


<b>FROM</b>	NAME & TITLE	Alfred H. Foxx, Director	CITY of <b>BALTIMORE</b> <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	<b>CITY COUNCIL BILL 11-0697</b>		

**TO**

DATE: June 6, 2011

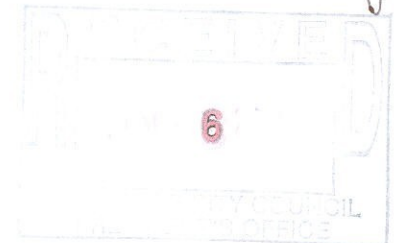
The Honorable President and Members  
of the Baltimore City Council  
c/o Karen Randle  
Room 400 - City Hall

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 includes the properties known as 800-946 West Baltimore Street, 803-927 and 802-812 West Fairmount Avenue, 3-15 and 6-16 North Poppleton Street, 4-12 North Freemont Avenue, 3-11 North Schroeder Street, 3-15 North Amity Street, and 801 West Fayette Street. All of these properties are located within the Poppleton Urban Renewal Area. The approximately 4.7 acres of the PUD is governed by a Development Plan that would phase in six, six-story office and laboratory buildings and a parking garage for lease to private companies for biomedical research. Ordinance 03-605 amended the Urban Renewal Plan for Poppleton to make provisions and controls of the 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. Since approval of the PUD, the area has been developed with two biopark office buildings, a parking garage, and a new State forensic building.

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City Council Bill 11-0697, if approved, would repeal the existing Development Plan and approve a new Plan, and would expand the boundaries of the PUD 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. The additional properties are located at 800 and 830 West Baltimore Street; 900, 926, 930, 934, and 938-946 West Baltimore Street; 801, 825, 829, 859, 873, 901-905, 917-929, and 935-947 West Baltimore Street; 10-12 North Freemont Avenue; 802, 830-836, and 925 West Fairmount Avenue; 801, 811-821, 825, 829-833 West Fayette Street; 1 North Poppleton Street; 8-14 South Poppleton Street; 3-11 North Schroeder Street; 916 and 934-942 Booth Street; and 2-8 South Amity Street. The property known as 859 West Baltimore Street would not be regulated by this proposed ordinance unless or until the petitioners acquire title to the property. The Bill would also prohibit certain uses as principal uses within the PUD and would restrict retail uses as principal uses to ground and basement levels. The area of the PUD would increase to approximately 10.36 acres.

The new Development Plan would include: expansion of the parking garage to provide additional spaces and the potential for retail and possibly a residential component; two development parcels at the western edge of the PUD and along West Baltimore Street; laboratory and office space at the northwest corner of Martin Luther King Jr. Boulevard and Baltimore Street; a new Proton Treatment Center that would include a 125 room hotel; an open space network that would retain landscaped areas at Martin Luther King Jr. Boulevard, Baltimore and Freemont Streets, open space along Baltimore Street and two landscaped areas flanking Baltimore Street at Schroeder Street; and streetscape plans along Baltimore and adjoining streets.

Based on these findings, the Department of Public Works has no objection to the passage of City Council Bill 11-0697.

  
Alfred H. Foxx  
Director

AHF/MMC:pat