

SENATE BILL 618

C8, C6

4lr2271
CF 4lr0552

By: **Senator Carter**

Introduced and read first time: January 26, 2024

Assigned to: Budget and Taxation

A BILL ENTITLED

1 AN ACT concerning

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

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

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

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

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

23 **Article – Economic Development**

24 10–601.

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

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



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

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

(i) the clubhouse and events center;

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

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

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

(v) the trackside aprons; and

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

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

10-622.6.

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

(B) THE AUTHORITY SHALL:

(1) (i) CREATE A MASTER PLAN TO DEVELOP THE PIMLICO SITE;
AND

(ii) DETERMINE THE APPROPRIATE PHASES TO INCLUDE IN THE MASTER PLAN FOR THE DEVELOPMENT OF THE PIMLICO SITE;

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

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

1 **(C) (1) SUBJECT TO PARAGRAPH (2) OF THIS SUBSECTION, DURING EACH**
2 **PHASE OF PLANNING, DESIGNING, AND DEVELOPMENT OF THE MASTER PLAN, THE**
3 **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 MASTER PLAN MUST BE**
8 **APPROVED BY THE BALTIMORE CITY URBAN DESIGN AND ARCHITECTURAL**
9 **REVIEW PANEL IN THE BALTIMORE CITY DEPARTMENT OF PLANNING.**

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

14 10-625.

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

22 **SECTION 2 AND BE IT FURTHER ENACTED, That this Act shall take effect**
23 **October 1, 2024.**