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<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #11-0784/ CITY STREETS - OPENING - CERTAIN STREETS AND ALLEYS BOUNDED BY POPPLETON STREET, FAYETTE STREET, FREMONT AVENUE AND BALTIMORE STREET

CITY of  
BALTIMORE  
**MEMO**



DATE: October 31, 2011

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

At its regular meeting of October 20, 2011, the Planning Commission considered City Council Bill #11-0784 for the purpose of condemning and opening certain streets and alleys bounded by Poppleton Street, Fayette Street, Fremont Avenue, and Baltimore Street, as shown on Plat 341-A-44 in the Office of the Department of General Services; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached agenda, summary, and previous staff report which recommended approval of City Council Bill #11-0784 and adopted the following resolution eight members being present (eight in favor).

**RESOLVED**, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #11-0784 be passed by the City Council.

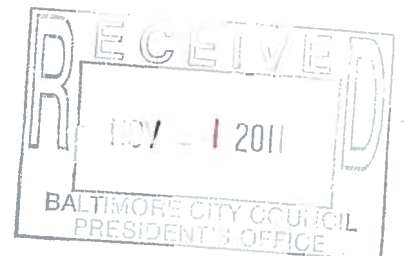
If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA

Attachment

- cc: Ms. Kaliopé Parthemos, Deputy Mayor
- Mr. Peter O'Malley, Chief of Staff
- Ms. Angela Gibson, Mayor's Office
- The Honorable Bill Henry, Council Rep. to Planning Commission
- Ms. Nikol Nabors-Jackson, DHCD
- Ms. Barbara Zektick, DOT
- Ms. Karen Randle, Council Services
- Mr. Paul Barnes, DGS

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*Stephanie Rawlings-Blake*  
Mayor

**PLANNING COMMISSION**  
*Wilbur E. "Bill" Cunningham, Chairman*

**AGENDA**

**October 20, 2011 – #1824**

**Working Session – 12:00 p.m.**  
**Regular Session – 1:30 p.m.**



*Thomas J. Stosur*  
Director

- 1. ROLL CALL**
- 2. APPROVAL OF MINUTES**
- 3. BALTIMORE CITY PUBLIC SCHOOLS CAPITAL IMPROVEMENT PROGRAM FOR FY 2013-2018 (Citywide)**
- 4. MINOR AMENDMENT AND FINAL DESIGN APPROVAL/UNIVERSITY OF MARYLAND BIOPARK PUD – PROTON THERAPY CENTER (Eleventh District)**
- 5. CITY COUNCIL BILL #11-0758/ URBAN RENEWAL – CANTON INDUSTRIAL AREA - AMENDMENT (Councilmembers - James B. Kraft, Nicholas C. D'Adamo)**  
For the purpose of amending the Urban Renewal Plan for Canton Industrial Area to add a new land use category to the permitted land uses in the Plan and to revise Exhibits 1 and 4 to reflect the change in zoning, upon approval by separate ordinance, for Block 6505, Lots 1/9, 9A, and 10; 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.  
(First District)

**CITY COUNCIL BILL #11-0759/ REZONING – BLOCK 6505, LOTS 1/9, 9A, AND 10 (Councilmembers - James B. Kraft, Nicholas C. D'Adamo)**

For the purpose of changing the zoning for the properties known as Block 6505, Lots 1/9, 9A, and 10, as outlined in red on the accompanying plat, from the M-3 Zoning District to the B-2-2 Zoning District. (First District)

**CITY COUNCIL BILL #11-0760/ PLANNED UNIT DEVELOPMENT – AMENDMENT 5 – CANTON CROSSING (Councilmembers - James B. Kraft, Nicholas C. D'Adamo)**

For the purpose of approving certain amendments to the Development Plan of the Canton Crossing Planned Unit Development. (First District)

**CITY COUNCIL BILL #11-0761/ PLANNED UNIT DEVELOPMENT – DESIGNATION – BCP PUD (Councilmembers - James B. Kraft, Nicholas C. D'Adamo)**

For the purpose of approving the application of BCP Investors, LLC, and Exxon Mobil Corporation, which are the owner and ground lessee of Block 6505, Lots 1/9, 9A, and 10 (collectively, the "Property"), to have the Property designated a Business Planned Unit Development; and approving the Development Plan submitted by the applicant. (First District)

