

Introduced by: President Scott *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

Prepared by: Department of Legislative Reference Date: June 11, 2019

Referred to: LAND USE AND TRANSPORTATION Committee

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

CITY COUNCIL 19-0397

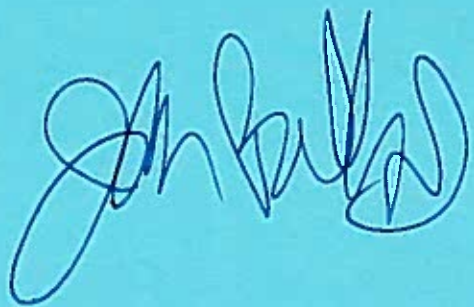
A BILL ENTITLED

AN ORDINANCE concerning

**Repeal of Ordinance 03-613 – University of Maryland BioPark
Planned Unit Development**

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.

BY repealing
Ordinance 03-613, as amended by Ordinance 11-477



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

Boards and Commissions

Board of Estimates	Board of Ethics
<input checked="" type="checkbox"/> Board of Municipal and Zoning Appeals	Comm. for Historical and Architectural Preservation
Commission on Sustainability	Employees' Retirement System
Other: _____	Other: _____
Other: _____	Other: _____
Other: _____	Other: _____
Other: _____	Other: _____

CITY OF BALTIMORE
ORDINANCE **19-293**
Council Bill 19-0397

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: Land Use and Transportation Committee
Committee Report: Favorable
Council action: Adopted
Read second time: August 19, 2019

AN ORDINANCE CONCERNING

1 **Repeal of Ordinance 03-613 – University of Maryland BioPark**
2 **Planned Unit Development**

3 FOR the purpose of repealing Ordinance 03-613, as amended by Ordinance 11-477, which
4 designated certain properties as a Business Planned Unit Development known as University
5 of Maryland BioPark; and providing for a special effective date.

6 BY repealing
7 Ordinance 03-613, as amended by Ordinance 11-477

8 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
9 Ordinance 03-613, as amended by Ordinance 11-477, is repealed, and the authority conferred in
10 that Ordinance to designate certain properties as a Business Planned Unit Development known as
11 the University of Maryland BioPark is rescinded.

12 **SECTION 2. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is
13 enacted.

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

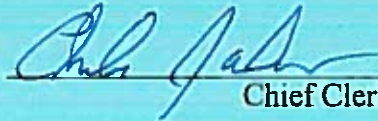
Council Bill 19-0397

Certified as duly passed this _____ day of SEP 09 2019, 20____



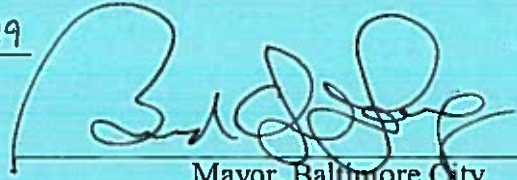
President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,
this _____ day of SEP 09 2019, 20____



Chief Clerk

Approved this 25 day of Sept., 2019



Mayor, Baltimore City

*** A TRUE COPY
Henry Raymond
Director of Finance**

Approved For Form and Legal Sufficiency

This 19th Day of September 2019



Chief Solicitor

BALTIMORE CITY COUNCIL LAND USE AND TRANSPORTATION VOTING RECORD

DATE: July 31, 2019

BILL#: 19-0397

BILL TITLE: Repeal of Ordinance 03-613 - University of Maryland BioPark
Planned Unit Development

MOTION BY: Pinkett SECONDED BY: Middleton

- FAVORABLE FAVORABLE WITH AMENDMENTS
 UNFAVORABLE WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Reisinger, Edward, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Middleton, Sharon, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clarke, Mary Pat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Costello, Eric	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dorsey, Ryan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pinkett, Leon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stokes, Robert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOTALS	<u>5</u>		<u>1</u>	<u>1</u>

CHAIRPERSON: Edward Reisinger

COMMITTEE STAFF: Jennifer L. Coates, Initials: JLC



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

WE HEREBY CERTIFY, that the annexed advertisement of Order No 6355262

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 16, 2019

The Baltimore Sun Media Group

By S. Wilkinson

Legal Advertising

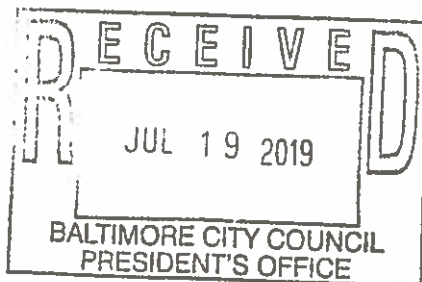
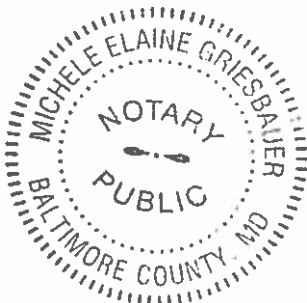
Subscribed and sworn to before me this 16 day of July 2019

By _____

Michele Elaine Griesbauer

Notary Public

My commission expires 10/5/19



BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO.
19-0397
The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, July 31, 2019 at 1:00 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. 19-0397.
CC 19-0397 ORDINANCE - Repeal of Ordinance 03-6 13 - University of Maryland BioPark Planned Unit Development
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.
BY repealing
Ordinance 03-6 13, as amended by Ordinance 11-477
NOTE: This bill is subject to amendment by the Baltimore City Council.
Applicant: University of Maryland Baltimore, UMB Health Sciences Research Park Corporation, and BioPark Fremont
For more information, contact: Jennifer Coates, Committee Staff at (410) 396-1260.
EDWARD REISINGER
Chair
6355262 07/16/2019

