

CITY OF BALTIMORE
ORDINANCE **19-294**
Council Bill 19-0398

Introduced by: President Scott, Councilmember Bullock
At the request of: University of Maryland Baltimore, UMB Health Sciences Research Park Corporation, and BioPark Fremont LLC
Address: c/o Alyssa Domzal, Esquire, Ballard Spahr LLP, 300 East Lombard Street, 18th Floor, Baltimore, Maryland 21202
Telephone: 410-528-5510
Introduced and read first time: June 17, 2019
Assigned to: Housing and Urban Affairs Committee
Committee Report: Favorable with amendments
Council action: Adopted
Read second time: August 19, 2019

AN ORDINANCE CONCERNING

**Urban Renewal – Poppleton –
Amendment 15**

1
2
3 FOR the purpose of amending the Urban Renewal Plan for Poppleton to modify the boundaries of
4 the Renewal Plan to remove certain properties, to revise certain exhibits to the Plan to reflect
5 the change in the boundaries and to delete a certain exhibit, and to conform, clarify, or correct
6 certain references in the Plan; waiving certain content and procedural requirements; making
7 the provisions of this Ordinance severable; providing for the application of this Ordinance in
8 conjunction with certain other ordinances; and providing for a special effective date.

9 BY authority of
10 Article 13 – Housing and Urban Renewal
11 Section 2-6
12 Baltimore City Code
13 (Edition 2000)

14 **Recitals**

15 The Urban Renewal Plan for Poppleton was originally approved by the Mayor and City
16 Council of Baltimore by Ordinance 75-837 and last amended by Ordinance ~~18-243~~ 18-184.

17 An amendment to the Urban Renewal Plan for Poppleton is necessary to modify the
18 boundaries of the Renewal Plan to remove certain properties, to revise certain exhibits to the Plan
19 to reflect the change in the boundaries and to delete a certain exhibit, and to conform, clarify, or
20 correct certain references in the Plan.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike-out~~ indicates matter stricken from the bill by
amendment or deleted from existing law by amendment.

Council Bill 19-0398

1 Under Article 13, § 2-6 of the Baltimore City Code, no change may be made in any approved
2 renewal plan unless the change is approved in the same manner as that required for the approval
3 of a renewal plan.

4 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
5 following changes in the Urban Renewal Plan for Poppleton are approved:

6 (1) In the Plan, in A.1., delete the boundary description paragraph and substitute the
7 following to read as follows:

8 A. Description of Project

9 1. Boundary Description

10 THE BOUNDARY DESCRIPTION OF THE PLAN IS SHOWN ON EXHIBIT 1,
11 "EXISTING LAND USE", DATED ~~JUNE 10~~ JULY 11, 2019.

12 (2) In the Plan, amend C.6. to read as follows:

13 C. Techniques used to Achieve Plan Objectives

14 6. Zoning

15 All appropriate provisions of the Zoning [Ordinance] CODE of Baltimore City
16 shall apply to properties in the Poppleton project area. Existing zoning in the
17 area is shown on Exhibit 4A, Existing Zoning Districts. [In order to
18 implement the Urban Renewal Plan, certain district changes as designated in
19 the Existing Urban Renewal Plan Zoning Changes Map, Exhibit 4B, will be
20 required. These changes will require amendment to the Zoning Ordinance
21 which will be initiated during the execution of the Plan.]

22 (3) In the Plan, delete Exhibit 4B.

23 (4) ~~Replace existing exhibits, Exhibit 1, "Existing Land Use", Exhibit 2, "Acquisition",~~
24 ~~Exhibit 3, "Disposition", and Exhibit 4A, "Existing Zoning Districts", with the~~
25 ~~attached replacement exhibits, each of which is dated June 10, 2019.~~

26 Replace all the remaining exhibits with the following:

27 Exhibit 1, "Existing Land Use", dated July 11, 2019

28 Exhibit 2, "Acquisition", dated June 10, 2019

29 Exhibit 3, "Disposition", dated June 10, 2019

30 Exhibit 4, "Existing Zoning Districts", dated July 11, 2019.

31 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for Poppleton,
32 amended by this Ordinance and identified as "Urban Renewal Plan, Poppleton, revised to include
33 Amendment 15 dated June 17, 2019", is approved. The Department of Planning shall file a copy
34 of the amended Urban Renewal Plan with the Department of Legislative Reference as a
35 permanent public record, available for public inspection and information.

Introduced by: President Scott

Bulluck

At the request of: University of Maryland Baltimore, UMB Health Sciences Research Park Corporation, and BioPark Fremont LLC

Address: c/o Alyssa Domzal, Esquire, Ballard Spahr LLP, 300 East Lombard Street, 18th Floor, Baltimore, Maryland 21202

Telephone: 410-528-5510

Prepared by: Department of Legislative Reference

Date: June 11, 2019

Referred to: HOUSING AND URBAN AFFAIRS Committee

Also referred for recommendation and report to municipal agencies listed on reverse

CITY COUNCIL 19 - 0398

A BILL ENTITLED

AN ORDINANCE concerning

**Urban Renewal – Poppleton –
Amendment** ___

FOR the purpose of amending the Urban Renewal Plan for Poppleton to modify the boundaries of the Renewal Plan to remove certain properties, to revise certain exhibits to the Plan to reflect the change in the boundaries and to delete a certain exhibit, and to conform, clarify, or correct certain references in the Plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

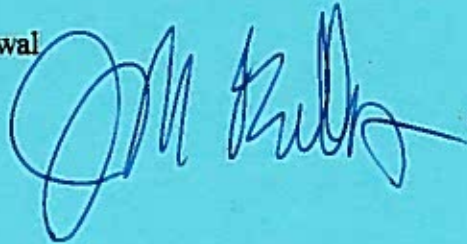
BY authority of

Article 13 – Housing and Urban Renewal

Section 2-6

Baltimore City Code

(Edition 2000)



****The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

Agencies

<input checked="" type="checkbox"/> Department of Public Works	<input checked="" type="checkbox"/> Baltimore City Public School System
<input type="checkbox"/> Department of Real Estate	<input checked="" type="checkbox"/> Baltimore Development Corporation
<input type="checkbox"/> Department of Recreation and Parks	<input checked="" type="checkbox"/> City Solicitor
<input checked="" type="checkbox"/> Department of Transportation	<input type="checkbox"/> Comptroller's Office
<input type="checkbox"/> Fire Department	<input type="checkbox"/> Department of Audits
<input type="checkbox"/> Health Department	<input type="checkbox"/> Department of Finance
<input type="checkbox"/> Mayor's Office of Employment Development	<input type="checkbox"/> Department of General Services
<input type="checkbox"/> Mayor's Office of Human Services	<input checked="" type="checkbox"/> Department of Housing and Community Development
<input type="checkbox"/> Mayor's Office of Information Technology	<input type="checkbox"/> Department of Human Resources
<input type="checkbox"/> Office of the Mayor	<input type="checkbox"/> Department of Planning
<input type="checkbox"/> Police Department	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Environmental Control Board	<input type="checkbox"/> Board of Estimates
<input type="checkbox"/> Fire & Police Employees' Retirement System	<input type="checkbox"/> Board of Ethics
<input type="checkbox"/> Labor Commissioner	<input type="checkbox"/> Board of Municipal and Zoning Appeals
<input type="checkbox"/> Parking Authority Board	<input checked="" type="checkbox"/> Comm. for Historical and Architectural Preservation
<input checked="" type="checkbox"/> Planning Commission	<input type="checkbox"/> Commission on Sustainability
<input type="checkbox"/> Wage Commission	<input type="checkbox"/> Employees' Retirement System
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
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<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____

Boards and Commissions

Council Bill 19-0398

1 SECTION 3. AND BE IT FURTHER ORDAINED, That if any provision of this Ordinance or the
2 application of this Ordinance to any person or circumstance is held invalid for any reason, the
3 invalidity does not affect any other provision or any other application of this Ordinance, and for
4 this purpose the provisions of this Ordinance are declared severable.

5 SECTION 4. AND BE IT FURTHER ORDAINED, That if any provision of this Ordinance
6 concerns the same subject as a provision of any zoning, building, electrical, plumbing, health,
7 fire, or safety law or regulation, the applicable provisions shall be construed to give effect to
8 each. However, if the provisions are found to be in irreconcilable conflict, the one that
9 establishes the higher standard for the protection of the public health and safety prevails. If a
10 provision of this Ordinance is found to be in conflict with an existing provision of any other law
11 or regulation that establishes a lower standard for the protection of the public health and safety,
12 the provision of this Ordinance prevails and the other conflicting provision is repealed to the
13 extent of the conflict.

14 SECTION 5. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the date it is
15 enacted.

SEP 09 2019

Certified as duly passed this _____ day of _____, 20__



President, Baltimore City Council


Certified as duly delivered to His Honor, the Mayor,

this _____ day of SEP 09 2019



Chief Clerk

Approved this 25 day of Sept., 2019



Mayor, Baltimore City

Approved For Form and Legal Sufficiency
This 19th Day of September 2019

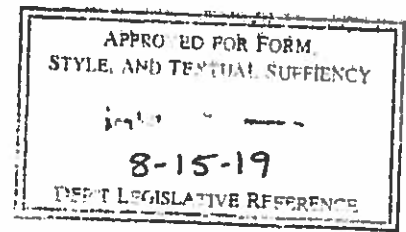


Chief Ballotter

1952-1953

1954-1955

AMENDMENTS TO COUNCIL BILL 19-0398
(1st Reader Copy)



By: Housing and Urban Affairs Committee

Amendment No. 1

On page 1, in line 3, in the blank, insert “15”; and, on page 2, in line 32, in the blank, insert “15”.

Amendment No. 2

On page 1, in line 17, strike “18-243” and substitute “18-184”.

Amendment No. 3

On page 2, in line 15, strike “JUNE 10” and substitute “JULY 11”.

Amendment No. 4

On page 2, in line 27, strike “Replace” down through and including the period, in line 29 and substitute

“Replace all the remaining exhibits with the following:

Exhibit 1, “Existing Land Use”, dated July 11, 2019

Exhibit 2, “Acquisition”, dated June 10, 2019

Exhibit 3, “Disposition”, dated June 10, 2019

Exhibit 4, “Existing Zoning Districts”, dated July 11, 2019.”.

ADOPTED



1000

BALTIMORE CITY COUNCIL

Housing and Urban Affairs Committee

VOTING RECORD

DATE: 7-23-19

BILL#: 19 0398

BILL TITLE: Ordinance – Urban Renewal – Poppleton – Amendment

MOTION BY: Henry

SECONDED BY: SNEED

FAVORABLE

FAVORABLE WITH AMENDMENTS

UNFAVORABLE

WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Bullock, J. Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schleiffer, I. Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Burnett, K.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cohen, Z.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dorsey, R.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Henry, B.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sneed, S.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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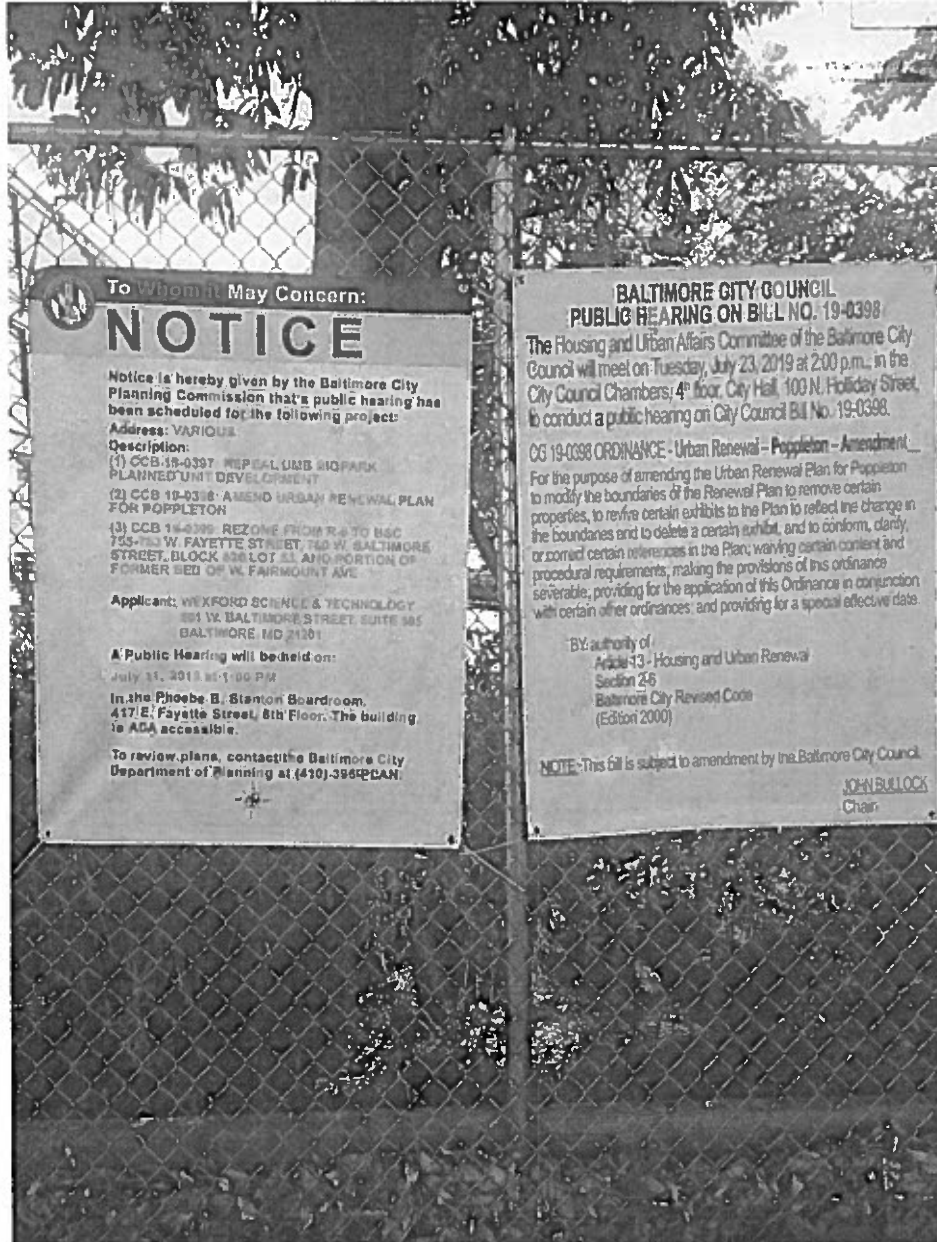
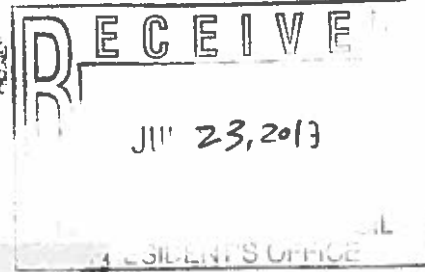
CHAIRPERSON: [Signature]