**6. CITY COUNCIL BILL #11-0789/ ZONING – CONDITIONAL USE – AMENDING ORDINANCE 01-270** (Councilmember - Robert W. Curran)

For the purpose of amending the maximum number of residents allowed at the convalescent, nursing, and rest home (assisted living) on the property known as 3216 Taylor Avenue. (Third District)

**7. CITY COUNCIL BILL #11-0770/ZONING – CONDITIONAL USE CONVALESCENT, NURSING, AND REST HOME – 3549-3555 OLD FREDERICK ROAD** (Councilmembers - Helen L. Holton, William "Pete" Welch)

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a convalescent, nursing, and rest home on the property known as 3549-3555 Old Frederick Road, as outlined in red on the accompanying plat. (Eighth District)

*(Postponed)*

**8. CITY COUNCIL BILL #11-0788/ PLANNED UNIT DEVELOPMENT – DESIGNATION – HOLABIRD MANOR CONDOMINIUMS** (Councilmember - James B. Kraft)

For the purpose of repealing the existing Planned Unit Development for Holabird Manor Senior Retirement Community and approving a new Development Plan for the Holabird Manor Condominiums Planned Unit Development. (First District)

*(Postponed to a later date)*

**CONSENT AGENDA**

**9. MINOR SUBDIVISION FINAL PLANS/901, 1001, AND 1021 WEST PRATT STREET** (Ninth District)

*(Postponed to a later date)*

**10. CITY COUNCIL BILL #11-0784/ CITY STREETS – OPENING – CERTAIN STREETS AND ALLEYS BOUNDED BY POPPLETON STREET, FAYETTE STREET, FREMONT AVENUE, AND BALTIMORE STREET** (Administration – City Council President Young)

For the purpose of condemning and opening certain streets and alleys bounded by Poppleton Street, Fayette Street, Fremont Avenue, and Baltimore Street, as shown on Plat 341-A-44 in the Office of the Department of General Services; and providing for a special effective date. (Ninth District)

**11. CITY COUNCIL BILL#11-0785/ CITY STREETS – CLOSING – CERTAIN STREETS AND ALLEYS BOUNDED BY POPPLETON STREET, FAYETTE STREET, FREMONT AVENUE, AND BALTIMORE STREET (Administration – City Council President Young)**

For the purpose of condemning and closing certain streets and alleys bounded by Poppleton Street, Fayette Street, Fremont Avenue, and Baltimore Street, as shown on Plat 341-A-44A in the Office of the Department of General Services; and providing for a special effective date. (Ninth District)

**12. CITY COUNCIL BILL#11-0786/ SALE OF PROPERTY – FORMER BEDS OF CERTAIN STREETS AND ALLEYS BOUNDED BY POPPLETON STREET, FAYETTE STREET, FREMONT AVENUE, AND BALTIMORE STREET (Administration – City Council President Young)**

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain parcels of land known as the former beds of certain streets and alleys bounded by Poppleton Street, Fayette Street, Fremont Avenue, and Baltimore Street and no longer needed for public use; and providing for a special effective date. (Ninth District)

**13. CITY COUNCIL BILL#11-0787/ SALE OF PROPERTY – BLOCK 1250, LOT 7C AND THE FORMER BEDS OF PORTIONS OF FRONT STREET AND TERMINAL STREET (Administration – City Council President Young)**

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain properties known as Block 1250, Lot 7C and the former beds of portions of Front Street and Terminal Street and no longer needed for public use; and providing for a special effective date. (Twelfth District)

**14. CIP TRANSFERS**

This agenda was prepared on the assumption that all necessary materials have been made available in sufficient time for consideration by the Commission at this meeting. There are occasionally changes in this agenda when relevant materials have not been delivered to the Department on schedule. **For any item marked (\*\*), please call the Department at 410-396-8337 for most current information.**

**The meeting will be held in the Phoebe B. Stanton Boardroom of the Department of Planning, located on the 8<sup>th</sup> floor of 417 East Fayette Street.**



*Stephanie Rawlings-Blake*  
Mayor

**PLANNING COMMISSION**  
*Wilbur E. "Bill" Cunningham, Chairman*

**SUMMARY**

**October 20, 2011**



*Thomas J. Stosur*  
Director

**3. BALTIMORE CITY PUBLIC SCHOOLS CAPITAL IMPROVEMENT PROGRAM FOR FY 2013-2018**

This year's CIP submission reflects a commitment to constructing new schools in Baltimore City as well as continuing ongoing capital improvement projects and remedying numerous deferred maintenance projects in city schools. The request includes funds for two new schools, both of which compliment investment in neighborhoods by Baltimore Housing.

