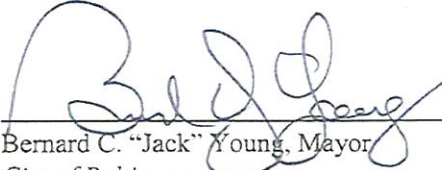


Pimlico Redevelopment Community Compact


November 13, 2020

Preamble


The signatories of this Pimlico Redevelopment Community Compact (this "Compact") believe that the redevelopment of the Pimlico Race Course property as set forth in SB0987 and HB2056, the Racing and Community Development Act of 2020 (the "Pimlico Redevelopment") will be of great benefit to the residents of Park Heights and the citizens of Baltimore and our region. We believe that the Pimlico Redevelopment will provide community benefit by way of its beautification and utilization of the 140-acre site, the confidence and hope provided to the community by virtue of the investment in this marquee property, the addition of recreational facilities that will be available for use by the community, and from the infrastructure improvements to be made as part of the Pimlico Redevelopment. We believe that the overall success of the Pimlico Redevelopment will be determined in whether and how it serves to lift up the entire Park Heights community, including supporting community development in the neighborhoods adjacent to the Pimlico Race Course property. We recognize that the opportunities for success presented by the Pimlico Redevelopment can best be achieved when we work together. Thus, we commit ourselves to working in partnership to achieve the goals and strategies in this Compact, recognizing and respecting always the diversity of interests and perspectives in the affected neighborhoods, and keeping in mind the shared desire to see all of our residents thrive.




Bernard C. "Jack" Young, Mayor
City of Baltimore



D. Christopher (Chris) Ryer, Director
Baltimore City Department of Planning



Colin Tarbert, President and CEO
Baltimore Development Corporation



Yolanda Jiggetts, Executive Director
Park Heights Renaissance



Michael J. Frenz
Maryland Stadium Authority

About the Pimlico Redevelopment Community Compact

The Compact was developed through a collaborative process involving a variety of stakeholders including neighborhood residents and representatives from community associations, nonprofit organizations, faith-based institutions, business community and local and state government.

The undersigned applaud Mayor Bernard C. “Jack” Young’s leadership and vision in bringing about the agreement between the City of Baltimore, the Stronach Group and the Maryland Jockey Club that will preserve the Preakness at Pimlico and unlock the potential for the Pimlico Race Course property to become a development that will benefit our neighborhoods, the City, and the region.

With the proximity to the Pimlico Race Course property, community interests are integrally entwined with the future of this site. This Compact summarizes the community’s collective input on the Pimlico Redevelopment and its potential for positive impact on Park Heights neighborhoods.

Community Compact Signatories

1. **Betty Cherniak, Glen Neighborhood Improvement Association**
2. **Alan Goldfeder, Cheswolde Neighborhood Association**
3. **Sandra Johnson, Fallstaff Improvement Association**
4. **John W. Mack, Mt. Washington Improvement Association**
5. **Avraham Sauer, Cross Country Improvement Association**
6. **Logan Mitchell, Pimlico Good Neighbors**
7. **Pastor Troy Randall, CCHB Community Association**
8. **Minerva Eaton, Hilltop 4100 Community Association**
9. **Sharon Snow, Cylburn Community Action Association**
10. **Eddie Brooks, Levindale Sunset Community Association**
11. **Cynthia Foote, Towanda-Grantley**
12. **Pamela Curtis, Park Circle Community Association**
13. **George Mitchell, Neighborhoods United, Langston Hughes Community Association**
14. **Sister Yeshiyah B. Israel, Pimlico Merchants Association**
15. **Christopher Crockett, SDKG Community Association**
16. **Patricia Foster, Cylburn Arboretum Friends**
17. **Martha Nathanson, LifeBridge Health**
18. **Lisa K. Budlow, Comprehensive Housing Assistance, Inc.**
19. **Sen. Jill P. Carter, District 41**
20. **Del. Dalya Attar, District 41**
21. **Del. Tony Bridges, District 41**
22. **Del. Samuel I. Rosenberg, District 41**
23. **Sen. Antonio L. Hayes, District 40**
24. **Del. Frank M. Conaway, Jr., District 40**

- 25. **Del. Nick J. Mosby, District 40**
- 26. **Del. Melissa R. Wells, District 40**
- 27. **District 6 City Council Vice-President Sharon Green Middleton**
- 28. **District 5 City Councilman Isaac "Yitzy" Schleifer**

Establishment of Pimlico Community Advisory Board

The Pimlico Community Advisory Board (the "Board") is hereby established. The Board consists of the following members:

- 1. Each president (or his or her designee) of a neighborhood association that is:
 - a. Located, in whole or in part, within a one-mile radius of the Pimlico Race Course property and listed in Baltimore City Department of Planning's Community Association Directory (CAD); and
 - b. All neighborhoods of the Northwest Community Planning Forum as defined in the FY2021 Video Lottery Terminal Revenue Spending Plan;
- 2. Four members who are residents of Park Heights (as defined in the Park Heights Master Plan), to be appointed by Park Heights Renaissance; and
- 3. One member that is an employee of LifeBridge Health, such member to be appointed by LifeBridge Health.