COMMITTEE STAFF: Richard G. Krummerich, Initials: [Signature]

Baltimore City Council Certificate of Posting - Public Hearing Notice

City Council Bill No.: 19-0398

Today's Date: 7/02/2019



- Email to: Natawnab.Austin@baltimorecity.gov
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202

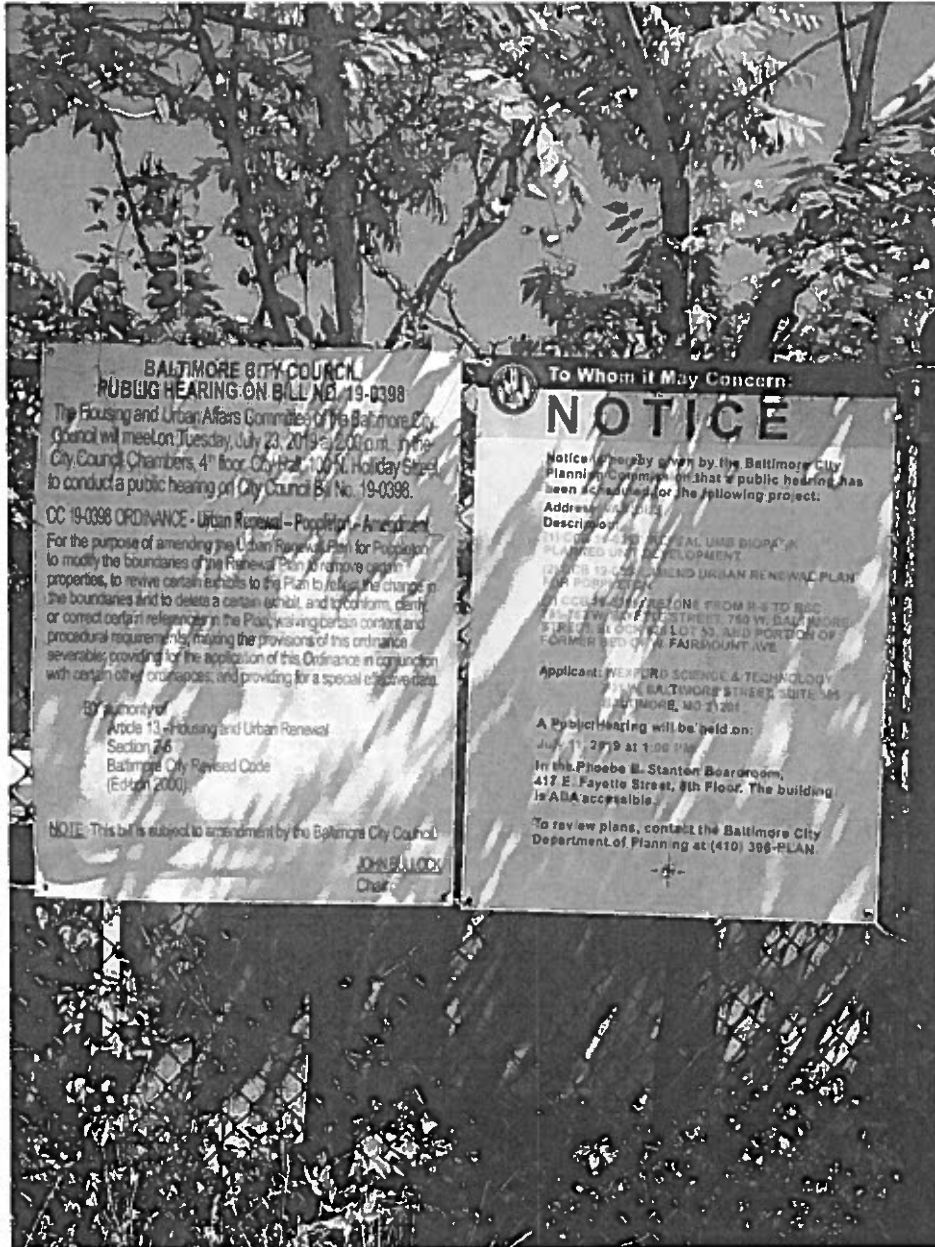


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**BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 19-0398**

The Housing and Urban Affairs Committee of the Baltimore City Council will meet on Tuesday, July 23, 2019 at 2:00 p.m. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 19-0398.

CC 19-0398 ORDINANCE - Urban Renewal - Population Amendment

For the purpose of amending the Urban Renewal Plan for Population to modify the boundaries of the Renewal Plan to remove certain properties, to revise certain exhibits to the Plan to reflect the change in the boundaries and to delete a certain exhibit, and to confirm, clarify or correct certain references in the Plan, making certain conforming and procedural requirements; making the provisions of this ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special election date.

By authority of
Article 13 - Housing and Urban Renewal
Section 7-6
Baltimore City Revised Code
(Ed. 2000)

NOTE: This bill is subject to amendment by the Baltimore City Council.

JOHN B. LOCKE
Chair

To Whom it May Concern:

NOTICE

Notice is hereby given by the Baltimore City Planning Commission that a public hearing has been scheduled for the following project:

Address: 417 E. Fayette Street
Description:
1) CC 19-0398 REVISAL URBAN RENEWAL PLAN PLANNED UNIT DEVELOPMENT
2) CC 19-0398 AMEND URBAN RENEWAL PLAN FOR POPULATION
3) CC 19-0398 SECTION FROM 9-3 TO 9-3C
181-187 WEST FAYETTE STREET, 780 W. BALTIMORE STREET, BLOCK 42 LOT 33, AND PORTION OF FORMER 820 W. FAIRMOUNT AVE.

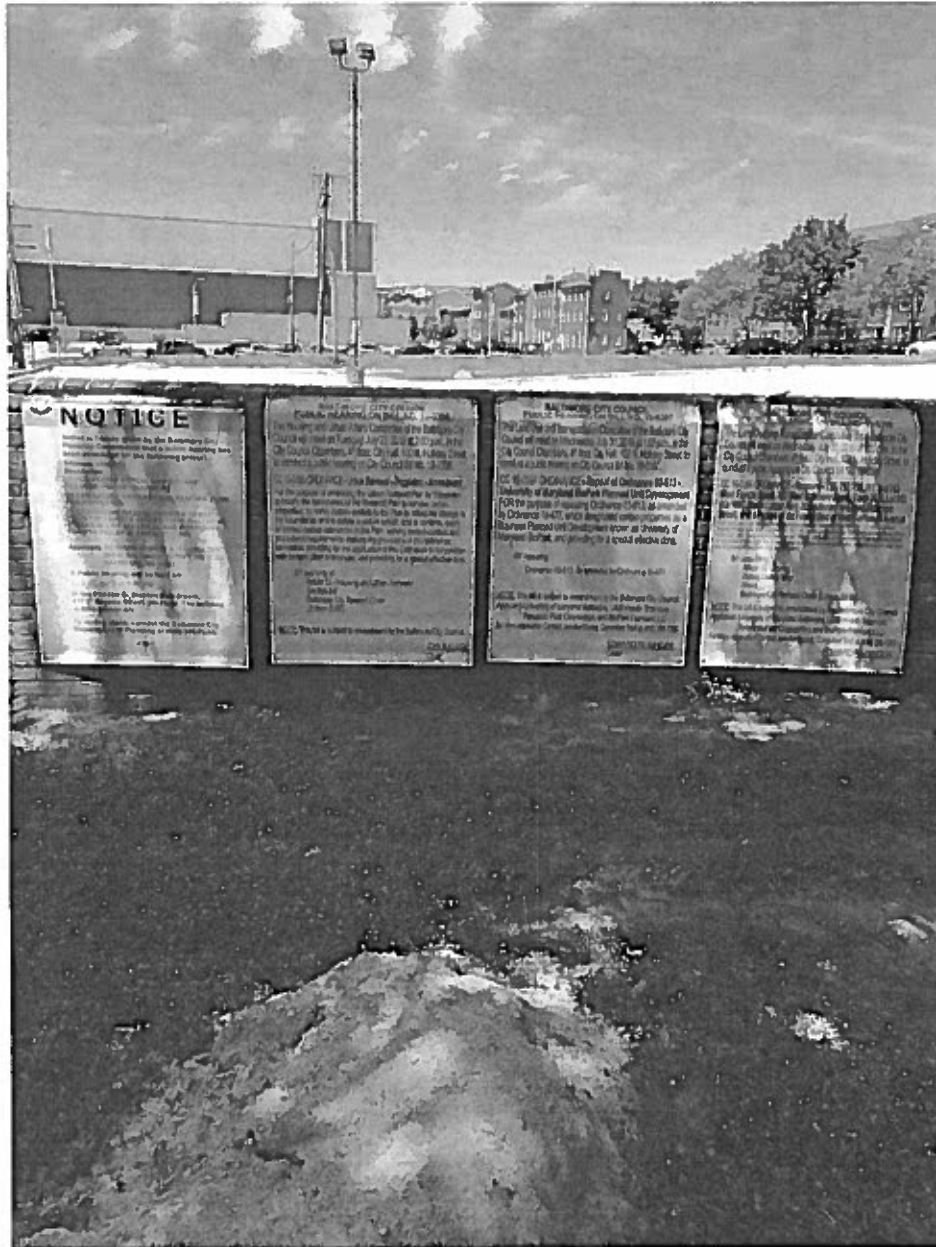
Applicant: NERFORD SCIENCE & TECHNOLOGY
77 W. BALTIMORE STREET, SUITE 405
BALTIMORE, MD 21201

A Public Hearing will be held on:
July 11, 2019 at 1:00 PM
in the Phoebe B. Stanton Boardroom,
417 E. Fayette Street, 8th Floor. The building
is ADA accessible.

To review plans, contact the Baltimore City Department of Planning at (410) 396-PLAN.

- Email to: Natawnab.Austin@baltimorecity.gov
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202





Address: N/A - Urban Renewal – Poppleton – Amendment

Date Posted: 7/01/2019

Name: Alyssa Domzal

Address: 300 East Lombard Street, 18th Floor, Baltimore, MD 21202

Telephone: 410-528-5510

- Email to: Natawna.B.Austin@baltimorecity.gov
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202



300 E. Cromwell Street
Baltimore, Maryland 21230
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 6355293

Sold To:

BALLARD SPAHR LLP - CU00171758
300 E Lombard St 18th Flr
Baltimore, MD 21202-6739

Bill To:

BALLARD SPAHR LLP - CU00171758
300 E Lombard St 18th Flr
Baltimore, MD 21202-6739

Was published in "The Baltimore Sun", "Daily", a newspaper printed and published in Baltimore City on the following dates:

Jul 09, 2019; Jul 16, 2019

The Baltimore Sun Media Group

By S. Wilkinson

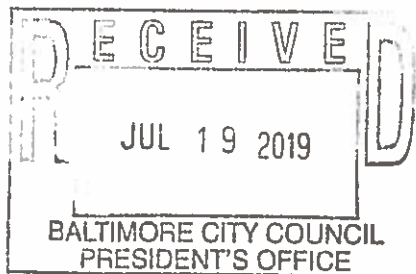
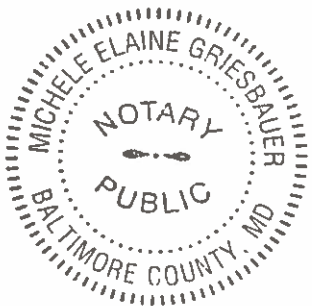
Subscribed and sworn to before me this 16 day of July, 2019,
Legal Advertising

By _____

Michele Elaine

Notary Public

My commission expires 10/5/19



BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO.
19-0398

The Housing and Urban Affairs Committee of the Baltimore City Council will meet on Tuesday, July 23, 2019 at 2:00 P.M. in the City Council Chambers, to conduct a public hearing on City Council Bill No. 19-0398.