O

D

**Baltimore City Council
Certificate of Posting - Public Hearing Notice**

City Council Bill No.: 19-0397

Today's Date: 7/02/2019

RECEIVED
JUL 23, 2019
BALTIMORE
PRESIDENT



- 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



- Email to: Notawnab.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:

Date Posted: 7/01/2019


Name: Alyssa Domzal

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

Telephone: 410-528-5510

- *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*



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 #19-0397 / REPEAL OF ORDINANCE 03-613 - UNIVERSITY OF MARYLAND BIOPARK PLANNED UNIT DEVELOPMENT		

TO

DATE:

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

July 22, 2019

At its regular meeting of July 11, 2019, the Planning Commission considered City Council Bill #19-0397, 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.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #19-0397 and adopted the following resolution; eight members being present (seven in favor):

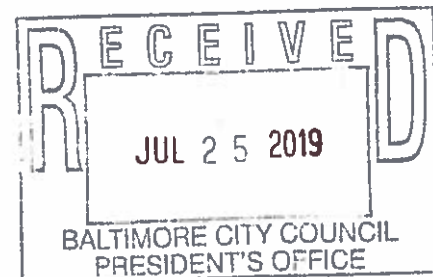
RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #19-0397 be passed by the City Council.

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

CR/ewt

attachment

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. Frank Murphy, DOT
Ms. Natawna Austin, Council Services
Ms. Alyssa Domzal, Esq.



F



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 a sboth 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**

CITY OF BALTIMORE



BOARD OF MUNICIPAL AND
ZONING APPEALS

DEREK J. BAUMGARDNER, Executive Director
417 E. Fayette Street, Suite 922
Baltimore, Maryland 21202

July ~~2~~, 2019
30

The Honorable President and
Members of the City Council
City Hall
100 N. Holliday Street
Baltimore, MD 21202

Re: **CC Bill #19-0397 Repeal of Ordinance 03-613 – University of Maryland
BioPark Planned Unit Development**

Ladies and Gentlemen:

City Council Bill No. 19-0397 has been referred by your Honorable Body to the Board of
Municipal and Zoning Appeals for study and report.

The purpose of City Council Bill No. 19-0397 is to repeal 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.

The BMZA has reviewed the legislation and recommends approval of City Council Bill No.
19-0397.


Sincerely,

Derek J. Baumgardner
Executive Director

CC: Mayor's Office of Council Relations
City Council President
Legislative Reference





FROM	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 19-0397		

TO: Mayor Bernard C. "Jack" Young
TO: Land Use & Transportation Committee
FROM: Department of Transportation
POSITION: No Objection
RE: Council Bill – 19-0397

DATE: 7/22/19

INTRODUCTION – Repeal of Ordinance 03-613 – University of Maryland BioPark Planned Unit Development

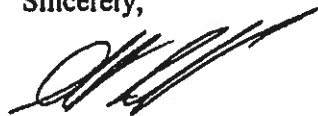
PURPOSE/PLANS – For the purpose of repealing Ordinance 03-613, as amended by Ordinance 11-477, which designated certain properties as a Business Planned Unit Development known as University of Maryland BioPark; and providing for a special effective date.

COMMENTS – This bill serves as a companion bill to City Council Bill 19-0398 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.

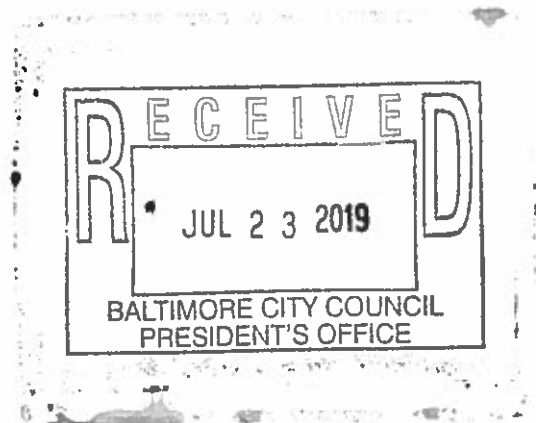
AGENCY/DEPARTMENT POSITION – The Department of Transportation has **no objection** to City Council Bill 19-0397.

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 obj.



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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 25, 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 19-0397 – Repeal of Ordinance 03-613 –University of
Maryland BioPark Planned Unit Development

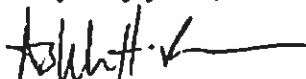
Dear President and City Council Members:

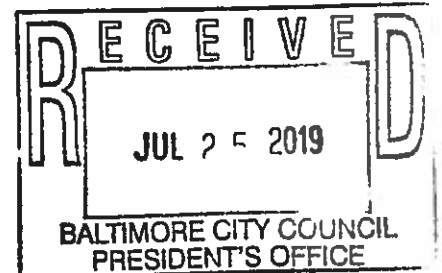
The Law Department has reviewed City Council Bill 19-0397 for form and legal sufficiency. The bill would repeal the existing Planned Unit Development ("PUD") for the University of Maryland BioPark Planned Unit Development.

A repeal of a PUD without a replacement has no legal impediments because for floating zones, such as a PUD, Maryland Courts have said that the legislative body must have "a little more than a scintilla of evidence" to support its decision and that decision must not be "arbitrary, capricious or illegal." *Rockville Crushed Stone, Inc. v. Montgomery County*, 78 Md. App. 176, 190 (1989) (citations omitted); *accord Richmarr Holly Hills v. Am. PCS, L.P.*, 117 Md. App. 607, 639 (1997); *see also MLC Auto., LLC v. Town of S. Pines*, 532 F.3d 269, 281 (4th Cir. 2008)(citing *Nectow v. City of Cambridge*, 277 U.S. 183, 187-88 (1928)); *Lingle v. Chevron U.S.A. Inc.*, 544 U.S. 528, 543 (2005)).