Any member of the Board that is an employee of any organization that is a signatory to this Compact must serve on the Board in the capacity of a Park Heights community leader representing the interests of the community association and must not use his/her Board service to represent as an employee of the organization for which he/she works. The Board shall ensure a Conflict of Interest disclosure document is developed that includes this language explicitly and that the Board has the authority to address any such conflicts as set forth in their governance procedures, including the ability to vote to require the neighborhood association to appoint a designee to the Board that is not employed by any signatory to this Compact if deemed necessary to resolve the conflict.

The members of the Board shall appoint one member to serve as Chair of the Board. Such appointment shall be made by a majority vote of members present at a meeting called for the purpose of electing a Chair, with at least 7 days' notice given to each member. The Chair shall serve for a period of time designated by the members, and until his or her successor is duly appointed as Chair. Among other functions, the Chair shall timely provide to the other members of the Board all notices received by the Chair as set for in this Compact.

Notice and Opportunity to Provide Input on Pimlico Redevelopment

Baltimore City, through its Department of Planning (or otherwise, as described below), will:

- 1. Provide reasonable advance notice to the Chair of the Board of all relevant planning and zoning public meetings at which any development on or potential uses of the Pimlico Race Course property or the adjacent LifeBridge/Sinai Hospital property will be discussed. A list of anticipated public process meetings is attached to this Compact as

Appendix A. Notice provided pursuant to this paragraph shall include the dates, times, locations and agenda items for all such meetings.

2. Use reasonable and appropriate efforts to maximize the opportunity of the Board, on behalf of the communities the Board represents, to provide adequate input into the planning process relating to any and all development activities of the Pimlico Race Course property.

The Maryland Stadium Authority, Baltimore Development Corporation, or future property owner, will:

3. Provide a detailed explanation of the ownership structure to the Board, which includes all land and buildings subject to all local land use authority, permit reviews, and other local land use regulations.
4. Give serious consideration to recommendations made by the Board relating to any and all development activities on and potential uses of the Pimlico Race Course property.
5. Give opportunity to the Board for input prior to the procurement leading to the selection of any third-party operators to manage the contemplated clubhouse and fields on the Pimlico Race Course property.

To the extent that any of the public process meetings are led by the Maryland Stadium Authority or by the Baltimore Development Corporation or any subsidiary thereof, such entities shall directly fulfill the functions described above.

Accommodations for Extra Racing Days

The relevant Baltimore City Department and the Pimlico Racetrack property owner agree to work collaboratively with the Board to review the plan for temporary infrastructure improvements necessary for year-round racing at Pimlico Race Course during the construction of the Laurel Park racetrack. Such necessary improvements may include additional traffic calming, noise moderation, and safety precautions with a goal of allowing residents to maintain their standards of daily living despite disruptions expected due to racing traffic. Baltimore City and the Pimlico Racetrack property owner agree to consider all reasonable requests made by the Board in this regard and to provide adequate notice and opportunity to comment on plans for the extra racing days during the Laurel Park construction.

Enhancing the Quality of Life in the Neighborhoods Surrounding Pimlico

Baltimore City and Park Heights Renaissance will ensure that the Pimlico Redevelopment plans are aligned with community interests. Baltimore City acknowledges the following issues of concern for affected neighborhoods, in no particular order:

1. Job training should be a priority in the Pimlico Redevelopment, and a plan should be made to maximize the hiring of Park Heights residents for construction and development.

2. The Pimlico Redevelopment should include a comprehensive approach to community safety that involves and includes the affected neighborhoods who are collectively committed to ensuring the safety of all of our residents.
3. Baltimore City and Park Heights Renaissance should use reasonable and appropriate efforts to address the vacant and blighted housing stock, including making vacant properties available to developers and providing and supporting funding for housing development.
4. Redevelopment should address comprehensive mitigation of the negative effects of traffic and parking, noise and litter.
5. The Pimlico Redevelopment should be designed with pedestrian safety, connectivity, and accessibility in mind and should encourage walking by making the streetscape more attractive. The design should contemplate improvements such as curb extensions at intersections to shorten crossing distances, well-marked crosswalks, wide sidewalks, bicycle enhancements, and adequate bus shelters.
6. Attractive, adequate lighting, signage and security should be provided both on the Pimlico Race Course property and in adjacent neighborhoods. All lighting should be used in a way that is suitable and does not create a nuisance for residential areas.
7. Baltimore City, along with local organizations, should look for opportunities to create additional green space both on and outside the Pimlico Race Course property to promote walkability and connectivity of the neighborhood and additional opportunities for recreational activities accessible to surrounding communities.
8. Urban design elements within the Pimlico Race Course property should be consistent with the surrounding blocks to help tie the newly-developed property into the neighborhood.