CC 19-0398 ORDINANCE - Urban Renewal - Poppleton - Amendment

For the purpose of amending the Urban Renewal Plan for Poppleton to modify the boundaries of the Renewal Plan to remove certain properties, to revise certain exhibits to the Plan to reflect the change in the boundaries and to delete a certain exhibit, and to conform, clarify, or correct certain references in the Plan, waiving certain content and procedural requirements; making the provisions of this ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

BY authority of Article 13 - Housing and Urban Renewal Section 2-6 Baltimore City Code (Edition 2000)

NOTE: This bill is subject to amendment by the Baltimore City Council.

John Bullock
Chair
6355293 07/09, 07/16/2019

TO: Alyssa Domzal

FROM: Richard Krummerich

DATE: June 26, 2019

RE: **INSTRUCTIONS FOR ADVERTISING A PUBLIC HEARING FOR AN URBAN RENEWAL BILL**

- A. City Council Bill No. **19-0398** is scheduled for public hearing on **July 23, 2019 at 2:00 P.M** in the City Council Chambers.
- B. At the expense of the person who requested this urban renewal plan amendment, the following requirements must be met.
1. **NEWSPAPER ADVERTISING** - Publication of notice of hearing **once a week for two consecutive weeks prior to the date of the hearing**. You may advertise in any of the following newspapers: The Daily Record, Baltimore Sun, or Afro-American.
 2. **POSTING OF A SIGN** - Notice of the public hearing shall be posted in the neighborhood involved at least **10 days prior to the hearing**. The sign is to be not less than 4 feet long and 3 feet wide with black lettering 2 inches high on a white background. The sign should be placed in a conspicuous manner.
 3. **NOTIFICATION OF PROPERTY OWNER(S)** - Any owner of property whose property is identified in legislation for acquisition by the City must be sent a letter, by ordinary mail, notifying the owner of the hearing. **The owner must receive the notice one week prior to the hearing date**. (For further information contact Survey Control Section, Department of Public Works 410-396-3641).
 4. **NOTIFICATION OF COMMUNITY GROUPS** - Under provision of certain urban renewal plans, community groups **or Project Area Committees (PACS) must be notified in writing of the public hearing ten 10 days in advance**. To find out if such a provision is contained in this plan, contact Laurie Feinberg, Department of Planning at 410-396-1275.
 5. **NOTIFICATION OF AFFECTED DEVELOPERS** - Under provision of certain urban renewal plans, the owner of any land previously disposed of by the Department of Housing & Community Development and whose interest is materially affected by a plan amendment, **must receive written notice of the hearing 10 days prior to the hearing date**.
 6. **OTHER REQUIREMENTS** - There may be other notification or advertising requirements particular to an urban renewal plan. Please review the urban renewal plan associated with this bill.
 7. **COPIES OF REQUIREMENTS** - Copies of all the advertising, sign posting certificate, and other notification requirements must be received by Natawna B. Austin, Executive Secretary, Baltimore City Council, **2 days prior to the public hearing**.
- C. A list of advertising firms available to make signs as required in B-2 (above) is attached for your information.

THE INFORMATION BETWEEN THE DOUBLE LINES (SEE BELOW) MUST BE ADVERTISED IN A NEWSPAPER ONCE DURING THE WEEK OF JULY 7, 2019 AND ONCE DURING THE WEEK OF JULY 14, 2019 AND A SIGN MUST BE POSTED ON THE PROPERTY BY JULY 12, 2019 AS OUTLINED ON THE PREVIOUS PAGE.

**BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 19-0398**

The Housing and Urban Affairs Committee of the Baltimore City Council will meet on Tuesday, July 23, 2019 at 2:00 P.M, in the City Council Chambers, to conduct a public hearing on City Council Bill No. 19-0398.

CC 19-0398 ORDINANCE - Urban Renewal – Poppleton – Amendment__

For the purpose of amending the Urban Renewal Plan for Poppleton to modify the boundaries of the Renewal Plan to remove certain properties, to revive certain exhibits to the Plan to reflect the change in the boundaries and to delete a certain exhibit, and to conform, clarify, or correct certain references in the Plan; waiving certain content and procedural requirements; making the provisions of this ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

BY authority of
Article 13 - Housing and Urban Renewal
Section 2-6
Baltimore City Code
(Edition 2000)

NOTE: This bill is subject to amendment by the Baltimore City Council.


John Bullock
Chair

SEND CERTIFICATION OF PUBLICATION TO:

Natawna B. Austin
Baltimore City Council
Room 409, City Hall
Baltimore, MD 21202
410-396-1697

SEND BILL FOR THIS ADVERTISEMENT TO:

Alyssa Domzal c/o Ballard Spahr LLP
300 East Lombard Street 18th Floor
Baltimore, MD 21202
410-528-5510

F R O M	NAME & TITLE	Steve Sharkey, Acting Director	CITY of BALTIMORE M E M O	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill 19-0398		

TO: Mayor Bernard C. "Jack" Young
TO: Housing & Urban Affairs Committee
FROM: Department of Transportation
POSITION: No Objection
RE: Council Bill – 19-0398

DATE: 7/22/19

INTRODUCTION – Urban Renewal - Poppleton – Amendment

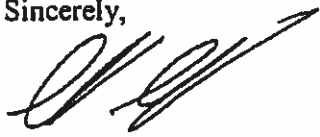
PURPOSE/PLANS – For the purpose of amending the Urban Renewal Plan for Poppleton to modify the boundaries of the Renewal Plan to remove certain properties, to revise certain exhibits to the Plan to reflect the change in the boundaries and to delete a certain exhibit, and to conform, clarify, or correct certain references in the Plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

COMMENTS – This bill serves as a companion bill to City Council Bill 19-0397 as well as City Council Bill 19-0399. Together, the three bills allow for the area known as the University of Maryland BioPark to be zoned under the new BSC zone designation, established under the Transform Baltimore comprehensive rezoning plan as Bio-Science Campus Zones. BSC zones allow for a broad use of development, including: manufacturing, office, research & development.

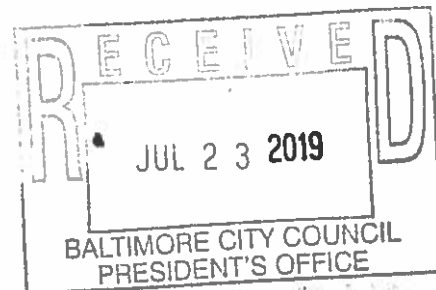
AGENCY/DEPARTMENT POSITION – The Department of Transportation has no objection to City Council Bill 19-0398.

If you have any questions, please do not hesitate to contact Liam Davis via email at Liam.Davis@baltimorecity.gov or by phone (410) 545-3207.

Sincerely,



Steve Sharkey
Acting Director



No objection



CITY OF BALTIMORE

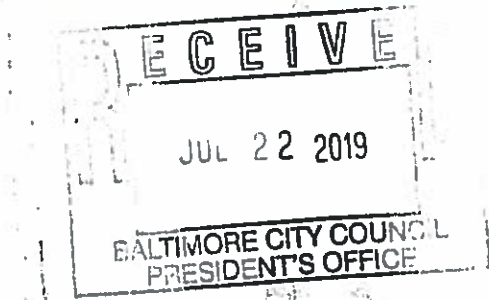
BERNARD C. "JACK" YOUNG
Mayor



DEPARTMENT OF LAW
ANDRE M. DAVIS, CITY SOLICITOR
100 N. HOLLIDAY STREET
SUITE 101, CITY HALL
BALTIMORE, MD 21202

July 23, 2019

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 19-0398 – Urban Renewal – Poppleton – Amendment

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 19-0398 for form and legal sufficiency. The bill revises the boundaries of the Urban Renewal for Poppleton by deleting the current boundary description paragraph and instead providing that the boundaries are as shown on new Exhibits.

Any changes in an Urban Renewal plan, such as these changes, must be made by ordinance. City Code, Art. 13, §2-6(g). Since this is not a technical amendment but is instead one that affects the size of the Plan area, it requires the same notice as that required to adopt the original ordinance that created the plan. Thus, notice of the City Council hearing must be posted in the neighborhood of the area involved at least ten days prior to the hearing. City Code, Art. 13, §2-6(d)(3)(i). Additionally, notice of the City Council hearing must be published once a week for two consecutive weeks in a newspaper of general circulation in Baltimore City. City Code, Art. 13, §2-6(d)(3)(ii).

Additionally, any notice and hearing requirements in the Plan itself must be followed. Paragraph E of the Plan requires that the City Department of Housing and Community Development give any proposed amendment to the "Poppleton Project Area Committee, or its successor, for its review and comments" at or before the time the Director of Planning receives the proposed amendment. Plan, ¶ E. The Poppleton Project Area Committee or its successor has three weeks to respond to any proposed change and if they fail to do so, the change is deemed acceptable. Plan, ¶ E. There must be a public hearing on the change. Plan, ¶ E. At least ten days before that hearing, the Poppleton Project Area Committee or its successor must be given written notice of the date and time of that hearing. Plan, ¶ E. "With respect to any land in the Project Area previously disposed of by the City for use in accordance with the urban renewal plan, the then owner of such land whose interests therein are materially affected by such changes shall receive at least ten (10) days prior to such hearing written notice of the time and place of such hearing and information as to where a copy of the proposed amendments may be inspected." Plan, ¶ E.

R


Assuming these notice requirements are met, the Law Department can approve City Council Bill 19-0398 for form and legal sufficiency.

Very truly yours,



Hilary Ruley
Chief Solicitor

cc: Andre M. Davis, City Solicitor
Jeffrey Amoros, Mayor's Office of Government Relations
Elena DiPietro, Chief Solicitor, General Counsel Division
Victor Tervalá, Chief Solicitor
Ashlea Brown, Assistant Solicitor

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #19-0398 / URBAN RENEWAL - POPPLETON - AMENDMENT		

DATE:

TO

The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

July 12, 2019

At its regular meeting of July 11, 2019, the Planning Commission considered City Council Bill #19-0398 for the purpose of amending the Poppleton Urban Renewal plan to change the boundaries and make certain land use and zoning changes.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report and accompanying revised land use and zoning maps. The Planning Commission adopted the following resolution; eight members being present and eight members voting in favor of the Bill with amendments.

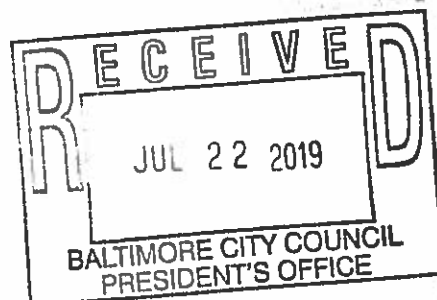
RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #19-0398 as amended be passed by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/brf

Attachments

cc: Mr. Jeff Amoros, Mayor's Office
The Honorable Edward Reisinger, Council Rep. to Planning Commission
Mr. Colin Tarbert, BDC
Mr. Derek Baumgardner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Mr. Bob Pipik, DHCD
Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Mr. Liam Davis, DOT
Ms. Natawna Austin, Council Services
Ms. Alyssa Domzal, Esq.



Fav of Amoros



Bernard C. "Jack" Young
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



Chris Ryer
Director

July 11, 2019

REQUESTS:

- **CITY COUNCIL BILL #19-0399/ REZONING – 755, 757, 759, 761, AND 763 WEST FAYETTE STREET, 760 WEST BALTIMORE STREET, BLOCK 0626, LOT 053 (K/A NWC MARTIN LUTHER KING JR. BOULEVARD AND WEST BALTIMORE STREET), AND A PORTION OF THE FORMER BED OF WEST FAIRMOUNT AVENUE (President Scott)**
For the purpose of changing the zoning for the properties known as 755, 757, 759, 761, and 763 West Fayette Street (Block 0626, Lots 043, 042, 041, 040, and 039, respectively), 760 West Baltimore Street (Block 0626, Lot 026A), Block 0626, Lot 053 (k/a NWC Martin Luther King Jr. Boulevard and West Baltimore Street), and a portion of the former bed of West Fairmount Avenue, as outlined in red on the accompanying plat, from the R-8 Zoning District to the BSC Zoning District. (Eleventh District)
- **CITY COUNCIL BILL #19-0398/ URBAN RENEWAL – POPPLETON – AMENDMENT (President Scott, Councilmember Bullock)**
For the purpose of amending the Urban Renewal Plan for Poppleton to modify the boundaries of the Renewal Plan to remove certain properties, to revise certain exhibits to the Plan to reflect the change in the boundaries and to delete a certain exhibit, and to conform, clarify, or correct certain references in the Plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date. (Ninth District)
- **CITY COUNCIL BILL #19-0397/ REPEAL OF ORDINANCE 03-613 – UNIVERSITY OF MARYLAND BIOPARK PLANNED UNIT DEVELOPMENT (President Scott, Councilmember Bullock)**
For the purpose of repealing Ordinance 03-613, as amended by Ordinance 11-477, which designated certain properties as a Business Planned Unit Development known as University of Maryland BioPark; and providing for a special effective date. (Ninth District)

RECOMMENDATIONS:

- **CITY COUNCIL BILL #19-0399:** Approval
- **CITY COUNCIL BILL #19-0398:** Approval with Amendments
- **CITY COUNCIL BILL #19-0397:** Approval

STAFF: Brent Flickinger

PETITIONER: University of Maryland BioPark/Wexford Development

OWNERS: Various

SITE/GENERAL AREA

Site Conditions:

The Poppleton URP area is bounded by Route 40 to the north, MLK Boulevard to the east, W. Pratt Street to the south, and Carey Street to the west. The University of Maryland BioPark, which is currently governed by a PUD, sits roughly between MKL, Jr. Boulevard to the east and Schroeder Street to the west; Hollins Street to the south and W. Fayette Street to the north.

