


<b>FROM</b>	NAME & TITLE	Theodore Atwood, Director	CITY of <b>BALTIMORE</b> <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Department of General Services 800 Abel Wolman Municipal Building		
	SUBJECT	<b>CITY COUNCIL BILL 11-0697</b>		

**TO**

DATE: June 6, 2011

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

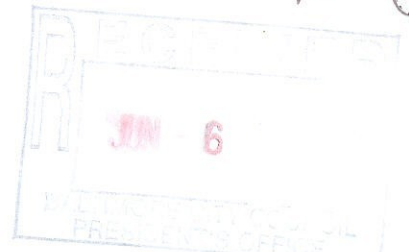
I am herein reporting on City Council Bill 11-0697 introduced by Council Members Welch, Stokes, Middleton, Conaway, Kraft, Holton, Branch, Spector, and Reisinger on behalf of the University of Maryland Baltimore and UMB Health Sciences Research Park Corporation.

The purpose of the Bill is to repeal the existing Development Plan for the UMB Biomedical Research Park; and to approve a new Development Plan for the University of Maryland BioPark Planned Unit Development.

Ordinance 03-613 approved the application of the University of Maryland Baltimore and UMB Health Sciences Research Park Corporation to have certain property designated a Business Planned Unit Development (PUD) and approved a Development Plan. The PUD is approximately 4.7 acres in size and includes properties along West Baltimore Street, West Fairmount Avenue, North Poppleton Street, North Freemont Avenue, North Schroeder Street, North Amity Street, and West Fayette Street. All of these properties are located on the west side of Martin Luther King Jr. Boulevard and are within the Poppleton Urban Renewal Area. Ordinance 03-605 amended the Urban Renewal Plan for Poppleton to make the PUD the controlling land use document for the biopark. The PUD's Development Plan would phase in office and laboratory buildings and a parking garage for lease to private companies for biomedical research.

If City Council Bill 11-0697 receives approval, the existing Development Plan would be repealed and a new Plan would be in place. The boundaries of the PUD would be expanded to include 72 additional properties and two open space areas located along the north- and south-side of Baltimore Street and Martin Luther King Jr. Boulevard. One property in the expansion area known as 859 West Baltimore Street would not be regulated by the proposed PUD ordinance unless the applicants acquire title to the property. The Bill adds certain uses to the PUD that would be prohibited as principal uses. Retail uses as principal uses would only be allowed at the ground and basement floors.

*noah*



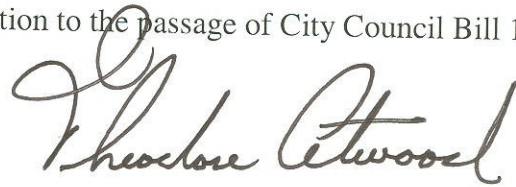
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As part of the PUD expansion, the applicants are seeking to close a portion of the 800 block of West Fairmount Avenue, a 10-foot alley located between West Fairmount Avenue and West Fayette Street, and two 3-foot alleys that abut 802 West Fairmount Avenue. These closures would allow for the incorporation of the rights-of-way into the parcel for the Proton Center, for private access to the service side of the Proton Center, as well as a portion of the area known as Area G. The request for closure would require the introduction of a separate ordinance for City Council review and consideration.

The Department of General Services has no objection to the passage of City Council Bill 11-0697.

A handwritten signature in black ink, appearing to read "Theodore Atwood". The signature is fluid and cursive, with a large initial "T" and "A".

Theodore Atwood  
Director

TA/MMC:pat