The total request for FY 2013 is \$139,745,000 of which \$16,744,000 is City funds, approximately \$76,466,000 is a request for state funds and approximately \$14,393,000 is other funds.

**Recommendation:** Approval, with the recommendation that the Planning Commission review the Capital Improvement Program for final adjustments in spring 2012.

**4. MINOR AMENDMENT AND FINAL DESIGN APPROVAL/UNIVERSITY OF MARYLAND BIOPARK PUD – PROTON THERAPY CENTER**

This Minor Amendment and Final Design Approval is to facilitate the construction of the Maryland Proton Therapy Center, associated hotel and retail space on Area "E" of the University of Maryland BioPark PUD. The Maryland Proton Treatment Center (MPTC) is an investor owned center providing leading edge proton therapy for patients with cancerous tumors. Clinical operations of the facility will be provided by the University of Maryland Radiation Oncology Associates. MPTC will treat approximately 2,000 patients annually with the potential to improve medical outcomes, reduce side effects and promote the understanding of the use of advanced technologies in cancer therapy. The project also includes a 138-room extended stay hotel and full-service restaurant. The project totals approximately 203,500 square feet (108,500 square foot proton center, 95,000 square foot hotel and restaurant).

This seven story mixed use structure has been carefully designed in part to meet the special needs of its intended use as a proton therapy center as well as fitting in to the character of the BioPark. Materials are intended to be red brick with grey brick accent areas, metal panel in places, metal window frames and mullions and clear and spandrel glazing. While the basic mass is brick masonry, a two story projecting glazed corner element supported by metal-clad columns marks the entrance areas, the entrance drive from Baltimore Street and the proposed adjacent open space to the west. This element provides a cover for the drop-off area along the entrance drive. Glass-railed roof terraces are shown at the fourth and seventh levels along Baltimore Street and the open space frontages. The hotel floors have been setback from the Fayette Street frontage. Street trees are proposed along Baltimore and Fayette Streets and landscaped areas are shown



along the pedestrian walkway and the space between this site and Building I. Signage for the MPTC will be minimal, with a pedestrian level pylon near the entrance. Signage for the hotel will be located above the entrance door while retail signage is shown incorporated above projecting first floor awnings. A top-floor brick surface area at the southeast corner is reserved for wall mounted signage. Lighting will be wall mounted and complimentary to the building design. Roof-top mechanical equipment will be screened with louvered metal screening systems.

The project has recently been approved by UDARP and SPRC. It meets the requirements of the PUD.

Hollins Round House, Inc., Poppleton Co-op and BDC were notified of this action.

**Recommendations:**

- Minor Amendment – Approval
- Final Design Approval – Approval

**5. CITY COUNCIL BILL #11-0758/URBAN RENEWAL – CANTON INDUSTRIAL AREA – AMENDMENT**

**CITY COUNCIL BILL #11-0759/REZONING – BLOCK 6505, LOTS 1/9, 9A, AND 10**

**CITY COUNCIL BILL #11-0760/PLANNED UNIT DEVELOPMENT – AMENDMENT 5 – CANTON CROSSING**

**CITY COUNCIL BILL #11-0761/PLANNED UNIT DEVELOPMENT – DESIGNATION – BCP PUD**

City Council Bills #11-0758, 0759, 0760 and 0761 are the required legislation that work in concert to implement the development plan of BCP Investors, LLC for the property bounded by Boston Street to the north, Danville Avenue to the south, Haven Street to the east and Baylis Street to the west. Specifically, the site is being developed with a new shopping center to be known as “The District at Canton Crossing” and which will include a grocery store, large discount department store, several “junior-box” type retailers, and a number of smaller retail and restaurant uses.

City Council Bill #11-0758 amends the Urban Renewal plan for the Canton Industrial Area to permit commercial land use on the subject property. City Council Bill #11-0759 rezones the subject property from M-3 (heavy industrial) to B-2-2 (commercial). City Council Bill #11-0759 amends the Canton Crossing Planned Unit Development by removing the subject property from its boundaries. City Council Bill #11-0760 establishes a new Business Planned Unit Development for the subject property.