General Area:

The URP area includes the neighborhoods of Poppleton, above W. Baltimore Street, and Hollins Roundhouse, between Baltimore and Pratt Streets. Just west of Carey Street above Baltimore is Franklin Square, and just west of Carey below Baltimore Street is the Union Square neighborhood. All of these neighborhoods, plus Pigtown, Barre Circle, and Mt. Clare, are members of the Southwest Partnership, along with several anchor institutions.

HISTORY

In 1975, the Poppleton Urban Renewal Ordinance was adopted. The ordinance has been amended over a dozen times since then to reflect the changing dynamics of and visions for neighborhood revitalization. The latest amendment, Ordinance No. 18-184, was adopted on November 9, 2018.

CONFORMITY TO PLANS

The PUD, URP, and proposed rezoning are consistent with the BioPark master plan and the Southwest Partnership Vision Plan.

ANALYSIS

City Council Bill #19-0399: (Rezoning)

This bill will provide the appropriate zoning that is consistent with the 2017 zoning code. Changing the zoning on some of the properties within the BioPark footprint from R-8 to BSC is appropriate. It will allow for dissolution of the PUD and allow the BioPark to proceed with its planned completion. Below are the approval standards under §5-508(b) of Article 32 – *Zoning* for proposed zoning map amendments:

(b) Map amendments.

(1) Required findings.

As required by the State Land Use Article, the City Council may approve the legislative authorization based on a finding that there was either:

- (i) a substantial change in the character of the neighborhood where the property is located; or
- (ii) a mistake in the existing zoning classification.

(2) Required findings of fact.

In making the determination required by subsection (b)(1) of this section, the City Council must also make findings of fact that address:

- (i) population changes;
- (ii) the availability of public facilities;
- (iii) present and future transportation patterns;

- (iv) compatibility with existing and proposed development for the area;
 - (v) the recommendations of the City agencies and officials; and
 - (vi) the proposed amendment's consistency with the City's Comprehensive Master Plan.
- (3) *Additional standards – General*
 Additional standards that must be considered for map amendments are:
- (i) existing uses of property within the general area of the property in question;
 - (ii) the zoning classification of other property within the general area of the property in question;
 - (iii) the suitability of the property in question for the uses permitted under its existing zoning classification; and
 - (iv) the trend of development, if any, in the general area of the property in question, including changes, if any, that have taken place since the property in question was placed in its present zoning classification.

Below is the staff's review of the required considerations of §5-508(b)(3) of Article 32 – *Zoning*, where staff finds that this change is in the public's interest, in that it will fulfill the original development intent of the Planned Unit Development, which was needed since a specific zoning category for a BioScience Campus did not exist under the previous zoning code.

Maryland Land Use Code – Requirements for Rezoning:

The Maryland Land Use Code requires the Planning Commission to study the proposed changes in relation to: 1. The plan; 2. The needs of Baltimore City; and 3. The needs of the particular neighborhood in the vicinity of the proposed changes (*cf.* Md. LAND USE Code Ann. 2012, §10-305). In reviewing this request, the staff finds that:

1. **The Plan:** This rezoning will be compatible with the concept established under the existing PUD which was needed to accomplish the BioPark development under the prior zoning code. That PUD will then no longer be needed once the rezoning to BSC has been completed.
2. **The needs of Baltimore City:** As a major employer in the region, the University of Baltimore's growth and expansion is critical to the city's economic development. The medical and health fields are growth industries both nationally and locally, and the jobs that are created require a range of skills and educational levels.
3. **The needs of the particular neighborhood:** The properties that are now part of the growing BioPark were vacant for many years. The BioPark campus now serves as both a link to the main UMB campus and downtown, but also a catalyst for the redevelopment of Poppleton and other neighborhood that are part of the Southwest Partnership area.

Similarly, the Land Use article requires the City Council to make findings of fact (*cf.* Md. LAND USE Code Ann. 2012, §10-304). The findings of fact include:

1. **Population changes;** The boundaries of the BioPark do not contain any residential units. The specific properties to be rezoned will allow the planned development of bioscience facilities.

2. **The availability of public facilities;** The BioPark is well situation on two bus lines and is easily accessible from downtown by automobile and the Circulator as well as Interstate 395, and the major roadways of MLK Boulevard and Russell Street.
3. **Present and future transportation patterns;** No major changes are planned at this time.
4. **Compatibility with existing and proposed development for the area;** Under the provisions of the PUD, the specifics of design and uses of each parcel in the Bio science Campus zone (BSC) will continue to evolve over time. The rezoning will allow the next phase of the previously approved development to proceed.
5. **The recommendations of the Planning Commission and the Board of Municipal and Zoning Appeals (BMZA);** For the above reasons, the Planning Department will recommend APPROVAL of the rezoning request to the Planning Commission. The BMZA has not yet commented on this bill.
6. **The relation of the proposed amendment to the City's plan.** The proposed rezoning requested is in line with LEARN and EARN provisions of the City's Comprehensive Master Plan and is also compatible with the BSC zone as well as the Sotuhwest Partnership Vison Plan the objective of the Poppleton urban renewal plan, most specifically Objective d. "To provide for the targeted development of high-tech medical science search-related land uses."

There are additional standards under §5-508(b)(3) that must be considered for map amendments. These include:

- (i) **existing uses of property within the general area of the property in question;** All of the adjacent properties that have been developed have uses that are in keeping with a bioscience campus.
- (ii) **the zoning classification of other property within the general area of the property in question;** All of the adjacent properties are zoned BSC and the change from R-8 to BSC for the properties listed in this legislation is needed in order for the planned bioscience builfinhd to move forward.
- (iii) **the suitability of the property in question for the uses permitted under its existing zoning classification;** R-8 zoning is generally applied to rowhouse buildings. This use is incompatible with a bioscience campus.
- (iv) **the trend of development, if any, in the general area of the property in question, including changes, if any, that have taken place since the property in question was placed in its present zoning classification.** The mix of uses and proposed sites for some uses within the BioPark have changed since the new zoning code was adopted. Plans for new buildings and uses have been put in place that require the BSC zoning classification in order to develop the properties in accordance with the master plan and PUD.

Per §5-508(1) of Article 32 – *Zoning*, and as required by the State Land Use Article, the City Council may approve the legislative authorization based on a finding that there was either: (i) a substantial change in the character of the neighborhood where the property is located; or (ii) a mistake in the existing zoning classification. The BSC zone is new and its ramifications for



creating a comprehensive and unified bioscience campus are just being discovered as the plans for specific bioscience building in the BioPark are unfolding. R-8 is not appropriate for such a campus. During the Transform Baltimore rezoning process which mapped BSC on the BioPark as a whole, these properties were inadvertently omitted, and this bill will correct this oversight.

City Council Bill #19-0398: (URP Amendment)

Because new zoning categories and a new map were adopted as part of the 2017 Zoning Code, the previous zoning categories in the URP are no longer appropriate for much of the area. Therefore, an amendment to the URP is important to revise the land use and zoning maps to comport with the new zoning. The rezoning, could be considered a comprehensive rezoning under the provisions of the URP.

Because the new BSC zoning classification appropriately regulates the development of the BioPark the BioPark does not need to be included in the urban renewal area. This bill would change the boundaries of the Poppleton URP to remove the BioPark. New maps are included in the proposed legislation. Since the bill was introduced, some minor changes to the land use and zoning maps are recommended to conform to existing conditions. The attached maps should replace those introducing with the original legislation. In addition, one zoning change for the property at 1020

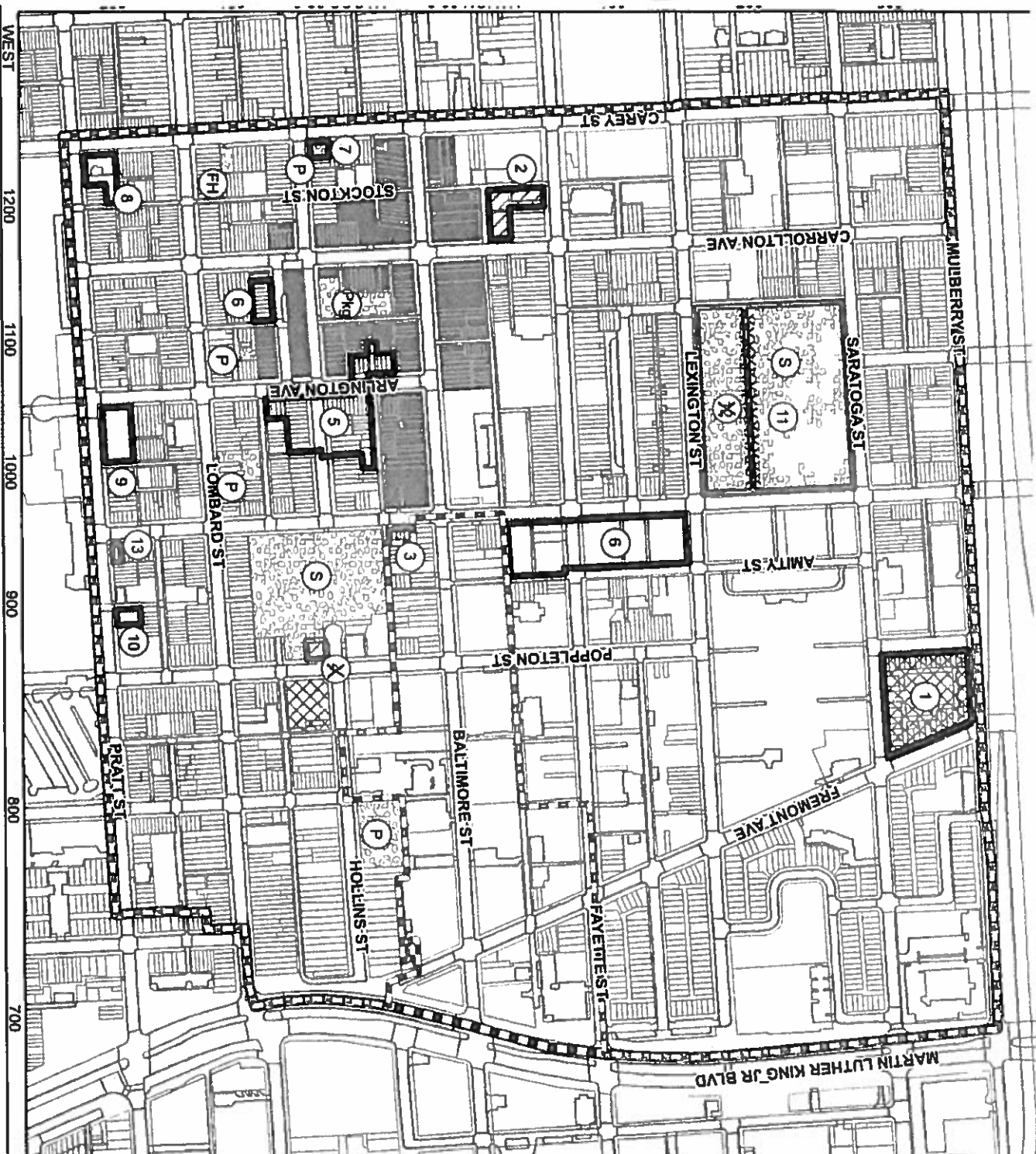
W. Pratt Street from R-8 to IMU-1 reflects the nature of this former industrial building.

City Council Bill #19-0397: (PUD Repeal)

The Zoning Code adopted in 2017 for the first time included a Bio Science campus category, BSC. With the new provisions for uses and design, there is no longer a need for the development of the BioPark to be regulated by a Planned Unit Development. Therefore, the PUD no longer serves its original purpose and can be repealed.