As there are no legal impediments to this bill, the Law Department approves it for form and legal sufficiency.

Very truly yours,


Ashlea H. Brown
Assistant 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

F



015

016



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 *MBR*

Date: July 19, 2019

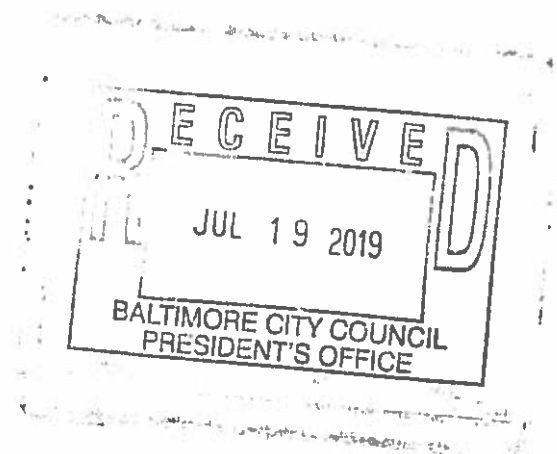
Re: **City Council Bill 19-0397: Repeal of Ordinance 03-613 — University of Maryland BioPark Planned Unit Development**

The Department of Housing and Community Development has reviewed City Council Bill 19-0397, 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.

If enacted, this bill would repeal the Planned Unit Development (PUD) for the University of Maryland BioPark. The 2017 Zoning Code included a Bio Science campus zoning district, making the PUD obsolete. This bill is part of a set of three bills streamlining the zoning and land use maps in the BioPark footprint.

DHCD supports the passage of City Council Bill 19-0397.

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

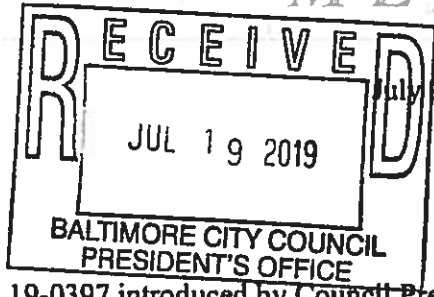
AGENCY NAME & ADDRESS: Department of Public Works
600 Abel Wolman Municipal Building

SUBJECT: City Council Bill 19-0397

CITY of BALTIMORE



MEMO



July 9, 2019

TO:

Land Use and Transportation Committee

INTRODUCTION

I am herein reporting on City Council Bill 19-0397 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 repeal 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 provide for a special effective date.

BRIEF HISTORY

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 included 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 was 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.

Ordinance 11-477 repealed the original Development Plan and approved a new Plan, in addition to expanding 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 Ordinance also prohibited certain uses as principal uses within the PUD and restricted retail uses as principal uses to ground and basement levels. The area of the PUD increased to approximately 10.36 acres. The new Development Plan included 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

No objection

Land Use and Transportation Committee.
July 9, 2019
Page 2

along Baltimore Street and two landscaped areas flanking Baltimore Street at Schroeder Street; and streetscape plans along Baltimore and adjoining streets.

FISCAL IMPACT

City Council Bill 19-0397, if approved, would repeal the University of Maryland BioPark Business Planned Unit Development. Companion legislation would change the R-8 zoning designation for certain properties to BSC (City Council Bill 19-0399) and would amend the Poppleton Urban Renewal Plan to modify the boundaries of and remove certain properties from the PUD as well as modify certain exhibits (City Council Bill 19-0398).

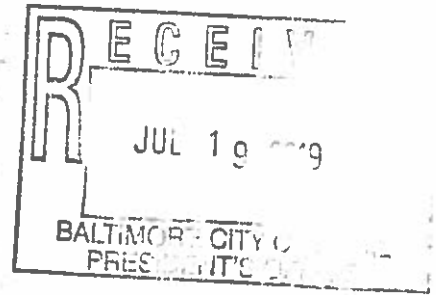
AGENCY/DEPARTMENT POSITION

The Department of Public Works has no objection to the passage of City Council Bill 19-0397. 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





MEMORANDUM

DATE: July 18, 2019
 TO: Land Use and Transportation Committee
 FROM: Colin Tarbert, President and CEO *Colin Tarbert*
 POSITION: Support
 SUBJECT: Council Bill 19-0397 - Repeal of Ordinance 03-613 – University of Maryland BioPark Planned Unit Development

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 19-0397 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

For the purpose of repealing Ordinance 03-613, as amended by Ordinance 11-477, which designated certain properties as a Planned Unit Development known as University of Maryland BioPark; and providing for a special effective date.

BRIEF HISTORY

The BioPark Planned Unit Development (PUD) approved in 2003 and amended in 2011 by Baltimore City Planning and City Council previously provided flexibility to the development of the BioPark. The 2017 enactment of the new Zoning Code provides for development and design regulations consistent with the Comprehensive Master Plan for the newly created Bio-Science Campus District Zone, where the BioPark is presently located. Repealing the Planned Unit Development designation would allow for the BioPark to be developed without extraneous regulations, and help to further achieve the full fit out of the park which will include 1.8 million square feet of research lab/office space, biotech incubator, parking garages, pedestrian paths, and greenspace.

FISCAL IMPACT

None

AGENCY POSITION

The Baltimore Development Corporation Supports City Council Bill 19-0397.

