPMENT PLAN FOR CONSIDERATION BY THE LEGISLATIVE POLICY**
13 **COMMITTEE AND APPROVAL BY THE BOARD OF PUBLIC WORKS AND THE MAYOR**
14 **AND CITY COUNCIL OF BALTIMORE CITY.**

15 10-625.

16 **(C) ON OR BEFORE DECEMBER 1, 2025, AND EACH DECEMBER 1**
17 **THEREAFTER THROUGH DECEMBER 1, 2030, OR UNTIL THE PIMLICO SITE**
18 **COMMUNITY DEVELOPMENT PLAN IS FINALIZED AND APPROVED, THE AUTHORITY**
19 **SHALL REPORT TO THE SENATE BUDGET AND TAXATION COMMITTEE AND THE**
20 **HOUSE WAYS AND MEANS COMMITTEE, IN ACCORDANCE WITH § 2-1257 OF THE**
21 **STATE GOVERNMENT ARTICLE, ON THE STATUS AND PROGRESS OF THE PIMLICO**
22 **SITE COMMUNITY DEVELOPMENT PLAN REQUIRED UNDER § 10-622.6 OF THIS**
23 **SUBTITLE.**

24 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
25 October 1, 2024.