Chris Ryer
Director



Land Uses

- Residential
- Office-Residential
- Community Business
- Community Commercial
- Industrial
- Public-Firehouse
- Public-Park
- Public-Parking
- Public-School

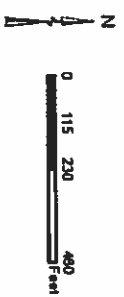
Proposed Land Use Changes

- 1 Industrial to Residential
- 2 Community Commercial to Residential
- 3 Office Residential to Neighborhood Business
- 4 Community-Commercial to-Community-Business
- 5 Residential to Community Neighborhood Business
- 6 Residential to Community Neighborhood Business
- 7 Public-Park to Neighborhood Business
- 8 Residential to Neighborhood Business
- 9 Residential to Neighborhood Business-Industrial Mixed Use
- 10 Residential to Neighborhood Business
- 11 Public-School to Public
- 12 Public-Seteet to Residential
- 13 Residential to Neighborhood Business

- Legend**
- Project Boundary
 - Proposed Project Boundary
 - Proposed Land Use Changes

POPPLETON

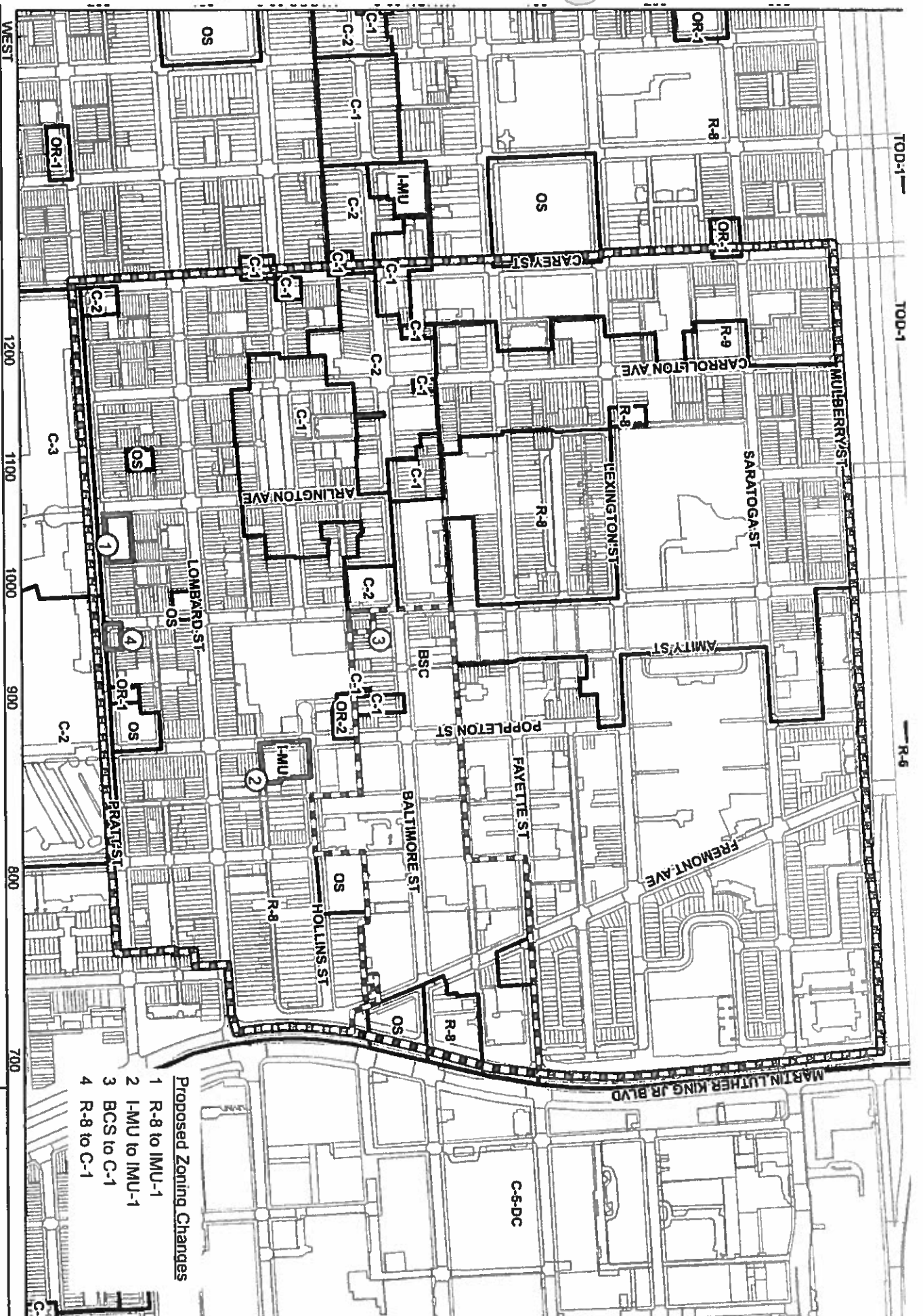
DISCLAIMER THE CITY OF BALTIMORE MAKES NO WARRANTIES EITHER EXPRESSED OR IMPLIED REGARDING THE ACCURACY OF INFO CONTAINED IN THIS MAP. THE MAP IS SOLD AS/AND FOR WHAT IS. THE CITY OF BALTIMORE MAKES NO WARRANTIES EITHER EXPRESSED OR IMPLIED REGARDING THE ACCURACY OF INFO CONTAINED IN THIS MAP. THE MAP IS SOLD AS/AND FOR WHAT IS.



EXISTING LAND USE

Date: 12-4-86
 Revised: 4-21-08
 4-19-07

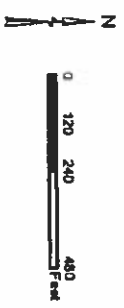




Legend
 Proposed Project Boundary
 Project Area Boundary
 Existing Zoning Districts

POPPLETON


DISCLAIMER: THE CITY OF BALTIMORE MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, REGARDING THE ACCURACY OF INFO CONTAINED IN THIS MAP. THE MAP IS SOLD AND/OR FORWARDED AS IS. THE CITY OF BALTIMORE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.



- Proposed Zoning Changes**
- 1 R-8 to IMU-1
 - 2 IMU to IMU-1
 - 3 BCS to C-1
 - 4 R-8 to C-1

EXISTING ZONING DISTRICT	
Date:	12-4-88
Revised:	4-21-05
	4-19-07



FROM	NAME & TITLE	Eric Holcomb, Executive Director CHAP <i>EH</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Commission for Historical and Architectural Preservation 417 East Fayette Street, 8 th Floor		
	SUBJECT	COUNCIL BILL 19-0398 Urban Renewal – Poppleton – Amendment		

DATE:

July 10, 2019

TO The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

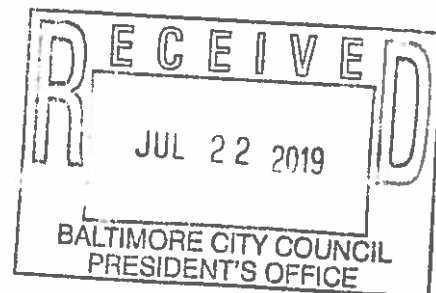
The Commission for Historical and Architectural Preservation is in receipt of City Council Bill #18-0183:

FOR the purpose of amending the Urban Renewal Plan for Poppleton to modify the boundaries of 5 the Renewal Plan to remove certain properties, to revise certain exhibits to the Plan to reflect 6 the change in the boundaries and to delete a certain exhibit, and to conform, clarify, or correct 7 certain references in the Plan; waiving certain content and procedural requirements; making 8 the provisions of this Ordinance severable; providing for the application of this Ordinance in 9 conjunction with certain other ordinances; and providing for a special effective date.

At the July 9, 2019 CHAP hearing, the Commission approved of a motion of no objection. They found that the proposed amendments will have no impact on designated properties as the amendments do not affect CHAP

If you have any questions, please contact Mr. Eric Holcomb, Executive Director, at 410-396-4866.

Mr. Jeff Amoros, Mayor's Office
Ms. Elena DiPietro, Law Department



No obj.



Bernard "Jack" Young
Mayor

COMMISSION FOR
HISTORICAL & ARCHITECTURAL
PRESERVATION

Tom Liebel, Chairman



Chris Ryer
Director

STAFF REPORT

July 9, 2019

REQUEST: Review and Response for CC Bill 19-0398 Urban Renewal – Poppleton - Amendment

RECOMMENDATION: CHAP has no objection to the amendment

STAFF: Eric Holcomb

PETITIONER(S): City Council President Scott and Councilmember Bullock

SUMMARY

The Poppleton Urban Renewal Plan is located in West Baltimore and bounded by Mulberry Street to the north, Martin Luther King Boulevard to the east, Pratt Street to the south, and Carey Street to the west. This area includes portions of the Union Square local and national register historic districts, Railroad local historic district and Hollins Roundhouse national register historic district. It also includes the Edgar Allan Poe House, a Baltimore City landmark.

PROPOSAL

CC Bill 19-0398 Urban Renewal – Poppleton – Amendment will amend the 2007 Poppleton Urban Renewal Plan to modify the boundaries of the Renewal Plan to remove certain properties, to revise certain exhibits to the Plan to reflect the change in the boundaries and to delete a certain exhibit, and to conform, clarify, or correct certain references in the Plan; waiving certain content and procedural requirements; making the provisions of the Ordinance severable; providing for the application of this Ordinance in conjunction within certain other ordinances; and providing for a special effective date.

The boundary revision removes portions of the Biotech Park development along West Baltimore Street.

ANALYSIS CHAP staff finds that the proposed amendments will have no impact on designated historic properties as the amendments do not affect CHAP's design review authority in its local historic districts.

RECOMMENDATION: no objection


Eric L. Holcomb
Executive Director



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

MEMORANDUM

To: The Honorable President and Members of the City Council
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Housing Commissioner 

Date: July 19, 2019

Re: **City Council Bill 19-0398: Urban Renewal – Poppleton – Amendment**

The Department of Housing and Community Development has reviewed City Council Bill 19-0398, for the purpose of amending the Urban Renewal Plan for Poppleton to modify the boundaries of the Renewal Plan to remove certain properties, to revise certain exhibits to the Plan to reflect the change in the boundaries and to delete a certain exhibit, and to conform, clarify, or correct certain references in the Plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

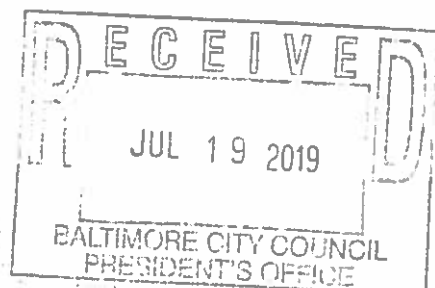
If passed, this bill will remove the University of Maryland BioPark footprint from the Poppleton Urban Renewal boundaries. City Council Bill 19-0398 is one of three bills clarifying zoning and land use in the BioPark area. The amendment to the boundaries of the Urban Renewal Plan is an important complement to the 2017 Zoning Code. The changes in this bill will help facilitate the completion of the BioPark development.

DHCD supports the passage of City Council Bill 19-0398.

MB:td

Cc: Mr. Jeffrey Amoros, *Mayor's Office of Government Relations*
Mr. Eric Tiso, *Department of Planning*

F



FROM

NAME & TITLE
Rudolph S. Chow, P.E. Director
AGENCY NAME & ADDRESS
Department of Public Works
600 Abel Wolman Municipal Building
SUBJECT
City Council Bill 19-0398

CITY of
BALTIMORE

MEMO



July 9, 2019

TO:

Housing and Urban Affairs Committee

INTRODUCTION

I am herein reporting on City Council Bill 19-0398 introduced by Council President Scott and Council Member Bullock on behalf of the University of Maryland Baltimore, UMB Health Sciences Research Park Corporation, and BioPark Fremont LLC.

PURPOSE

The purpose of the Bill is to amend the Urban Renewal Plan for Poppleton to modify the boundaries of the Renewal Plan to remove certain properties, revise certain exhibits to the Plan to reflect the change in boundaries and to delete a certain exhibit, and to conform, clarify, or correct certain references in the Plan; waive certain content and procedural requirements; make the provisions of this Ordinance severable; provide for the application of this Ordinance in conjunction with certain other ordinances; and provide for a special effective date.

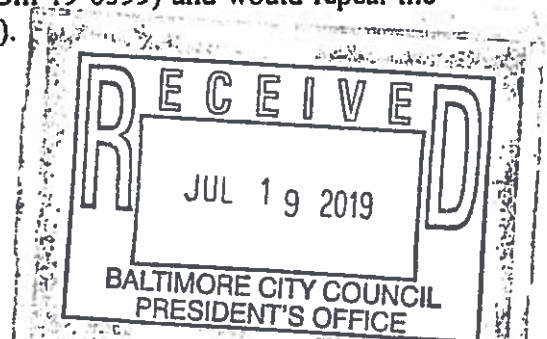
BRIEF HISTORY

Ordinance 75-837 established the Urban Renewal Plan for Poppleton and was last amended by Ordinance 18-184. The area of the Plan is generally bounded by Martin Luther King, Jr. Boulevard, Carey Street, West Mulberry Street, and West Pratt Street. Ordinance 03-605 amended the Urban Renewal Plan for Poppleton to make provisions and controls of the University of Maryland BioPark Planned Unit Development (PUD) the controlling land use document for the area known as Disposition Lot 33, the area proposed for biomedical research development. The main campus of the University of Maryland Baltimore is located directly across from the Poppleton area, along the east side of Martin Luther King Jr. Boulevard. The PUD extended the campus to the west side of the Boulevard for the biopark development. Ordinance 18-184 reauthorized the Urban Renewal Plan's power of acquisition and condemnation until December 31, 2022 so that these actions would legally continue in compliance with § 12-105.1 of the Real Property Article of the Annotated Code of Maryland.

FISCAL IMPACT

City Council Bill 19-0398, if approved, would realign the Urban Renewal boundaries to remove properties roughly bounded by Martin Luther King, Jr. Boulevard to the east; Fayette Street and Fairmount Avenue to the north; Schroeder Street to the west; and Lombard Street to the south. Exhibits would be modified to support these changes. Companion legislation would change the R-8 zoning designation for certain properties to BSC (City Council Bill 19-0399) and would repeal the University of Maryland BioPark PUD (City Council Bill 19-0397).

No objection with amendment



Housing and Urban Affairs Committee.


July 9, 2019

Page 2

AGENCY/DEPARTMENT POSITION

The Department of Public Works has no objection to the passage of City Council Bill 19-0398, but recommends that a technical correction be made on page 1, line 17 to correctly identify the last amending ordinance as 18-184, rather than 18-243 (the original bill number).

Should the Committee have any questions, please do not hesitate to contact Ms. Marcia Collins at 410-396-1960, or via email at Marcia.Collins@baltimorecity.gov.