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

cc: Jeffrey Amoros

[NAD]

Supports

TRANSMITTAL MEMO

TO: Council President Brandon M. Scott
FROM: Peter Little, Executive Director
DATE: July 16, 2019
RE: Council Bill 19-0397

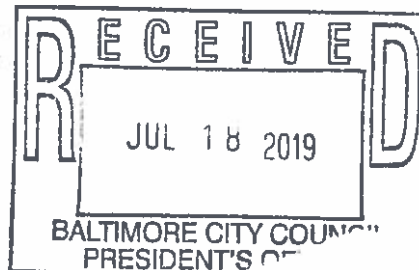


I am herein reporting on City Council Bill 19-0397 introduced by President Scott and Councilmember Bullock at the request of University of Maryland Baltimore, UMB Health Sciences Research Park Corporation, and BioPark Fremont LLC.


The purpose of this bill is for 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.

The Parking Authority of Baltimore City (PABC) reviewed the proposed legislation. The legislation does not explicitly address parking. Therefore, parking requirements will be based on the underlying zoning district and prescribed by the Zoning Code. The City's new Zoning Code, Transform Baltimore, designates these properties as part of the BSC Bio-Science Campus District. This zoning district is intended to accommodate bio-science campuses, including supportive uses, and some residential uses. As building plans and uses become more defined, the PABC will be involved through the Site Plan Review Committee to ensure that parking and loading demands are adequately addressed, and that negative effects of parking and loading are mitigated, as a result of any new development.

Based on the comments above, the PABC does not oppose the passage of City Council Bill 19-0397.



does not oppose

FROM	NAME & TITLE	Niles R. Ford, PhD, Chief of Fire Department	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Baltimore City Fire Department 401 East Fayette St. 21202		
	SUBJECT	City Council Bill #19-0397 Response to Repeal of Ordinance 03-613-University of Maryland Bio Park Planned-Unit-Development		

DATE:

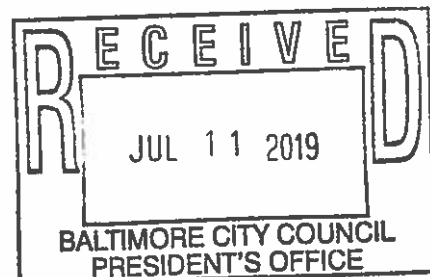
July 11, 2019

TO

**The Honorable Brandon M. Scott, President
And All Members of the Baltimore City Council
City Hall, Room 408**

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 special effective date.

The Baltimore City Fire Department has no objections to Council Bill 19-0397: Repeal of Ordinance 03-613 — University of Maryland Bio-Park 3 Planned Unit Development. There is no fiscal impact and/or conflict with the Baltimore City Fire Code and has no impact on our agency or the City government.



No obj.

City of Baltimore

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

Meeting Minutes - Final

Land Use and Transportation Committee

Wednesday, July 31, 2019

1:00 PM

Du Burns Council Chamber, 4th floor, City Hall

19-0397

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

- Present** 6 - Member Edward Reisinger, Member Sharon Green Middleton, Member Mary Pat Clarke, Member Eric T. Costello, Member Leon F. Pinkett III, and Member Robert Stokes Sr.
- Absent** 1 - Member Ryan Dorsey

ITEMS SCHEDULED FOR PUBLIC HEARING

19-0397

Repeal of Ordinance 03-613 - University of Maryland BioPark Planned Unit Development

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.

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

A motion was made by Councilmember Pinkett, seconded by Councilmember Middleton, that the bill be recommended favorably.

Yes: 5 - Member Reisinger, Member Middleton, Member Clarke, Member Pinkett III, and Member Stokes Sr.

Abstain, COI: 1 - Member Costello

Absent: 1 - Member Dorsey

ADJOURNMENT



HEARING NOTES

Bill: 19-0397

Repeal of Ordinance 03-613 - University of Maryland BioPark Planned Unit Development

Committee: Land Use and Transportation
Chaired By: Councilmember Edward Reisinger

Hearing Date: July 31, 2019
Time (Beginning): 1:00 PM
Time (Ending): 1:15 PM
Location: Clarence "Du" Burns Chamber
Total Attendance: ~25
Committee Members in Attendance:
Reisinger, Edward - Chairman
Middleton, Sharon – Vice Chair
Clarke, Mary Pat
Costello, Eric
Dorsey, Ryan
Pinkett, Leon
Stokes, Robert

Bill Synopsis in the file?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Attendance sheet in the file?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Agency reports read?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Hearing televised or audio-digitally recorded?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Certification of advertising/posting notices in the file?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Evidence of notification to property owners?	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> n/a
Final vote taken at this hearing?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a

Motioned by:.....Councilmember Pinkett
Seconded by:.....Councilmember Middleton
Final Vote:.....Favorable

Major Speakers

(This is not an attendance record.)

- Mr. Eric Tiso, Department of Planning
- Mr. Liam Davis, Department of Transportation
- Mr. Derek Baumgardner, Board of Municipal Zoning Appeals
- Ms. Nikky Davis Baltimore Development Corporation
- Ms. Ashlea Brown, Department of Law
- Mr. Bob Pipik, Department of Housing and Community Development
- Mr. Taylor Lafave, Parking Authority of Baltimore City
- Ms. Alyssa Domzal, representative for the applicant, Ballard Spahr
- Mr. Gregory Herlong, Wexford Science and Technology Company