The following parties have been notified of the requested actions: Canton Community Association, Brewer’s Hill Community Association, Canton-Highlandtown Community

Association, The Waterfront Coalition, individual property owners within the Canton Crossing PUD, individual adjacent industrial owners, Baltimore Development Corporation, and members of the Baltimore Industrial Group.

**Recommendation:**

- CCB #11-0758 (Urban Renewal): Amendment and Approval.
- CCB #11-0759/(Rezoning): Approval
- CCB #11-0760/ (Canton Crossing Amendment #5): Amendment and approval.
- CCB #11-0761/ (New PUD Designation): Amendment and approval.

**6. CITY COUNCIL BILL #11-0789/ ZONING – CONDITIONAL USE – AMENDING ORDINANCE 01-270**

The petitioner has been operating an assisted living facility, known as Gingerbread Manor, at this location since 1997. The facility presently has a capacity of sixteen clients. The petitioner is currently operating under Ordinance 01-270 with a limit of 15 clients. The petitioner would like to add one (1) more client to bring the total to 16 clients. The home already is equipped with a fire suppression sprinkling system for fire safety, and has a chairlift installed. The site has a parking pad that can fit five vehicles.

The Eastern Community Action Center, HARBEL Community Organization, Inc., and the North Harford Road Community Association, have been notified of this action.

**Recommendation:** Approval

**7. CITY COUNCIL BILL #11-0770/ZONING – CONDITIONAL USE CONVALESCENT, NURSING, AND REST HOME – 3549-3555 OLD FREDERICK ROAD**

*(Postponed)*

**8. CITY COUNCIL BILL #11-0788/ PLANNED UNIT DEVELOPMENT – DESIGNATION – HOLABIRD MANOR CONDOMINIUMS**

*(Postponed)*

**CONSENT AGENDA**

**9. MINOR SUBDIVISION FINAL PLANS/901, 1001, AND 1021 WEST PRATT STREET**

*(Postponed)*

**10. CITY COUNCIL BILL #11-0784/ CITY STREETS – OPENING – CERTAIN STREETS AND ALLEYS BOUNDED BY POPPLETON STREET, FAYETTE STREET, FREMONT AVENUE, AND BALTIMORE STREET**



As part of the University of Maryland BioPark PUD designation presentation to the Planning Commission on June 2, 2011, a Street Closing action was included in the project's staff report and public presentation. This action pertained to a portion of the 800 block West Fairmount Avenue, a ten foot alley between West Fairmount Avenue and West Fayette Street and two three foot alleys abutting 802 West Fairmount Avenue – all in the vicinity of the University of Maryland BioPark. The Planning Commission recommended approval of this action.

**Recommendation:** Approval

**11. CITY COUNCIL BILL#11-0785/ CITY STREETS – CLOSING – CERTAIN STREETS AND ALLEYS BOUNDED BY POPPLETON STREET, FAYETTE STREET, FREMONT AVENUE, AND BALTIMORE STREET**

As part of the University of Maryland BioPark PUD designation presentation to the Planning Commission on June 2, 2011, a Street Closing action was included in the project's staff report and public presentation. This action pertained to a portion of the 800 block West Fairmount Avenue, a ten foot alley between West Fairmount Avenue and West Fayette Street and two three foot alleys abutting 802 West Fairmount Avenue – all in the vicinity of the University of Maryland BioPark. The Planning Commission recommended approval of this action.

**Recommendation:** Approval

**12. CITY COUNCIL BILL#11-0786/ SALE OF PROPERTY – FORMER BEDS OF CERTAIN STREETS AND ALLEYS BOUNDED BY POPPLETON STREET, FAYETTE STREET, FREMONT AVENUE, AND BALTIMORE STREET**

As part of the University of Maryland BioPark PUD designation presentation to the Planning Commission on June 2, 2011, a Street Closing action was included in the project's staff report and public presentation. This action pertained to a portion of the 800 block West Fairmount Avenue, a ten foot alley between West Fairmount Avenue and West Fayette Street and two three foot alleys abutting 802 West Fairmount Avenue – all in the vicinity of the University of Maryland BioPark. The Planning Commission recommended approval of this action.

**Recommendation:** Approval

**13. CITY COUNCIL BILL#11-0787/ SALE OF PROPERTY – BLOCK 1250, LOT 7C AND THE FORMER BEDS OF PORTIONS OF FRONT STREET AND TERMINAL STREET**

The purpose of this Bill is to authorize the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain properties known as Block 1250, Lot 7C and the former beds of portions of Front Street and Terminal Street and no longer needed for public use; and providing for a special effective date.