Rudolph S. Chow, P.E.
Director

RSC:MMC

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

- Present** 6 - Member John T. Bullock, Member Isaac "Yitzy" Schleifer, Member Zeke Cohen, Member Ryan Dorsey, Member Bill Henry, and Member Shannon Sneed
- Absent** 1 - Member Kristerfer Burnett

ITEMS SCHEDULED FOR PUBLIC HEARING

19-0398

Urban Renewal - Poppleton - Amendment __

For the purpose of amending the Urban Renewal Plan for Poppleton to modify the boundaries of the Renewal Plan to remove certain properties, to revise certain exhibits to the Plan to reflect the change in the boundaries and to delete a certain exhibit, and to conform, clarify, or correct certain references in the Plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

Sponsors: President Brandon M. Scott, John T. Bullock

A motion was made by Member Henry, seconded by Member Sneed, that this Ordinance be Recommended Favorably with Amendment . The motion carried by the following vote:

- Yes:** 6 - Member Bullock, Member "Yitzy" Schleifer, Member Cohen, Member Dorsey, Member Henry, and Member Sneed
- Absent:** 1 - Member Burnett

ADJOURNMENT



HEARING NOTES

Bill: CC 19-0398

Ordinance – Urban Renewal – Poppleton – Amendment

Committee: Housing and Urban Affairs

Chaired By: John Bullock

Hearing Date: July 23, 2019

Time (Beginning): 2:08 PM

Time (Ending): 2:33 PM

Location: Clarence "Du" Burns Chamber

Total Attendance: 22

Committee Members in Attendance:

John Bullock Sharon Sneed

Isaac "Yitzy" Schleifer

Zeke Cohen

Ryan Dorsey

Bill Henry

Bill Synopsis in the file? yes no n/a
Attendance sheet in the file? yes no n/a
Agency reports read? yes no n/a
Hearing televised or audio-digitally recorded? yes no n/a
Certification of advertising/posting notices in the file?..... yes no n/a
Evidence of notification to property owners? yes no n/a
Final vote taken at this hearing? yes no n/a
Motioned by: Councilmember Henry
Seconded by: Councilmember Sneed
Final Vote: Fav. with Amendments

Major Speakers

(This is not an attendance record.)

- Eric Tiso - Planning
- Gregory Herlong - Developer
- Sonia Eaddy - Poppleton Now

Major Issues Discussed

1. Chair Bullock convened the hearing and welcomed the assembled guests.
2. This Bill amends the Poppleton Urban Renewal Plan to aid the development of the University of Maryland Bio-tech Park in the southeastern corner of the Plan.
3. Residents of the Western portion of the Plan are disappointed in the progress of residential development in their communities.
4. Technical Amendments were adopted and the Bill passed on a 6-0 vote with one Member absent.
5. The Hearing was adjourned.

Further Study

Was further study requested?

Yes No

If yes, describe.

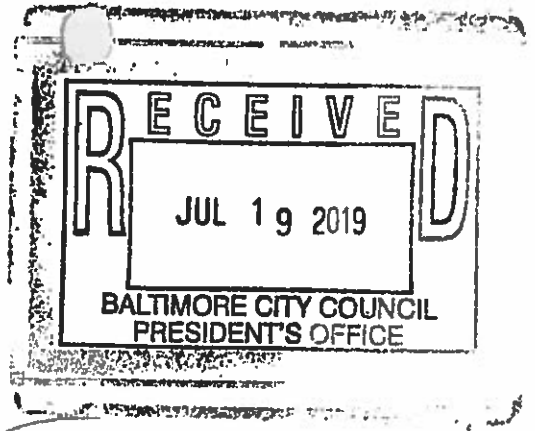
Committee Vote:

J. Bullock:..... Yea
 I. Schleifer: Yea
 Z. Cohen: Yea
 R. Dorsey:..... Yea
 R. Dorsey:..... Yea
 S. Sneed: Yea
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Richard G. Krummerich, Committee Staff

Date: 7-24-19

cc: Bill File
OCS Chrono File



MEMORANDUM

DATE: July 18, 2019
TO: Land Use and Transportation Committee
FROM: Colin Tarbert, President and CEO *CTarbert*
POSITION: Support
SUBJECT: Council Bill 19-0398 Urban Renewal – Poppleton – Amendment_

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 19-0398 introduced by President Scott and Councilmember Bullock, at the request of University of Maryland Baltimore, UMB Health Sciences Research Park Corporation, and BioPark Fremont LLC.

PURPOSE

Amending the Urban Renewal Plan for Poppleton to modify the boundaries of the Renewal Plan to remove certain properties, to revise certain exhibits to the Plan to reflect the change in the boundaries and to delete a certain exhibit, and to conform, clarify, or correct certain references in the Plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

BRIEF HISTORY

The Urban Renewal Plan for Poppleton was approved by the Mayor and City Council on March 31, 1975 to implement design and development objectives pursuant to job creation, expanding the economic base of the Poppleton neighborhood and southwest Baltimore. Modifying the Urban Renewal Plan for Poppleton reduces the barriers for development and continued investment in the BioPark cluster, which continues to be an anchor and catalyst for further commercial development on West Baltimore Street.

FISCAL IMPACT

None

AGENCY POSITION

The Baltimore Development Corporation **Supports** to City Council Bill 19-0398.

If you have any questions, please do not hesitate to contact Kim Clark at 410-837-9305.

cc: Jeffrey Amoros

[NAD]

Supports



1. The first part of the document
 discusses the importance of
 maintaining accurate records
 for all transactions. This
 includes not only financial
 data but also operational
 details. The second part
 outlines the procedures for
 auditing these records to
 ensure their integrity and
 reliability.

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Agenda - Final

Housing and Urban Affairs Committee

Tuesday, July 23, 2019

2:00 PM

Du Burns Council Chamber, 4th floor, City Hall

19-0398

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

ITEMS SCHEDULED FOR PUBLIC HEARING

19-0398

Urban Renewal - Poppleton - Amendment __

For the purpose of amending the Urban Renewal Plan for Poppleton to modify the boundaries of the Renewal Plan to remove certain properties, to revise certain exhibits to the Plan to reflect the change in the boundaries and to delete a certain exhibit, and to conform, clarify, or correct certain references in the Plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC

CITY OF BALTIMORE

BERNARD C. "JACK" YOUNG,
Ex Officio Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

BILL SYNOPSIS

Committee: Housing and Urban Affairs

Bill CC 19-0398

Ordinance - Urban Renewal – Poppleton Amendment_

Sponsor: President Scott
Introduced: June 17, 2019

Purpose:

To amend the Urban Renewal Plan for Poppleton to modify the boundaries of the Renewal Plan to remove certain properties, to revise certain exhibits to the plan to reflect the change in the boundaries and to delete a certain exhibit, and to conform, clarify, or correct certain references in the Plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

Effective: Upon Enactment

Hearing Date/Time/Location: July 23, 2019 at 2:00 PM in the Council Chambers

Agency Reports

Planning Commission	
Department of Housing and Community Development	
Baltimore Development Corporation	Supports
Department of Law	
CHAP	
Department of Transportation	
Department of Public Works	Favorable/Amend

Analysis

Current Law

The Poppleton Urban Renewal Plan was established by Ordinance 75 -0837 on March 31, 1975. It has been amended 12 times the last being Ordinance 18--0184.

Background

The Poppleton Urban Renewal Plan is located slightly to the South and West of Downtown Baltimore. The Boundaries are generally Mulberry Street on the North, Pratt Street on the South, Carey Street on the West, and Martin Luther King Boulevard on the East. The Plan contains a variety of housing and business including the University of Maryland Research Park.

CC 19-0398 amends the Plan by:

1. Contracting the Boundaries slightly in the Southeast Corner of the Plan
2. Deleting approximately 12 properties from the acquisition list
3. Authorizing a Zoning Change from R-8 to MU-1 for a property at the southern edge of the Plan.

Note: at the time of the filing of this report the Planning Commission had not reported. Receipt of that report may cause a change in some technical information.

Additional Information

Fiscal Note: Not Available

Information Source(s): Bill File.

Analysis by: Richard G. Krummerich *RK* Direct Inquiries to: 410-396-1266
Analysis Date: 7-19-19





CITY OF BALTIMORE CITY COUNCIL HEARING ATTENDANCE

Committee: Housing and Urban Affairs

Date: July 23, 2019

Time: 2:00 PM

Place: Clar

Subject: Ordinance – Urban Renewal – Poppleton – Amendment

PLEASE PRINT

IF YOU WANT TO TESTIFY PLEASE CHECK

FIRST NAME	LAST NAME	ST. #	ADDRESS/ORGANIZATION NAME	ZIP
John	Doe	100	North Charles Street	21202
Eben	Hansel		Baller & Spahr LLP	21202
Paul	Plymouth		406 Chauncey Ave	21217
Jackie	Carroll		729 West Cherry Blossom	21201
Sonia	Eaddy		Poppleton Now!	21223
Gregory	Herlong		Wexford	21202

(*) NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MUST REGISTER WITH THE CITY BOARD. REGISTRATION IS A SIMPLE PROCESS. FOR INFORMATION AND FORMS, CALL OR WRITE: BALTIMORE CITY LEGISLATIVE REFERENCE, 626 CITY HALL, BALTIMORE, MD 21202. TEL: 410-396-4730; FAX: 410-396-8488

**CITY OF BALTIMORE
COUNCIL BILL 19-0398
(First Reader)**

Introduced by: President Scott, Councilmember Bullock
At the request of: University of Maryland Baltimore, UMB Health Sciences Research Park Corporation, and BioPark Fremont LLC
Address: c/o Alyssa Domzal, Esquire, Ballard Spahr LLP, 300 East Lombard Street, 18th Floor, Baltimore, Maryland 21202
Telephone: 410-528-5510

Introduced and read first time: June 17, 2019

Assigned to: Housing and Urban Affairs Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Planning Commission, Department of Housing and Community Development, Department of Public Works, Commission for Historical and Architectural Preservation, Baltimore Development Corporation, Department of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Urban Renewal – Poppleton –**
3 **Amendment ___**

4 FOR the purpose of amending the Urban Renewal Plan for Poppleton to modify the boundaries of
5 the Renewal Plan to remove certain properties, to revise certain exhibits to the Plan to reflect
6 the change in the boundaries and to delete a certain exhibit, and to conform, clarify, or correct
7 certain references in the Plan; waiving certain content and procedural requirements; making
8 the provisions of this Ordinance severable; providing for the application of this Ordinance in
9 conjunction with certain other ordinances; and providing for a special effective date.

10 BY authority of
11 Article 13 – Housing and Urban Renewal
12 Section 2-6
13 Baltimore City Code
14 (Edition 2000)

15 **Recitals**

16 The Urban Renewal Plan for Poppleton was originally approved by the Mayor and City
17 Council of Baltimore by Ordinance 75-837 and last amended by Ordinance 18-243.

<p>Explanation: CAPITALS indicate matter added to existing law. [Brackets] indicate matter deleted from existing law.</p>

Council Bill 19-0398

1 An amendment to the Urban Renewal Plan for Poppleton is necessary to modify the
2 boundaries of the Renewal Plan to remove certain properties, to revise certain exhibits to the Plan
3 to reflect the change in the boundaries and to delete a certain exhibit, and to conform, clarify, or
4 correct certain references in the Plan.

5 Under Article 13, § 2-6 of the Baltimore City Code, no change may be made in any approved
6 renewal plan unless the change is approved in the same manner as that required for the approval
7 of a renewal plan.

8 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
9 following changes in the Urban Renewal Plan for Poppleton are approved:

10 (1) In the Plan, in A.1., delete the boundary description paragraph and substitute the
11 following to read as follows:

12 A. Description of Project

13 1. Boundary Description

14 THE BOUNDARY DESCRIPTION OF THE PLAN IS SHOWN ON EXHIBIT 1,
15 "EXISTING LAND USE", DATED JUNE 10, 2019.

16 (2) In the Plan, amend C.6. to read as follows:

17 C. Techniques used to Achieve Plan Objectives

18 6. Zoning

19 All appropriate provisions of the Zoning [Ordinance] CODE of Baltimore City
20 shall apply to properties in the Poppleton project area. Existing zoning in the
21 area is shown on Exhibit 4A, Existing Zoning Districts. [In order to
22 implement the Urban Renewal Plan, certain district changes as designated in
23 the Existing Urban Renewal Plan Zoning Changes Map, Exhibit 4B, will be
24 required. These changes will require amendment to the Zoning Ordinance
25 which will be initiated during the execution of the Plan.]

26 (3) In the Plan, delete Exhibit 4B.

27 (4) Replace existing exhibits, Exhibit 1, "Existing Land Use"; Exhibit 2, "Acquisition";
28 Exhibit 3, "Disposition"; and Exhibit 4A, "Existing Zoning Districts", with the
29 attached replacement exhibits, each of which is dated June 10, 2019.

30 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for Poppleton,
31 amended by this Ordinance and identified as "Urban Renewal Plan, Poppleton, revised to include
32 Amendment ___ dated June 17, 2019", is approved. The Department of Planning shall file a copy
33 of the amended Urban Renewal Plan with the Department of Legislative Reference as a
34 permanent public record, available for public inspection and information.

Council Bill 19-0398

1 **SECTION 3. AND BE IT FURTHER ORDAINED,** That if any provision of this Ordinance or the
2 application of this Ordinance to any person or circumstance is held invalid for any reason, the
3 invalidity does not affect any other provision or any other application of this Ordinance, and for
4 this purpose the provisions of this Ordinance are declared severable.

5 **SECTION 4. AND BE IT FURTHER ORDAINED,** That if any provision of this Ordinance
6 concerns the same subject as a provision of any zoning, building, electrical, plumbing, health,
7 fire, or safety law or regulation, the applicable provisions shall be construed to give effect to
8 each. However, if the provisions are found to be in irreconcilable conflict, the one that
9 establishes the higher standard for the protection of the public health and safety prevails. If a
10 provision of this Ordinance is found to be in conflict with an existing provision of any other law
11 or regulation that establishes a lower standard for the protection of the public health and safety,
12 the provision of this Ordinance prevails and the other conflicting provision is repealed to the
13 extent of the conflict.