Major Issues Discussed

1. Councilmember Reisinger read the bill's title, purpose and public notice certification report.
2. Mr. Eric Tiso presented the Planning Commission's favorable report for the bill. Mr. Tiso provided a brief history about the BioPark Project development area. There are also companion bills: an Urban Renewal Plan amendment that would remove certain BioPark properties from the plan. The Planning Department's staff report recommended approval of the project.
3. Mr. Liam Davis testified that the Department of Transportation has no objection to the bill.
4. Ms. Derel Baumgardner testified that the Board of Municipal Zoning Appeals is recommending a favorable report.
5. Ms. Ashlea Brown testified that the Law Department has no objection to passage of the bill.
6. Ms. Nikky Davis testified that the Baltimore Development Corporation recommends a favorable report for passage of the bill.
7. Mr. Taylor LaFave testified that the Parking Authority of Baltimore City is not opposed to passage of the bill.
8. Mr. Bob Pipik testified that the Department of Housing and Community Development recommends a favorable report for the bill.
9. Ms. Marcia Collins testified that the Department of Public Works has no objection to passage of the bill.
10. Ms. Alyssa Domzal testified in support of the bill. She provided a handout which showed a rendition of the new development area. The rendition was requested at the Planning Commission hearing.
11. President Scott commented about the great partnerships that have formed as a result of the BioPark project.
12. Councilmember Bullock testified in support of the BioPark project.
13. Councilmember Sneed asked how many local jobs are being produced by the BioPark project and Chairman Reisinger asked if the applicant had an economic impact study. Mr. Gregg Herlong stated that an economic impact study has not been completed for the project. Wexford is working with the contractor, Whiting-Turner Construction, Project Jumpstart and Workforce Development and to advertise construction and permanent jobs which will be made available to community residents.

Councilmember Reisinger asked Mr. Herlong share any economic impact information that he has with the Office of the President.

- 14. Councilmember Pinkett asked if there is an economic impact on previous development in the project. Mr. Herlong did not have specific numbers prepared. The project is \$190 million project which produces a number of construction jobs.
- 15. The committee approved the findings of facts and voted to recommend, the bill favorable.
- 16. The hearing was adjourned.

Further Study

**Was further study requested?
If yes, describe.**

Yes No

Committee Vote:

Reisinger, Edward, Chairman..... **Yea**
 Middleton, Sharon, Vice Chair..... **Yea**
 Clarke, Mary Pat..... **Yea**
 Costello, Eric **Abstain**
 Dorsey, Ryan **Absent**
 Pinkett, Leon..... **Yea**
 Stokes, Robert: **Yea**

Jennifer L. Coates, Committee Staff



Date: July 31, 2019

cc: Bill File
OCS Chrono File

City of Baltimore

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

Meeting Agenda - Final

Land Use and Transportation Committee

Wednesday, July 31, 2019

1:00 PM

Du Burns Council Chamber, 4th floor, City Hall

19-0397

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

ITEMS SCHEDULED FOR PUBLIC HEARING

19-0397

Repeal of Ordinance 03-613 - University of Maryland BioPark Planned Unit Development

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.

Sponsors:

President Brandon M. Scott, John T. Bullock

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC



**BALTIMORE CITY COUNCIL
LAND USE COMMITTEE**

Mission Statement

On behalf of the Citizens of Baltimore City, the mission of the Land Use Committee is to review and support responsible development and zoning initiatives to ensure compatibility with the aim of improving the quality of life for the diverse population of Baltimore City.

**The Honorable Edward Reisinger
Chairperson**

PUBLIC HEARING

**Wednesday, July 31, 2018
1:00 PM**

Clarence "Du" Burns Council Chambers

City Council Bill # 19-0397

***Repeal of Ordinance 03-613 -
University of Maryland BioPark Planned Unit Development***

CITY COUNCIL COMMITTEES

BUDGET AND APPROPRIATIONS

Eric Costello – Chair
Leon Pinkett – Vice Chair
Bill Henry
Danielle McCray
Sharon Green Middleton
Isaac "Yitzy" Schleifer
Shannon Sneed
Staff: Marguerite Currin

CYBERSECURITY AND EMERGENCY PREPAREDNESS

Eric Costello – Co-chair
Isaac "Yitzy" Schleifer – Co-
chair
Sharon Green Middleton
Staff: Samuel Johnson

EDUCATION AND YOUTH

Zeke Cohen – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Kristerfer Burnett
Leon Pinkett
Staff: Matthew Peters

EXECUTIVE APPOINTMENTS

Robert Stokes – Chair
Kristerfer Burnett – Vice Chair
Mary Pat Clarke
Zeke Cohen
Isaac "Yitzy" Schleifer
Staff: Marguerite Currin

HEALTH

Kristerfer Burnett – Chair
Bill Henry, Vice Chair
Mary Pat Clarke
Edward Reisinger
Isaac "Yitzy" Schleifer
Staff: Marguerite Currin

HOUSING AND URBAN AFFAIRS

John Bullock – Chair
Isaac "Yitzy" Schleifer – Vice
Chair
Kristerfer Burnett
Zeke Cohen
Ryan Dorsey
Bill Henry
Shannon Sneed
Staff: Richard Krummerich

JUDICIARY

Eric Costello – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Leon Pinkett
Edward Reisinger
Shannon Sneed
Robert Stokes
Staff: Matthew Peters

LABOR

Shannon Sneed – Chair
Robert Stokes – Vice Chair
Mary Pat Clarke
Bill Henry
Danielle McCray
Staff: Samuel Johnson

LEGISLATIVE INVESTIGATIONS

Kristerfer Burnett – Chair
Danielle McCray – Vice Chair
Ryan Dorsey
Isaac "Yitzy" Schleifer
Shannon Sneed
Staff: Matthew Peters

LAND USE

Edward Reisinger - Chair
Shannon Sneed – Vice Chair
Mary Pat Clarke
Ryan Dorsey
Sharon Green Middleton
Leon Pinkett
Robert Stokes
Staff: Jennifer Coates

PUBLIC SAFETY

Isaac "Yitzy" Schleifer – Chair
Kristerfer Burnett – Vice Chair
Zeke Cohen
Danielle McCray
Leon Pinkett
Shannon Sneed
Staff: Richard Krummerich

TAXATION, FINANCE AND ECONOMIC DEVELOPMENT

Sharon Green Middleton – Chair
Danielle McCray – Vice Chair
Eric Costello
Edward Reisinger
Robert Stokes
Staff: Samuel Johnson
*- Larry Greene (pension
only)*

TRANSPORTATION

Ryan Dorsey – Chair
Leon Pinkett – Vice Chair
John Bullock
Staff: Jennifer Coates



BILL SYNOPSIS

Committee: Land Use

Bill 19-0397

Repeal of Ordinance 03-613 - University of Maryland BioPark Planned Unit Development

Sponsor: President Scott and Councilmember Bullock

Introduced: June 17, 2019

Purpose:

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.