**Recommendation:** Approval



Stephanie Rawlings-Blake  
Mayor

## PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman



Thomas J. Stosur  
Director

### STAFF REPORT

June 2, 2011

#### REQUESTS:

- City Council Bill #11-0697/Planned Unit Development – Designation – University Of Maryland BioPark
- City Council Bill #11-0696/Rezoning - 811, 821, 825, 831, and 833 West Fayette Street
- Street Closing/A Portion Of The 800 Block West Fairmount Avenue, A Ten Foot Alley Between West Fairmount Avenue And West Fayette Street And Two Three Foot Alleys Abutting 802 West Fairmount Avenue – All In The Vicinity Of The University Of Maryland BioPark

#### RECOMMENDATIONS:

- City Council Bill #11-0697/Planned Unit Development – Designation – University Of Maryland BioPark: Approval, with the following amendments:
  1. On page 2, in line 18, strike "April 29, 2011" and replace with "June 2, 2011"
  2. On page 2, in line 19, strike "April 29, 2011" and replace with "June 2, 2011; Sheet 3, "Proposed Building Heights Plan", dated June 2, 2011 and Sheet 4, "Preliminary Landscape/Forest Conservation Plan", dated June 2, 2011"
  3. On page 3, after line 17, insert "restaurants: drive-in;"
  4. On page 3, after line 29, add the following language at the end of the existing text: ", and no single retail establishment within the Planned Unit Development shall occupy a space greater than twenty thousand (20,000) square feet."
- City Council Bill #11-0696/Rezoning - 811, 821, 825, 831, and 833 West Fayette Street: Approval
- Street Closing/A Portion Of The 800 Block West Fairmount Avenue, A Ten Foot Alley Between West Fairmount Avenue And West Fayette Street And Two Three Foot Alleys Abutting 802 West Fairmount Avenue – All In The Vicinity Of The University Of Maryland BioPark: Approval

STAFF: Robert Quilter

PETITIONER: University of Maryland Baltimore and UMB Health Sciences Research Park Corporation

**OWNERS:** Various

**SITE/ GENERAL AREA**

**Site Conditions:** The proposed expanded PUD site is just to the west of Downtown and generally located between Fairmount Avenue and Fayette Street on the north, Martin Luther King, Jr. Boulevard (MLK) on the east, Booth and Hollins Streets on the south and Schroeder Street on the west. It is a collection of lots that currently include development of two midrise BioPark Office Buildings, an eight level garage structure, a recently-constructed State Forensics Building, an existing Dialysis Center at 859 West Baltimore Street and vacant land some of which has been enhanced as temporary park space. Also included are two City-owned parcels of land along the west side of Martin Luther King, Jr. Boulevard, flanking West Baltimore Street. These parcels are currently landscaped as quasi-passive open space. All of the lots are zoned B-2-3, with the exception of the five parcels located on the south side of West Fayette Street and included in the referenced rezoning bill.

**General Area:** The site is located in West Baltimore, just to the west of Downtown and the University of Maryland Baltimore Campus. West Baltimore Street, a historic retail street originating from the center of the city, bisects the site and continues to the west. Immediately to the south is the Hollins Roundhouse community – a 19<sup>th</sup> century mainly residential area. To the southwest is the Hollins Market commercial area and to the west the West Baltimore Street retail corridor and Hollins House Senior Apartments, located at the northwest corner of Baltimore and Schroeder Streets. Immediately to the north, between Fairmount Avenue and Lexington Street is the Poppleton Co-op community, a development of two and three story units that is currently in the process of renovating and redeveloping its structures and site. To the further northwest are the blocks of properties that are included in the Poppleton PUD.