Baltimore City agrees to work collaboratively with the Board to address community development issues in the affected neighborhoods, including but not limited to, those listed above. To that end, Baltimore City, through its Department of Planning and/or relevant City Department, will meet at least semi-annually, and more often if requested by the Board, with the Board to report on and review progress made on the issues listed above, and any other relevant community development issues. Baltimore City, the Planning Department, Baltimore Development Corporation and the Board will collaborate in good faith to agree on resolution of any issues not satisfactorily addressed.

APPENDIX A

There are more than two dozen public processes involved in the development of the Pimlico site and surrounding parcels. The list below is a representative description of the major public steps that must occur for the complete redevelopment to be completed.

LifeBridge/Sinai Hospital Campus Expansion - (led by LifeBridge)

- Design Review:
 - At least one Urban Design and Architectural Advisory Panel meeting, which is open to the public, will be required.
- Sinai PUD repeal and rezoning lot to H zone:
 - Planning Commission
 - City Council public hearing
 - City Council 2nd Reader vote
 - City Council Third Reader
 - Input on the future LifeBridge development plan can be provided to Baltimore City Department of Planning's Land Use Division
- Likely timeline: 2020-2023
- Repeal and Rezoning of the Pimlico PUD (Public hearings below)
 - Planning Commission
 - City Council public hearing
 - City Council 2nd Reader vote
 - City Council Third Reader

New Racetrack & Clubhouse Facility Design and Construction - (led by Maryland Stadium Authority)

- Maryland Stadium Authority (MSA) will complete all infrastructure on the entire site, construct the clubhouse, and complete the new racetrack.
- MSA must conduct a competitive bidding process for all work on the site.
- MSA must comply with State of Maryland MBE/WBE provisions for procurement.
- Replicate local hiring efforts in 21st Century Schools MOU
- Establish goal to attain LEED Silver or equivalent standards
- Likely timeline: 2021-2024
- All land and buildings will be subject to all local land use authority, permits, design review, and other applicable local reviews.

Pimlico Site Redevelopment (exclusive Of New Racetrack & Clubhouse Facility) - (led By Baltimore Development Corporation (BDC) or BDC subsidiary)

- Master Developer & Land Lease Disposition Agreement
 - BDC anticipates working with the City to establish a written agreement between BDC and the Mayor & City Council, subject to approval by the

- Board Estimates, that details the development process, including master planning process, disposition/land lease, and ownership of the Project.
- Local hiring and minority-women-owned business requirements would be part of this agreement per City law.
- Included will be the establishment of a Pimlico Development Advisory Committee comprised of a minimum of 5 representatives from surrounding communities, not to exceed a total of 11 members. Members will be appointed by the Mayor after consultation with elected officials who represent the various surrounding communities. At least 50% of the members shall be residents south of project area. [Note: Committee needs to be manageable in size to provide for meaningful discussions]
- Master Planning
 - BDC anticipates issuing a Request for Proposals to select a design team and/or development consultant team. This process will be a competitive bid.
 - The site will require a detailed master plan. This process will involve a community engagement process. It will likely involve several public meetings and charrettes. The exact process will be determined once a design team is engaged.
 - Multiple Urban Design and Architectural Advisory Panel meetings, which are open to the public, will be required to review the master plan.
 - The master plan will need approval of the Planning Commission. Public testimony is part of the Planning Commission approval process.
- Master Plan Rezoning - City Council Approvals
 - As part of the master planning process, the site will require rezoning subject to:
 - City Council public hearing
 - City Council 2nd Reader vote
 - City Council Third Reader
- Additional Public Approvals
 - Major Subdivision: Requires Planning Commission approval
 - Open & Closing of Public Streets requires:
 - Planning Commission approval
 - City Council Legislation
 - City Council public hearing
 - City Council 2nd Reader vote
 - City Council Third Reader
 - Input on Subdivision approval can be provided to Baltimore City Department of Planning's Land Use Division
- Goal is to attain LEED Silver or equivalent standards for all vertical development
- Likely timeline: 2020-2024

Pimlico Site Redevelopment Parcels:

- Each development site will be subject to the adopted master plan requirements, zoning regulations and all other City development approvals including UDAAP review, permitting, and Board of Municipal Zoning and Appeals (if applicable).
- Likely timeline: 2023-2026

Racetrack & Clubhouse Facility Operations by BDC (or a subsidiary controlled by BDC)

- The Racetrack & Clubhouse Facility will be publicly owned, including the open space in the center of the track proposed to be athletic fields and green space. It is anticipated that BDC will select a third-party operator through a competitive bid process to manage the property (clubhouse and fields) on behalf of BDC. Through that management contract, the open space in the center of the track will be made available for general public use for a to-be-determined specific amount of time. The oval racetrack (excluding the open space and fields) will be maintained by Stronach and for their use only.
- Under current plans, new entity would not take control of the facility until 2024
- Operator shall be required to establish local hiring goals consistent with, or exceeding, existing local law.