Effective: Date of Enactment

Hearing Date/Time/Location: July 31, 2019/ 1:00 p.m./Clarence "Du" Burns Chambers

Agency Reports

Planning Commission	Favorable
Board of Municipal and Zoning Appeals	
Department of Transportation	No Objection
Department of Law	Favorable
Department of Housing and Community Development	Favorable
Baltimore Development Corporation	Favorable
Parking Authority of Baltimore City	Not Opposed
Fire Department	No Objection
Department of Public Works	No Objection

Analysis

Current Law

Ordinance 03-613 as amended by Ordinance 11-477

Background

BioPark Fremont, LLC, the applicant, is the owner of certain lots and structures known as the University of Maryland BioPark Planned Unit Development (PUD). The PUD lies to the west of Downtown and is generally located between Fairmount Avenue and Fayette Street on the north, Martin Luther King, Jr. Boulevard on the east, Booth and Hollins Streets on the south and Schroeder street on the west.

The original Planned Unit Development (PUD) was established in late 2003 and consisted of approximately 4.7 acres of vacant land along the north side of the 800 block West Baltimore Street. An additional development site was located to the northeast at the corner of Fremont and West Fayette Street. The entire PUD site was zoned B-2-3.

In 2011 the PUD was amended and expanded to approximately 16.39 acres. Expansion of the site included, among other development initiatives, garage expansion, a new Maryland Proton Treatment Center, streetscape and tree canopy standards, as well as an open space network and retail uses. The properties also lie within the Poppleton Urban Renewal Plan area. The PUD, which serves as a link to the main University of Maryland campus and downtown, is also a catalyst for the redevelopment of Poppleton and other neighborhoods that are part of the Southwest Partnership area.

The property is currently zoned R-8. Bill 19-0399, a companion bill, would rezone certain properties from residential R-8 to Bio-Science Campus District (BSC). The applicant is requesting a repeal of the original development plan and will ultimately rely on current zoning to meet its present and future needs for mixed use development.

Companion Bills

- **Bill 19-0398** - Urban Renewal - Poppleton - Amendment ___
- **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

Amendments

To date, there are no proposed amendments.

Additional Information

Fiscal Note: Not Available

Information Source(s): Agency Reports

Analysis by: Jennifer L. Coates
Analysis Date: July 25, 2019

Direct Inquiries to: (410) 396-1260



**CITY OF BALTIMORE
CITY COUNCIL HEARING ATTENDANCE RECORD**

Committee: Land Use and Transportation

Chairperson: Edward Reisinger

Date: July 31, 2019

Time: 1:00 p.m.

Place: Clarence "Du" Burns Chambers

Subject: Ordinance - Repeal of Ordinance 03-613 - University of Maryland BioPark Planned Unit Development

CC Bill Number: 19-0397

PLEASE PRINT

IF YOU WANT TO TESTIFY PLEASE CHECK HERE



FIRST NAME	LAST NAME	ST. #	ADDRESS/ORGANIZATION NAME	ZIP	EMAIL ADDRESS	TESTIFY	FOR	AGAINST	YES	NO	WHAT IS YOUR POSITION ON THIS BILL?	(*) LOBBYIST: ARE YOU REGISTERED IN THE CITY
John	Doe	100	North Charles Street	21202	Johndoebmore@yahoo.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Angela	Danzel		Baldwin spahr		angela@danzel.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Gregory	Herlong		Wexford		gregory.herlong@wexfordscitech.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Monica	Collins		DP27			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Nicky	Davis	316	S. Marcus Street		nadavis@baltimoredevelopment.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
C Moore			Wexford			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
T Sanders			Venky			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		

(*) NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MAY BE REQUIRED BY LAW TO REGISTER WITH THE CITY ETHICS BOARD. REGISTRATION IS A SIMPLE PROCESS. FOR INFORMATION AND FORMS, CALL OR WRITE: BALTIMORE CITY BOARD OF ETHICS, C/O DEPARTMENT OF LEGISLATIVE REFERENCE, 626 CITY HALL, BALTIMORE, MD 21202. TEL: 410-396-4730. FAX: 410-396-8483.

**CITY OF BALTIMORE
COUNCIL BILL 19-0397
(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: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Department of Public Works, Fire Department, Baltimore Development Corporation, Baltimore City Parking Authority Board, Department of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Repeal of Ordinance 03-613 – University of Maryland BioPark**
3 **Planned Unit Development**

4 FOR the purpose of repealing Ordinance 03-613, as amended by Ordinance 11-477, which
5 designated certain properties as a Business Planned Unit Development known as University
6 of Maryland BioPark; and providing for a special effective date.

7 BY repealing
8 Ordinance 03-613, as amended by Ordinance 11-477

9 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
10 Ordinance 03-613, as amended by Ordinance 11-477, is repealed, and the authority conferred in
11 that Ordinance to designate certain properties as a Business Planned Unit Development known as
12 the University of Maryland BioPark is rescinded.