**HISTORY:**

- Ordinance #75-837, approved on March 31, 1975, established the Poppleton Urban Renewal Plan.
- In 1995 the City of Baltimore was awarded a Federal Empowerment Zone designation, which included the Poppleton Urban Renewal Area.
- Ordinance #03-605, approved October 6, 2003 amended the Poppleton Urban Renewal Plan.
- Ordinance #03-163, approved October 28, 2003 established the University of Maryland at Baltimore Biomedical Research Park-PUD.
- On October 9, 2003, the Planning Commission gave Final Design Approval for Phase I, the first building in the PUD
- On September 30, 2004, the Planning Commission gave Final Subdivision and Development Plan approval and Final Design Approval for the University of Maryland Garage
- Ordinance #07-416, approved on April 19, 2007, was Amendment 11 to the Poppleton Urban Renewal Plan

## CONFORMITY TO PLANS

These three combined actions are to support the expansion of the University of Maryland Baltimore BioPark initiative. Such expansion complies with the goals and objectives of the Poppleton Urban Renewal Plan, specifically *Goal D - To provide for the targeted development of high-tech, medical and science research-related land uses*. Relative to the City of Baltimore Comprehensive Master Plan, these actions support EARN Goal 1 Strengthen Identified Growth Sectors, Objective 2 Retain and Attract Business in Bioscience.

## ANALYSIS

As stated, these three combined actions – Planned Unit Development (PUD) designation, rezoning of 811, 821, 825, 831 and 833 West Fayette Street and the closing of a portion of the 800 block West Fairmount Avenue along with nearby alley and footways are intended to support the expansion of the University of Maryland Baltimore BioPark through the creation of a new PUD and its associated Master Plan.

The original PUD had been established in late 2003 and consisted of  $\pm 4.7$  acres of vacant land along the north side of the 800 block West Baltimore Street with an additional development site located to the northeast at the corner of Fremont and West Fayette Street. The entire PUD site was zoned B-2-3. In total it contained five building parcels capped at a 95' height, one parcel capped at 60' and an eight level 640 space garage parcel. The gross square footage was 640,000.

As the BioPark had proven to be very successful, sites outside the original PUD were identified by the development team. Building #2 of the BioPark, located outside the limits of the PUD at the southwest corner of Baltimore and Fremont, was built in 2008. Additionally, Building #3, set for construction soon is also located outside the limits, at the southeast corner of Baltimore and Poppleton Streets. Recently, a Proton Therapy Center has been proposed for a parcel within the existing PUD that requires a major change to the master plan, the closing of a portion of Fairmount Avenue and the rezoning of five properties on Fayette Street that are now included within the parcel's footprint.

### **City Council Bill #11-0697:**

This is the legislation for the repeal of the existing University of Maryland Baltimore BioPark PUD and designating its replacement PUD. The new PUD is proposed to contain in the range of 1,656,000 - 1,944,000 square feet of development space on twelve building sites. The total lot area of the PUD is  $\pm 10.36$  acres and the total area of the PUD including rights-of-ways is  $\pm 16.39$  acres. Three buildings currently exist, Building I (800 West Baltimore Street), Building II (801 West Baltimore Street) and the Forensics Building (900 West Baltimore Street). Additionally, ~~Garage 1 with 638 parking spaces also exists at 1 North Poppleton Street.~~ The Independent Dialysis Foundation operates out of a structure located at 859 West Baltimore Street. It is proposed that this site will not be regulated by the proposed PUD until UMB, RPC, their affiliates, or their respective successors or assigns have acquired title to that property. A small Open Space park exists immediately west of the Building II parcel. Other than the two City-owned parcels along MLK, the rest of the proposed PUD area is vacant land or temporary green space.

### Master Plan:

The Department of Planning has worked with the development team to come up with a comprehensive master plan for this PUD. Various components of the Plan include:

- A massing diagram that steps heights to the center of the BioPark and includes building setbacks adjacent to the Union Square Local Historic District;
- A signature site at the northwest corner of Baltimore and MLK (Area G) that would allow up to 180,000 square feet in up to ten levels of a lab/office;
- Garage expansion site (Area C) adjacent to the existing garage at 1 North Poppleton Street that would provide 10,000 square feet retail and 480 additional spaces and include a possible residential tower above for up to 200 units in 14 levels;
- A future large floor plate development site (Area D) that would allow up to 440,000 square feet of research and lab related development;
- A new Maryland Proton Treatment Center site (Area E) to the west of Building 1 and Area F that would include 210,000 square feet of facility development and a 125 room hotel above;
- A 110,00 square foot development potential (Area F) at the southwest corner of Fremont and Fayette;
- Two development parcels (Areas A and B) flanking West Baltimore Street at the western end of the BioPark that will provide a combined development potential up to 332,000 square feet;
- A 53,000 square foot ( $\pm 1.2$  acres) open space network that retains the landscaped island parcel at MLK, Baltimore and Fremont, two connecting open spaces along Baltimore Street in the center of the area and two "gateway spaces" that flank Baltimore Street at the western end of the PUD at Schroeder Street;
- Streetscape plans along Baltimore and adjoining streets that create a consistent streetscape and tree canopy standard for the BioPark;
- Clustering service areas for adjoining buildings in an effort to minimize curb cuts on major streets and to screen such areas from adjacent properties;
- Incorporating retail and/or active uses along ground floor frontages of Baltimore, MLK, Fremont, Schroeder and Open Spaces to the best extent possible.