14 **SECTION 5. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is
15 enacted.

INTRODUCTORY*

FORMATTED BY DLR

CITY OF BALTIMORE
COUNCIL BILL ___

6-12-19

Introduced by: President Scott

At the request of: University of Maryland Baltimore, UMB Health Sciences Research Park Corporation, and BioPark Fremont LLC

Address: c/o Alyssa Domzal, Esquire, Ballard Spahr LLP, 300 East Lombard Street, 18th Floor, Baltimore, Maryland 21202

Telephone: 410-528-5510

A BILL ENTITLED

AN ORDINANCE concerning

**Urban Renewal – Poppleton –
Amendment ___**

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BY authority of

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Section 2-6
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Recitals

The Urban Renewal Plan for Poppleton was originally approved by the Mayor and City Council of Baltimore by Ordinance 75-837 and last amended by Ordinance 18-243.

An amendment to the Urban Renewal Plan for Poppleton is necessary to modify the boundaries of the Renewal Plan to remove certain properties, to revise certain exhibits to the Plan to reflect the change in the boundaries and to delete a certain exhibit, and to conform, clarify, or correct certain references in the Plan.

Explanation: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

* **Warning:** THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THIS BILL. THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.

Under Article 13, § 2-6 of the Baltimore City Code, no change may be made in any approved renewal plan unless the change is approved in the same manner as that required for the approval of a renewal plan.

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the following changes in the Urban Renewal Plan for Poppleton are approved:

- (1) In the Plan, in A.1., delete the boundary description paragraph and substitute the following to read as follows:

A. Description of Project

1. Boundary Description

THE BOUNDARY DESCRIPTION OF THE PLAN IS SHOWN ON EXHIBIT 1, "EXISTING LAND USE", DATED JUNE 10, 2019.

- (2) In the Plan, amend C.6. to read as follows:

C. Techniques used to Achieve Plan Objectives

6. Zoning

All appropriate provisions of the Zoning [Ordinance] CODE of Baltimore City shall apply to properties in the Poppleton project area. Existing zoning in the area is shown on Exhibit 4A, Existing Zoning Districts. [In order to implement the Urban Renewal Plan, certain district changes as designated in the Existing Urban Renewal Plan Zoning Changes Map, Exhibit 4B, will be required. These changes will require amendment to the Zoning Ordinance which will be initiated during the execution of the Plan.]

- (3) In the Plan, delete Exhibit 4B.

- (4) Replace existing exhibits, Exhibit 1, "Existing Land Use"; Exhibit 2, "Acquisition"; Exhibit 3, "Disposition"; and Exhibit 4A, "Existing Zoning Districts", with the attached replacement exhibits, each of which is dated June 10, 2019.

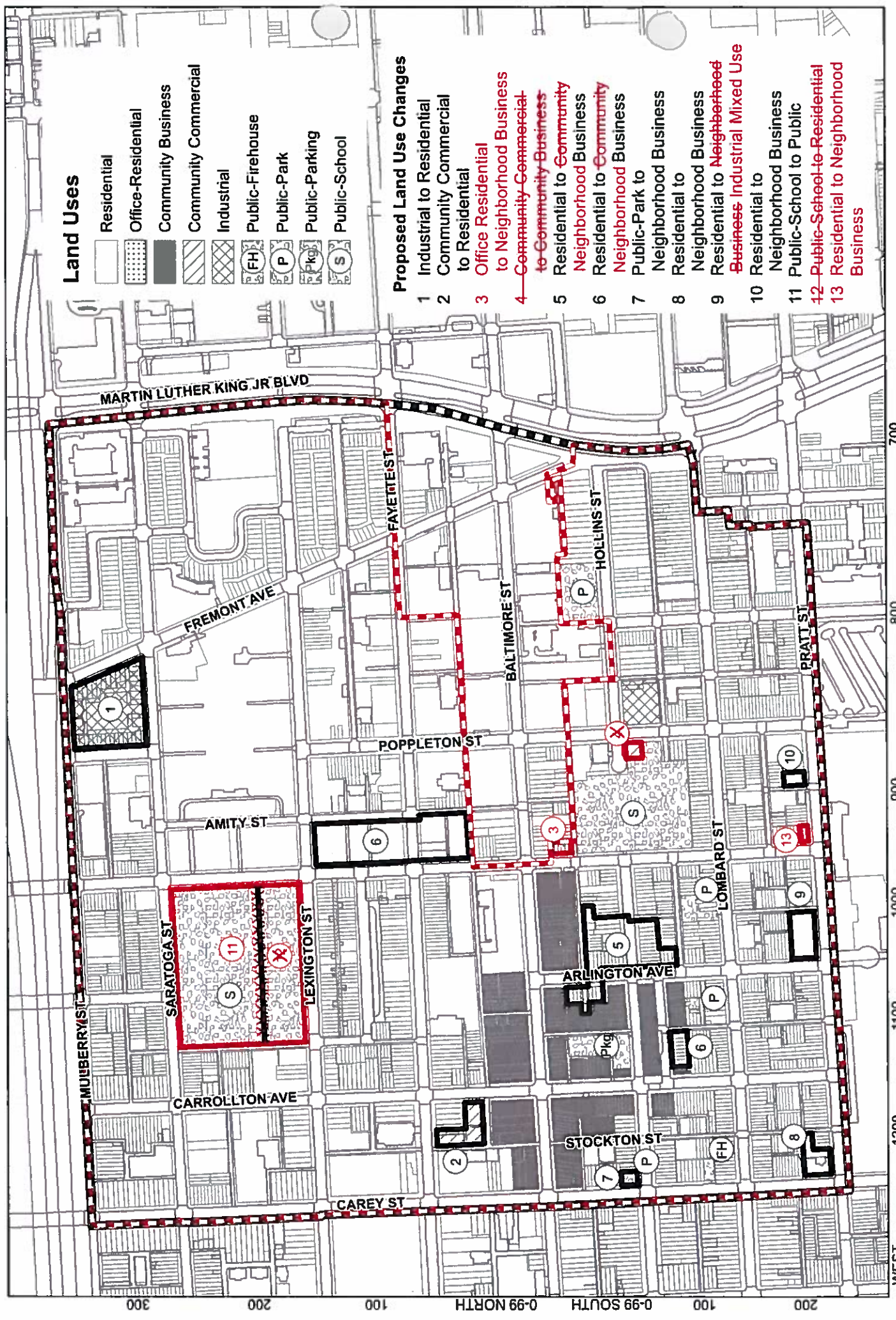
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SECTION 3. AND BE IT FURTHER ORDAINED, That if any provision of this Ordinance or the application of this Ordinance to any person or circumstance is held invalid for any reason, the invalidity does not affect any other provision or any other application of this Ordinance, and for this purpose the provisions of this Ordinance are declared severable.

SECTION 4. AND BE IT FURTHER ORDAINED, That if any provision of this Ordinance concerns the same subject as a provision of any zoning, building, electrical, plumbing, health, fire, or safety law or regulation, the applicable provisions shall be construed to give effect to each. However, if the provisions are found to be in irreconcilable conflict, the one that establishes the higher standard for the protection of the public health and safety prevails. If a

provision of this Ordinance is found to be in conflict with an existing provision of any other law or regulation that establishes a lower standard for the protection of the public health and safety, the provision of this Ordinance prevails and the other conflicting provision is repealed to the extent of the conflict.

SECTION 5. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the date it is enacted.



Land Uses

- Residential
- Office-Residential
- Community Business
- Community Commercial
- Industrial
- Public-Firehouse
- Public-Park
- Public-Parking
- Public-School

Proposed Land Use Changes

- 1 Industrial to Residential
- 2 Community Commercial to Residential
- 3 Office Residential to Neighborhood Business
- 4 ~~Community Commercial to Community Business~~
- 5 Residential to Community Neighborhood Business
- 6 Residential to Community Neighborhood Business
- 7 Public-Park to Neighborhood Business
- 8 Residential to Neighborhood Business
- 9 Residential to Neighborhood Business
- 10 Residential to Neighborhood Business
- 11 Public-School to Public
- 12 ~~Public-School-to-Residential~~
- 13 Residential to Neighborhood Business

EXISTING LAND USE

Date: 7-11-19
 Revised: 4-21-06
 4-19-07
 6-10-19



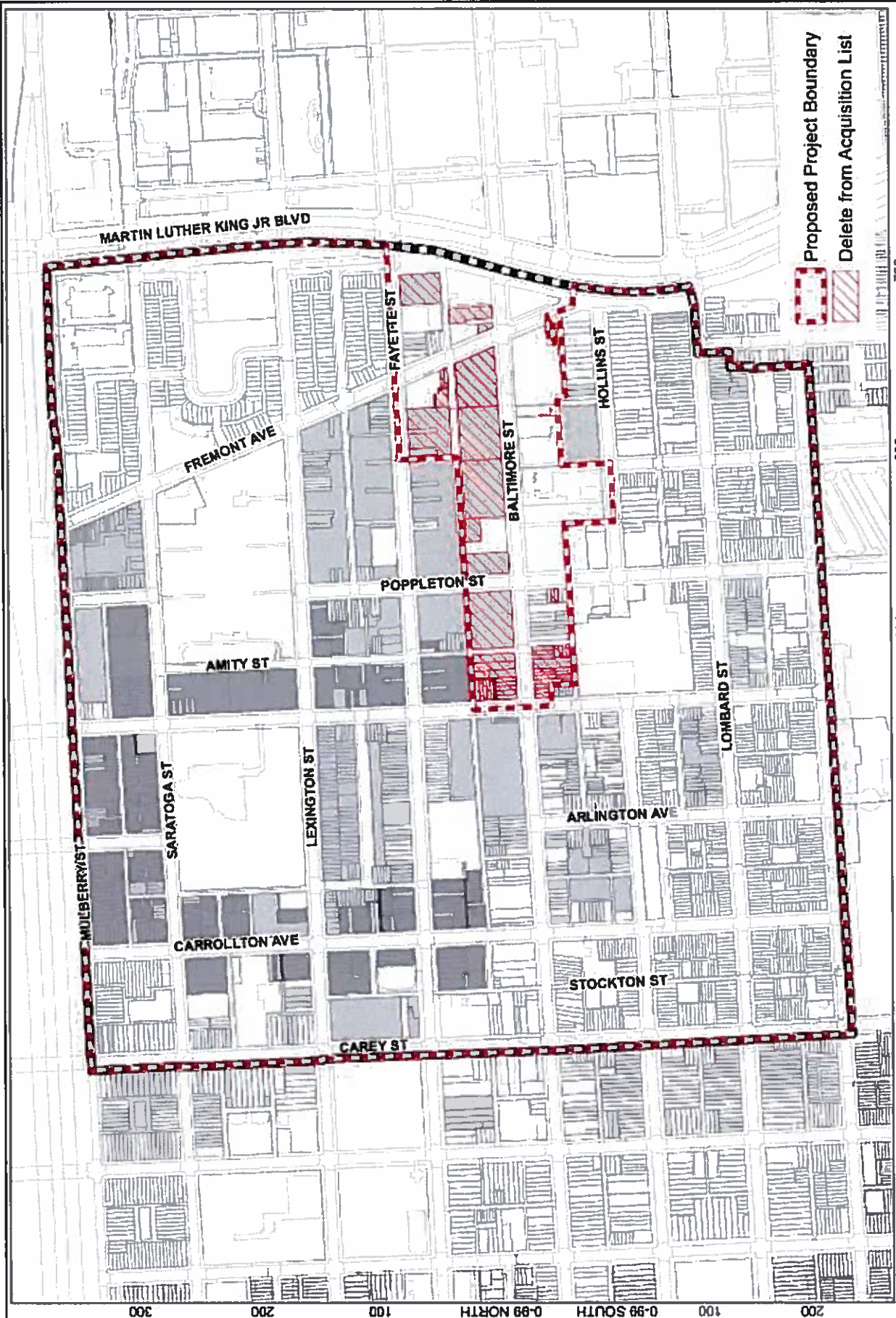
POPPLETON

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Legend

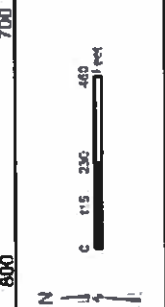
- Project Boundary
- Proposed Project Boundary
- Proposed Land Use Changes