13 **SECTION 2. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is
14 enacted.


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

LAND USE COMMITTEE

BILL 19-0397

AGENCY REPORTS

Planning Commission	Favorable
Board of Municipal Zoning Appeals	
Department of Transportation	No Objection
City Solicitor	
Department of Housing and Community Development	Favorable
Baltimore Development Corporation	Favorable
Parking Authority of Baltimore City	Does Not Oppose
Fire Department	No Objection
Department of Public Works	No Objection

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 #19-0397 / REPEAL OF ORDINANCE 03-613 – UNIVERSITY OF MARYLAND BIOPARK PLANNED UNIT DEVELOPMENT		

DATE:

TO

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

July 22, 2019

At its regular meeting of July 11, 2019, the Planning Commission considered City Council Bill #19-0397, 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.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #19-0397 and adopted the following resolution; eight members being present (seven in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #19-0397 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/ewt

attachment

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. Frank Murphy, DOT
 Ms. Natawna Austin, Council Services
 Ms. Alyssa Domzal, Esq.

**CITY OF BALTIMORE
COUNCIL BILL 19-0397
(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: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Department of Public Works, Fire Department, Baltimore Development Corporation, Baltimore City Parking Authority Board, Department of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Repeal of Ordinance 03-613 – University of Maryland BioPark**
3 **Planned Unit Development**

4 FOR the purpose of repealing Ordinance 03-613, as amended by Ordinance 11-477, which
5 designated certain properties as a Business Planned Unit Development known as University
6 of Maryland BioPark; and providing for a special effective date.

7 BY repealing
8 Ordinance 03-613, as amended by Ordinance 11-477

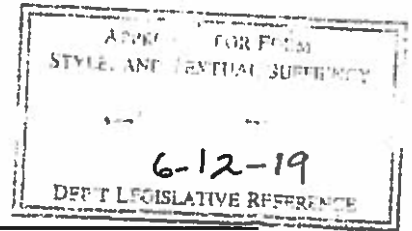
9 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
10 Ordinance 03-613, as amended by Ordinance 11-477, is repealed, and the authority conferred in
11 that Ordinance to designate certain properties as a Business Planned Unit Development known as
12 the University of Maryland BioPark is rescinded.

13 **SECTION 2. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is
14 enacted.

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

INTRODUCTORY*

**CITY OF BALTIMORE
COUNCIL BILL _____**



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

**Repeal of Ordinance 03-613 – University of Maryland BioPark
Planned Unit Development**

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.

BY repealing

Ordinance 03-613, as amended by Ordinance 11-477

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That Ordinance 03-613, as amended by Ordinance 11-477, is repealed, and the authority conferred in that Ordinance to designate certain properties as a Business Planned Unit Development known as the University of Maryland BioPark is rescinded.

SECTION 2. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the date it is enacted.

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.

Coates, Jennifer

From: Coates, Jennifer
Sent: Tuesday, June 25, 2019 12:53 PM
To: 'domzala@ballardspahr.com'
Cc: 'Huber, Michael'; Austin, Natawna B.
Subject: Public Notification Instructions for Hearing for Bill 19-0397
Attachments: PNI - Letter -19-0397 PUD RPL.docx; Sample - Certificate of Posting - Attachment C.docx; Afro American; Darlene Miller; Michele Griesbauer - Sunpaper - Advertising; LU Form - Contacts for Sign Posting RZ COMPRZ PUD - Art 32.docx

Ms. Domzal,

Attached is the information you will need to post, publish and mail public hearing notice(s) for the subject bill to be heard by the Land Use and Transportation Committee on **July 31, 2019 at 1:00 p.m.** at City Hall in the City Council Chamber.

I have also attached a contact list for sign makers, business cards for newspaper contacts and a sample certification template.

Feel free to contact me if you need more information.

PLEASE ACKNOWLEDGE RECEIPT OF THIS EMAIL



Jennifer L. Coates

*Senior Legislative Policy Analyst
Office of Council Services*

100 N. Holliday Street, Room 415
Baltimore, MD 21202

jennifer.coates@baltimorecity.gov

OFFICE OF COUNCIL SERVICES

Office: (410) 396-1260

Fax: (410) 545-7596

CITY OF BALTIMORE

BERNARD C. "JACK" YOUNG, 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

TO: University of Maryland Baltimore, UMB Health Sciences Research Park Corporation, and BioPark Fremont LLC c/o Alyssa Domzal, Esquire, Ballard Spahr LLP

FROM: Jennifer L. Coates, Committee Staff, Land Use and Transportation Committee, Baltimore City Council

Date: June 25, 2019

RE: INSTRUCTIONS FOR NOTICE OF A PUBLIC HEARING – MAP AMENDMENTS (REZONINGS); PLANNED UNIT DEVELOPMENTS

The Land Use and Transportation Committee has scheduled the following City Council Bill for a public hearing:

Bill: City Council Bill No. 19-0397

Date: Wednesday, July 31, 2019

Time: 1:00 p.m.

Place: City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street

At the expense of the applicant, notice of the public hearing must be provided in accordance with:

- **Article 32. Zoning § 5-601 – Map or Text Amendments; PUDs**

For helpful information about the notice requirements under Article 32 - Zoning (pages 127 – 128) see Attachment B. You are encouraged to access and review Article 32 using the web link below:

<http://ca.baltimorecity.gov/codes/Art%2032%20-%20Zoning.pdf>

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Newspaper Advertisement

A notice of the public hearing must be published in one (1) newspaper of general circulation, 15 days prior to the date of the hearing.