### Design Review:

The Master Plan was presented several times to the Urban Design and Architecture Review Panel and approved on May 12, 2011. Guiding that process was a series of master plan goals that the Department established. They are as follows:

- *Develop a campus identity and atmosphere for the BioPark;*
- *Establish a useable open space network that re-enforces the concept of campus and features indigenous landscape plantings appropriate for an urban environment;*
- *Vary building height and mass, stepping down to meet the adjacent neighborhood scale;*
- *Create active street frontages on W. Baltimore St. and MLK Jr. Blvd.;*
- *Establish parking in secondary locations and minimize curb cuts on West Baltimore Street;*
- *Re-enforce MLK Blvd as the front face and gateway to the campus and the West Baltimore community;*

- *Continue the existing streetscape guidelines to ensure a generous pedestrian domain of quality paving, maximum tree canopy, appropriate landscaping and public amenities that visually connect with the main UMB campus;*
- *Consider the impact of future Red Line and TOD locations.*

Staff believes that the master plan has achieved to the best extent possible these goals through the design review process.

*Site Plan Review:*

The Master Plan for the PUD was reviewed by the Site Plan Review Committee on May 11, 2011.

*Parking Requirements:*

The BioPark entity has closely monitored and evaluated its current parking needs with Buildings I and II under operation. Utilizing the existing garage at 1 North Poppleton Street, it finds that a general parking ratio of 1 space per 1250 sq. feet of general lab/support office space is sufficient. Planned retail is minimal throughout the BioPark and not expected to be destination shopping. Residential development, proposed for Area "C" is required to be parked according to zoning requirements for B-2-3 (one space for every two dwelling units). Additionally, the PUD has a notation that if any building is built with office as a principal use, parking shall be provided at a ratio of 1 space per 1000 sq. feet.

*Forest Conservation Requirements:*

This project has been reviewed and the accepted Forest Conservation Plan has been included with the PUD submission.

*Stormwater Requirements:*

The approach for this expanded PUD is that development areas within the current PUD will be requested for a waiver from the current requirements. New development areas that are part of this proposed PUD will be required to conform to current regulations.

*Traffic Impact:*

With the current Traffic Mitigation legislation expected to become law, development within the PUD will be required to comply.

*Sustainability:*

The University of Maryland BioPark has indicated that they are firmly committed to developing a sustainable research park since its inception. Building I, for example, has a green roof and that project was developed before the standards were adopted and required by the City. Additionally, streetscape standards for the development use larger tree pits and/ or continuous green areas to reduce stormwater sheet flow, heat island effect and to contribute to Tree Baltimore. Lastly, the pedestrian lighting standard chosen for the BioPark meets LEED design standards, and were selected prior to the City's green build legislation.

Community Process:

The project was most recently presented to an open community meeting and presentation of the project on May 24, 2011. About 25 interested individuals attended representing adjacent property owners as well as representatives from Hollins Round House and the Poppleton Co-op.

City Council Bill #11-0696/Rezoning - 811, 821, 825, 831, and 833 West Fayette Street:

These five parcels of vacant land are located on the south side of Fayette Street immediately to the west of the current PUD. They have been recently purchased by the BioPark entity. However, as they are currently zoned R-9, they are to be rezoned to B-2-3 for additional site area needed for the Maryland Proton Treatment Center proposed in this new Master Plan for Area "E." Together they comprise a combined area of 180' x 160' or about ±0.65 acres. Through the master planning process for this BioPark PUD, Planning staff has evaluated the expansion of the PUD to include these properties and accepted the proposed development for Area "E."

