


<b>FROM</b>	NAME & TITLE	David E. Scott, P.E., Director	<b>CITY of</b> <b>BALTIMORE</b> <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	<b>CITY COUNCIL BILL 09-0362</b>		

DATE: August 7, 2009

**TO**

The Honorable President and Members  
of the Baltimore City Council  
c/o Karen Randle  
Room 400 - City Hall

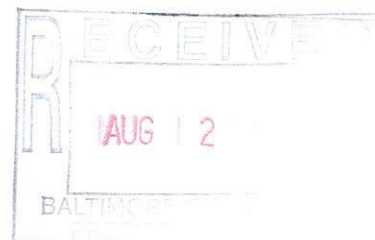
I am herein reporting on City Council Bill 09-0362 introduced by Council President Rawlings Blake on behalf of the Administration (Department of Public Works).

The purpose of the Bill is to condemn and close certain streets lying within the Uplands Apartment Complex and bounded by Edmondson Avenue, Athol Avenue, Pen-Lucy Road, and Uplands Parkway, as shown on Plat 342-A-13A in the Office of the Department of Public Works.

The City, in cooperation with the Uplands community and surrounding neighborhoods, developed an Uplands Master Plan designed to guide the comprehensive redevelopment of the Uplands community through the creation of a mixed-income, mixed-use community. The impetus for the Master Plan was the need to redevelop the former Uplands apartment complex, a 979 unit apartment complex located on approximately 52 acres of land to the south of Edmondson Avenue and opposite the Edmondson Village Shopping Center. The Uplands Apartments were acquired by the City in January of 2004 after HUD foreclosed on the property. The housing complex has since been demolished and site remediation is nearly complete. The Master Plan focuses on integrating new development with adjacent neighborhoods, developing public parks and open spaces, guiding new street and pedestrian treatments to enhance the flow of pedestrian and vehicular traffic, creating a variety of housing types priced and marketed on a percentage of median household income levels, and establishing guidelines for buildings, landscaping, and lighting.

Ordinance 04-887 established the Urban Renewal Plan for Uplands that incorporates the guiding principals of the Uplands Master Plan, and which encompasses the former Uplands Apartment property; a triangular area bounded by Edmondson Avenue, Swann Avenue, and Old Frederick Road; and a portion of the Westside Skills Center parking lot. The Urban Renewal Plan was last amended by Ordinance 08-99. City Council Bill 09-0315, currently being considered by the City Council, would establish a Residential Planned Unit Development (PUD) in the Uplands Urban Renewal Area. The PUD proposes a mixture of residential dwellings that would include single-family, duplexes, triplexes, mansionettes,

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townhouses, and multi-family structures. Old Frederick Road would become the central boulevard, with the higher density development occurring along N. Athol Avenue and Edmondson Avenue. Through-traffic would be shifted to N. Athol Avenue. The housing would be clustered to encourage walking and use of mass transit, reduce impervious surface areas, and environmental site design elements would be used to replicate, as much as possible, natural hydrology. City Council Bill 09-0314 would rezone the Uplands development area currently zoned R-6, to R-5. City Council Bill 09-0313 would amend the Uplands Urban Renewal Plan to accommodate the change in zoning and land use.

City Council Bill 09-0362, if approved, would close certain streets located within the former Uplands apartment complex. A new street layout will be developed as part of the redevelopment of the site to improve internal circulation and to provide better connectivity with surrounding communities. The following rights-of-way are proposed for closure, and companion legislation would authorize their sale (City Council Bill 09-0363):

- A portion of Old Frederick Road right-of-way, extending between Swann and Edmondson Avenues;
- A portion of Lawnpark Road right-of-way, extending between Swann Avenue and Manordene Road;
- A curving portion of Manordene Road right-of-way, extending between Swann Avenue and Glen Allen Drive;
- A curving portion of Swann Avenue right-of-way, extending between Manordene Road and Old Frederick Road;
- A portion of Glen Allen Drive right-of-way, extending from Uplands Parkway to Edmondson Avenue;
- A curving portion of Manordene Road right-of-way, extending between Old Frederick Road and Edsdale Road;
- A curving portion of Edsdale Road right-of-way, extending between Manordene Road and Old Frederick Road;
- A portion of Dunland Road right-of-way, extending between Edsdale Road and N. Athol Avenue; and
- A curving portion of Dunland Road right-of-way, extending between Old Frederick Road and Edsdale Road.

Any City-owned utilities located in these rights-of-way and not to be abandoned or relocated are protected under Sections 3 and 4 of the legislation.

As of July 1, 2009, the Bureau of General Services became the Department of General Services. Due to this change, the following technical amendments are recommended:

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**Amendment No. 1**

Page 1, line 7, replace “Office of the Department of Public Works” with “Office of the Department of General Services”; so that it reads: “...as shown on Plat 342-A-13A in the Office of the Department of ~~Public Works~~ General Services;

**Amendment No. 2**

Page 1, line 18, replace “Department of Public Works” with “Department of General Services”; so that it reads: “...That the Department of ~~Public Works~~ General Services shall proceed to condemn and close...”

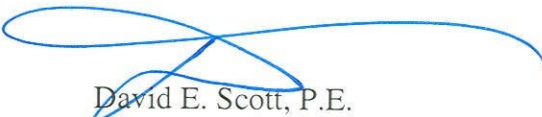
**Amendment No. 3**

Page 5, line 35, insert the word “originally” before the word “filed”; and on line 36, add the words “and now filed in the Office of the Department of General Services” at the end of the sentence; so that it reads: “...prepared by the Survey Control Section and originally filed on May 22, 2009, in the Office of the Department of Public Works and now filed in the Office of the Department of General Services.”

**Amendment No. 4**

Page 5, line 40, replace “Director of Public Works” with “Director of General Services”, so that it reads: “...all applicable rules and regulations adopted by the Director of ~~Public Works~~ General Services and filed with the Department of Legislative Reference.”

Based on these findings, the Department of Public Works supports passage of City Council Bill 09-0362 as proposed to be amended.



David E. Scott, P.E.  
Director

DES/MMC:pat