300 200 100 0-99 NORTH 0-99 SOUTH 100 200 WEST 1200 1100 1000 900 800 700



Proposed Project Boundary
Delete from Acquisition List

ACQUISITION	
Date: 12-4-86	2
Revised: 4-21-05, 6-3-19	
4-19-07	
5-26-11	



POPPLETON

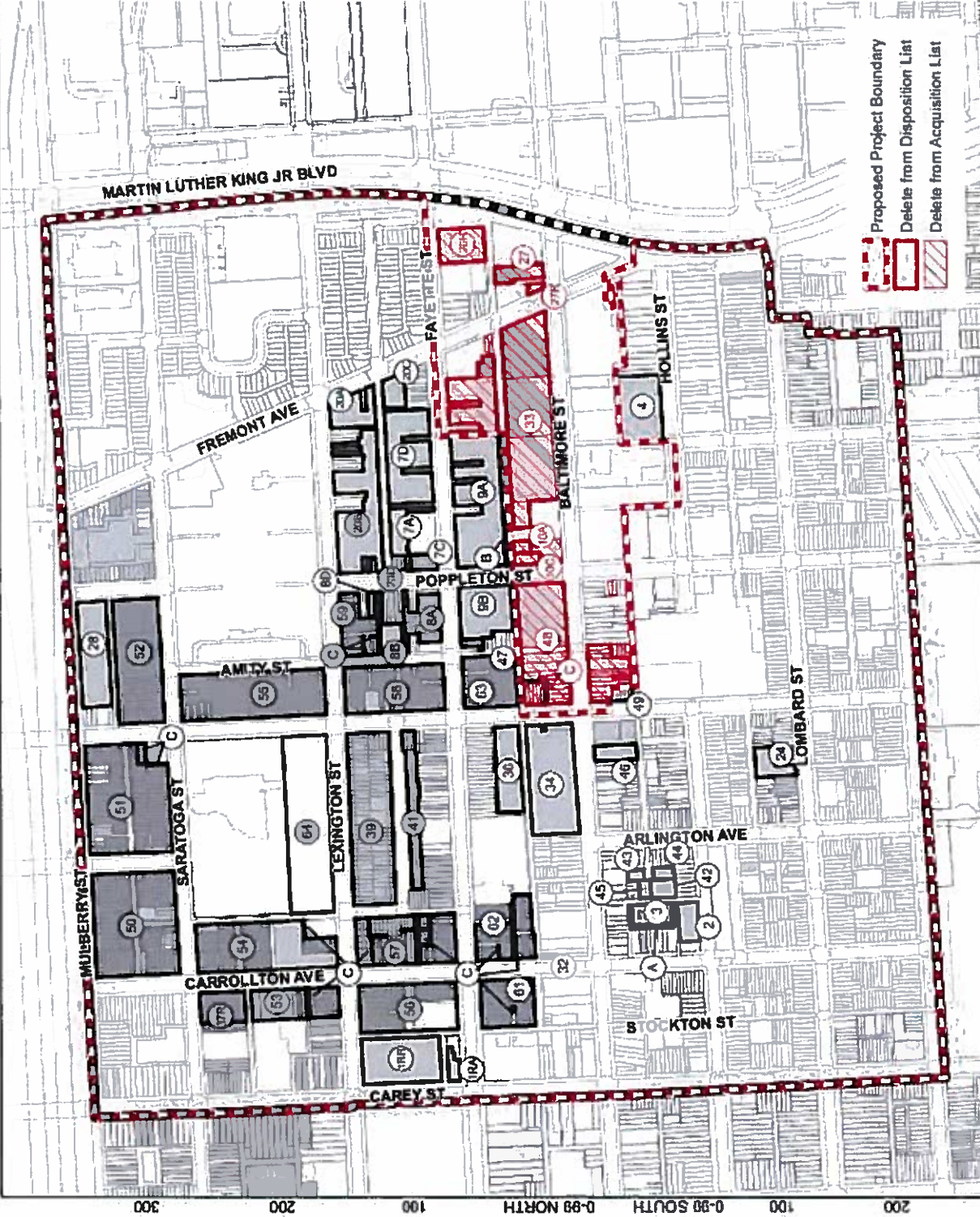
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Legend	
	Project Area Boundary
	Acquisition 1886
	Acquisition 2104
	Acquisition 2108

WEST

300
200
100
0-99 NORTH
0-99 SOUTH
100
200

Lot No.	Land Use	Sq. Ft.
20A	Residential Rehab	2,470
180	Residential Rehab	14,900
2	Public Parking	4,449
3	Public Parking	4,739
4	Public Park	31,790
7A	Residential	10,179
7C	Residential	4,536
7D	Residential	42,341
8A	Residential	16,953
8B	Residential	4,867
8C	Residential	1,072
8D	Residential	1,983
9A	Residential	61,341
9B	Residential	27,657
10A	Community Business	3,500
10C	Community Business	3,114
20A	Residential	13,173
20B	Residential	13,314
20C	Residential	7,658
20D	Residential	764
24	Public Park	4,592
42	Community Business	4,860
43	Community Business	1,846
44	Community Business	2,655
45	Community Business	2,759
46	Community Business	7,042
47	Residential	2,078
48	Community Business	41,340
49	Community Business	3,489
50	Residential	97,664
51	Residential	90,831
52	Residential	61,679
53	Residential	28,378
54	Residential	69,824
64	Residential	84,389
55	Residential	71,179
56	Residential	58,815
57	Residential	52,200
58	Residential	50,387
59	Residential	19,991
61	Residential	27,150
62	Residential	24,473
63	Residential	29,314
A	Right of Way	
B	Right of Way	
C	Right of Way	



DISPOSITION

Date: 12-4-06
 Revised: 4-21-05 6-3-19
 4-19-07
 5-26-11

POPPLETON

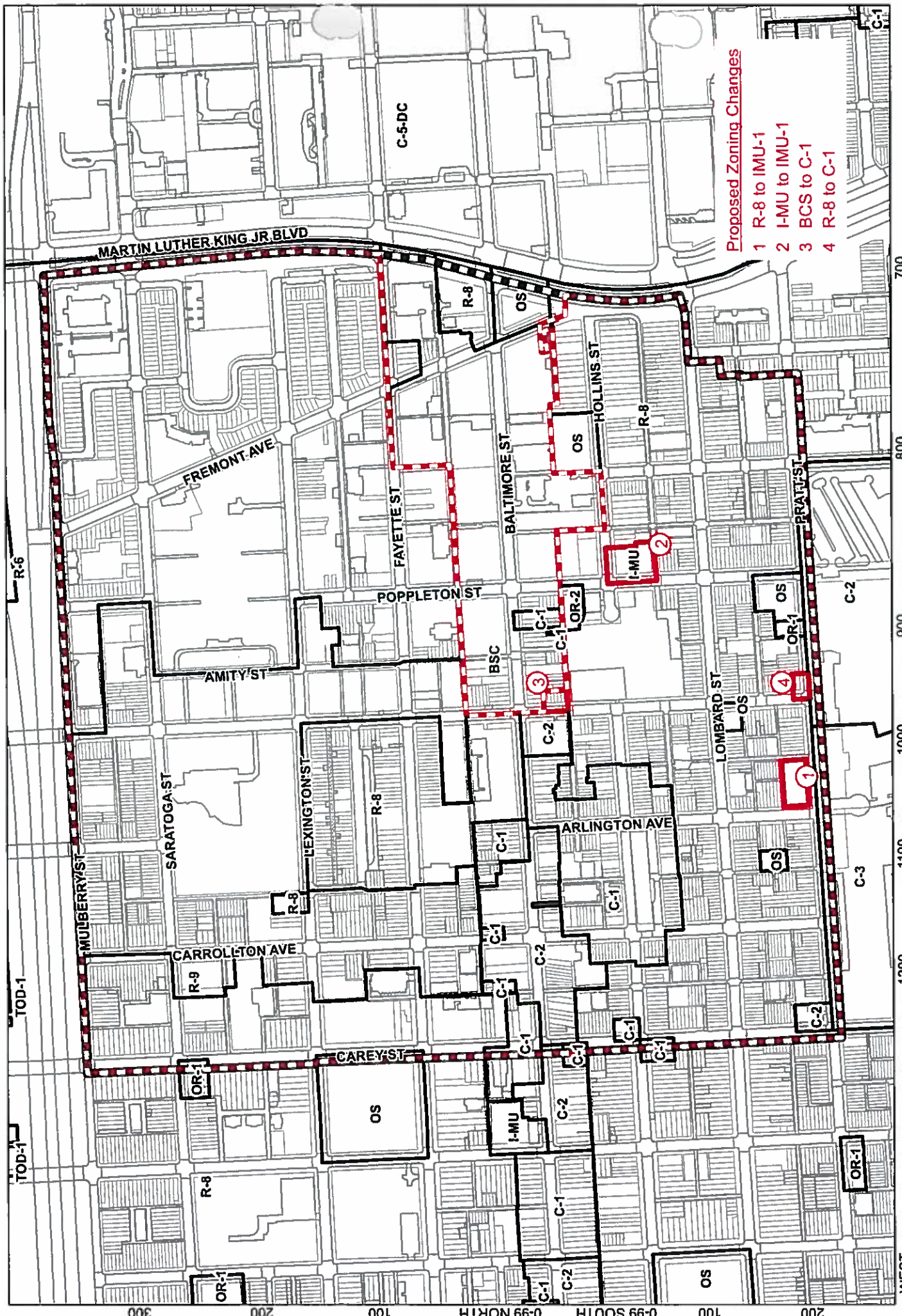
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Legend

- Project Area Boundary
- Disposition Lots
- Acquisitions 1986
- Acquisition 2004
- Acquisition 2005

WEST 1200 1100 1000 900 800 700

300 200 100 0-89 NORTH 0-89 SOUTH 100 200



- Proposed Zoning Changes**
- 1 R-8 to IMU-1
 - 2 I-MU to IMU-1
 - 3 BCS to C-1
 - 4 R-8 to C-1

EXISTING ZONING DISTRICTS

Date: 7-11-19
 Revised: 4-21-06
 4-19-07
 6-10-19



POPPLETON

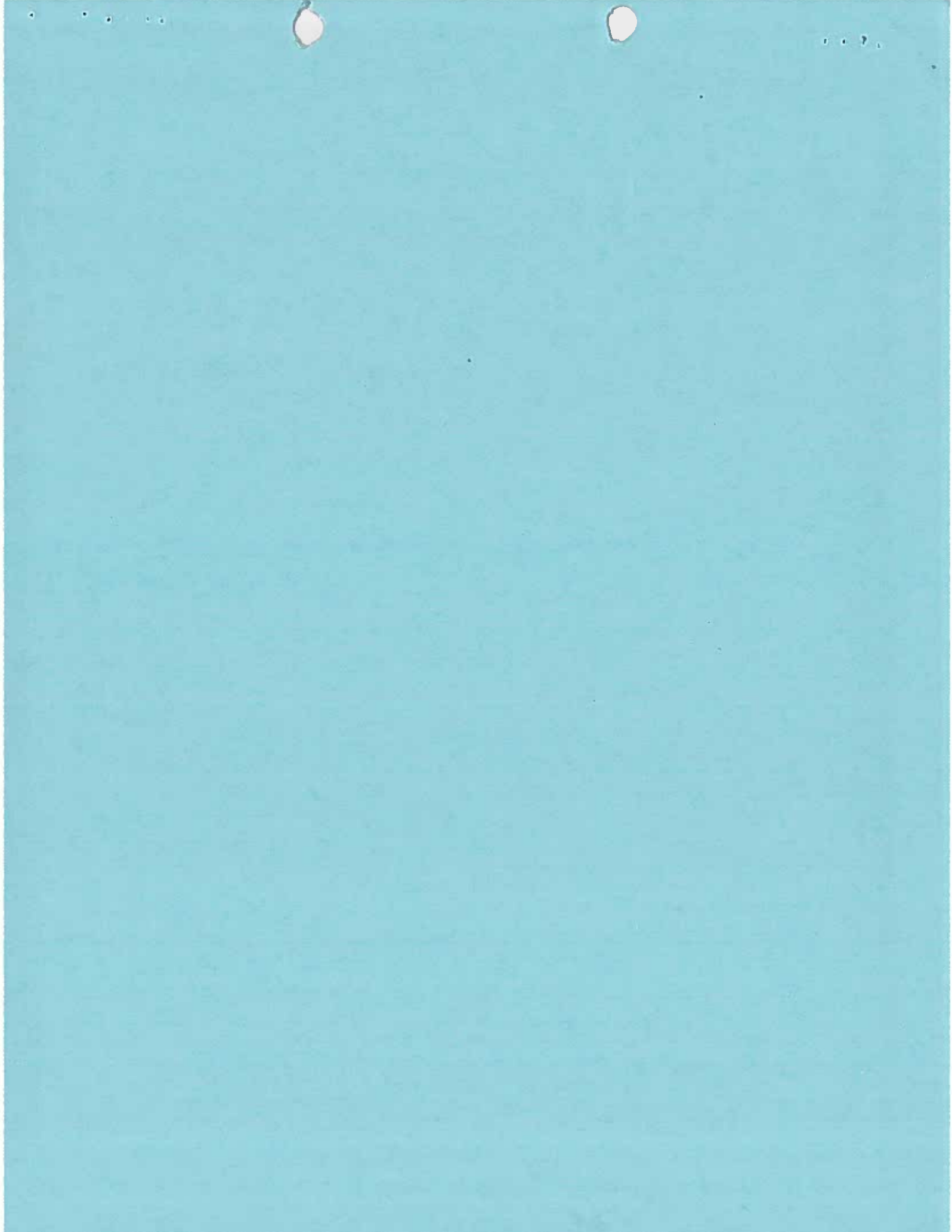
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Legend

- Proposed Project Boundary
- Project Area Boundary
- Existing Zoning Districts

WEST 1200 1100 1000 900 800 700

300 200 100 0-99 NORTH 0-99 SOUTH 100 200



ACTION BY THE CITY COUNCIL

JUN 17 2019
20

FIRST READING (INTRODUCTION) _____ 20

PUBLIC HEARING HELD ON 7-23 _____ 20 19

COMMITTEE REPORT AS OF 8-19 _____ 20 19

_____ FAVORABLE _____ UNFAVORABLE FAVORABLE AS AMENDED _____ WITHOUT RECOMMENDATION

[Handwritten Signature]

Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for Third Reading on:

AUG 19 2019
20

Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING _____ **SEP 09 2019**
20

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (ENROLLED) _____ 20

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (RE-ENROLLED) _____ 20

WITHDRAWAL _____ 20

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.

President

Chief Clerk