For rezoning of land, Article 66B of the Maryland Annotated Code outlines a number of requirements and findings in §2.05. "If the purpose and effect of a proposed amendment is to change the zoning classification of particular property, the City Council shall make findings of fact. ... The findings of fact shall include:"

1. **Population change;** The areas currently zoned residential are not needed for residential use, and adequate residentially zoned land is available for that purpose.
2. **The availability of public facilities;** This area is adequately served by public services, police and fire protection.
3. **Present and future transportation patterns;** This area is adjacent to the proposed Red Line. As a commercially zoned area, it would be eligible as a transit-oriented development (TOD) site. The area is adequately served by public roads, and traffic impacts can be mitigated through the proposed replacement PUD.
4. **Compatibility with existing and proposed development for the area;** The proposed rezoning is compatible with the BioPark.
5. **The recommendations of the Planning Commission and the Board of Municipal and Zoning Appeals;** Staff recommends approval of this rezoning request. The specific findings of the Planning Commission are outlined below.
6. **The relation of the proposed amendment to the City's plan.** This rezoning and the proposed PUD is compatible with the City's Comprehensive Master Plan, as outlined above.

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There are other specific findings where "The Planning Commission and the Board of Municipal and Zoning Appeals shall:"

Study the proposed changes in relation to:

1. **The plan;** This rezoning and the proposed PUD is compatible with the City's Comprehensive Master Plan as it supports the EARN Goal 1, Objective 2, Retain and Attract Business in Bioscience.
2. **The needs of Baltimore City;** The City will benefit from the development of this BioPark, and the related advances in Bioscience.



- 3. The needs of the particular neighborhood in the vicinity of the proposed changes.** Approval of the rezoning will support the proposed BioPark, allow for compatible development with the new PUD, and provide for simpler management and oversight of the area.

Following these findings of fact, and with the recommendation of the Planning Commission, the Mayor and City Council may then grant the amendment to change the zoning classification based on a finding that there was a substantial change in the character of the neighborhood where the property is located. Staff recognizes that the BioPark was not anticipated at the time of the last comprehensive rezoning, and so this change was not foreseen at that time. The development of the BioPark is a significant change for the immediate area, and is supported by both the City's Comprehensive Master Plan, and the existing and proposed PUD development plan.

**Street Closing/A Portion Of The 800 Block West Fairmount Avenue, A Ten Foot Alley Between West Fairmount Avenue And West Fayette Street And Two Three Foot Alleys Abutting 802 West Fairmount Avenue – All In The Vicinity Of The University Of Maryland BioPark:**

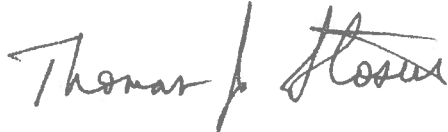
The University of Maryland Baltimore and UMB Health Sciences Research Park Corporation is also requesting the closing of a portion of the 800 Block of West Fairmount Avenue, an adjacent north-south ten foot alley that connects Fairmount to West Fayette Street and two three-foot alleys nearby. These closures will assist in the establishment of development areas "E" and "G."

Specifically, closing the identified eastern portion of the 800 Block West Fairmount Avenue will allow development Area "E" to provide the necessary floor plate for the proposed Maryland Proton Treatment Center. The development team studied numerous site options for this project and this specific location proved to be optimum. The Center, the eleventh one in this country, will provide a new type of cancer-fighting strategy to this region. In addition, there is proposed to be a 120 room hotel directly above the Center that will mainly support its patients during their treatment periods. Coupled with this closure is a proposed new connection drive off West Baltimore Street at the western edge of the Proton Center that will provide drop-off to its users as well as a connection to West Fairmount Avenue and Poppleton Street beyond. As with all components of this PUD, the final design plans for the Center will require Planning Commission Final Design Approval in the near future. Planning Staff and SPRC have reviewed this street closure and made changes to the site plan that will ensure that access to the remainder of Fairmount Avenue to the west is acceptable to not only the users of the BioPark but also the adjoining Poppleton Co-op residents and other community users.

Relative to the ten foot alley and pair of three-foot alleys, these will be incorporated into private access to the service side of the Proton Center and the bounds of development area "G" respectively.

It is staff's finding that given the BioPark's new Master Plan, this portion of West Fairmount Avenue and the three nearby alleys are not needed to provide access to adjacent properties. Thus, the subject street portion and alleys are no longer needed for public purposes and can be closed; the right-of-ways declared surplus property and sold.

The following community organizations were notified of this meeting: Hollins Round House, Inc. and Poppleton Co-op.

A handwritten signature in cursive script that reads "Thomas J. Stosur".

**Thomas J. Stosur**  
**Director**