You may choose any of the following newspapers for advertising purposes: The Daily Record, The Baltimore Sun; or the Afro-American.

Wording for Written Notice to Property Owner(s), Sign Posting and Newspaper Advertisement

The information that must be published in a newspaper advertisement, posted on a sign and mailed to the property owner appears between the double lines on the attached page (*See Attachment A*); the deadline date is indicated in BOLD letters at the top of Attachment A.

Certification of Postings

Certification of the written notice, sign posting on the property, and publication of the newspaper advertisement, in duplicate, must be sent four (4) days prior to the hearing to:

Ms. Natawna Austin, Executive Secretary
Baltimore City Council
100 N. Holliday Street, Fourth Floor, Room 400
Baltimore, MD 21202

If the required certifications are not received as specified above, the public hearing will be cancelled without notice to the applicant. The deadline dates are as follows:

Sign Posting Deadline:	July 1, 2019
Newspaper Ad Deadline:	July 16, 2019
Written Notice Deadline:	July 16, 2019

Please note that **ALL** of these requirement **MUST** be met in order for your hearing to proceed as scheduled. If you have any questions regarding your notice requirements please contact:

Ms. Jennifer L. Coates, Committee Staff
Baltimore City Council,
Land Use and Transportation Committee
410-396-1260
Jennifer.Coates@baltimorecity.gov.

THE INFORMATION BETWEEN THE DOUBLE LINES (SEE BELOW) MUST BE
POSTED BY JULY 1, 2019 AND PUBLISHED BY JULY 16, 2019, AS DISCUSSED
ON THE PREVIOUS PAGE AND OUTLINED ON ATTACHMENT B.

BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 19-0397

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, July 31, 2019 at 1:00 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. 19-0397.

CC 19-0397 ORDINANCE - Repeal of Ordinance 03-613 - University of Maryland BioPark Planned Unit Development

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.

BY repealing

Ordinance 03-613, as amended by Ordinance 11-477

NOTE: This bill is subject to amendment by the Baltimore City Council.
Applicant: University of Maryland Baltimore, UMB Health Sciences Research Park Corporation, and BioPark Fremont

For more information, contact: Jennifer Coates, Committee Staff at (410) 396-1260.

EDWARD REISINGER

Chair

SEND CERTIFICATION OF PUBLICATION TO:

Baltimore City Council
c/o Natawna B. Austin
Room 409, City Hall
100 N. Holliday Street
Baltimore, MD 21202

SEND BILL FOR THIS ADVERTISEMENT TO:

Ms. Alyssa Domzal, Esquire
Ballard Spahr LLP
300 East Lombard Street
Baltimore, MD 21202
(410) 528-5510

**ZONING
SUBTITLE 6 – NOTICES**

ARTICLE 32, § 5-601

§ 5-601. Map or text amendments; PUDs.

(a) Hearing required.

For a bill proposing a zoning map amendment, a zoning text amendment, or the creation or modification of a planned unit development, the City Council committee to which the bill has been referred must conduct a hearing at which:

- (1) the parties in interest and the general public will have an opportunity to be heard; and
- (2) all agency reports will be reviewed.

(b) Notice of hearing required.

Notice of the hearing must be given by each of the following methods, as applicable:

- (1) by publication in a newspaper of general circulation in the City;
- (2) for the creation or modification of a planned unit development and for a zoning map amendment, other than a comprehensive rezoning:
 - (i) by posting in a conspicuous place on the subject property; and
 - (ii) by first-class mailing of a written notice, on forms provided by the Zoning Administrator, to each person who appears on the tax records of the City as an owner of the property to be rezoned; and
- (3) for a comprehensive rezoning:
 - (i) by posting in conspicuous places within and around the perimeter of the subject area or district, as the Department of Planning designates; and
 - (ii) by first-class mailing of a written notice, on forms provided by the Zoning Administrator, to each person who appears on the tax records of the City as an owner of property within the subject area or district.

(c) Contents of notice.

The notice must include:

- (1) the date, time, place, and purpose of the public hearing;
- (2) the address of the subject property or a drawing or description of the boundaries of the area affected by the proposed rezoning; and
- (3) the name of the applicant.

(d) Number and manner of posted notices.

(1) For a zoning map amendment or the creation or modification of a planned unit development, the number and manner of posting is as follows:

- (i) for an individual property, at least 1 sign must be visible from each of the property's street frontages;
- (ii) for a comprehensive rezoning, a change in the boundaries of a zoning district, or the creation or modification of a planned unit development, at least 2 or more signs are required, as the Department of Planning designates;
- (iii) each sign must be posted at a prominent location, near the sidewalk or public right-of-way, so that it is visible to passing pedestrians and motorists;
- (iv) a window-mounted sign must be mounted inside the window glass and placed so that it is clearly visible to passing pedestrians and motorists; and
- (v) each sign must be at least 3 feet by 4 feet in size.

(2) Nothing in this subtitle prevents the voluntary posting of more notices than required by this subtitle.

(e) Timing of notices – In general.

The notice must be published, mailed, and, except as provided in subsection (f) of this section, posted:

- (1) at least 15 days before the public hearing; or
- (2) for a comprehensive rezoning, at least 30 days before the public hearing.

(f) Timing of notices – Posting for map amendment or PUDs.

For a zoning map amendment or the creation or modification of a planned unit development, the posted notice must be:

- (1) posted at least 30 days before the public hearing; and
- (2) removed within 48 hours after conclusion of the public hearing.

THE NOTICE OF HEARING SIGN(S) MUST BE POSTED IN ACCORDANCE WITH ARTICLE 32; SECTION 5-601 (See Attachment B), WHICH CAN ALSO BE OBTAINED FROM THE FOLLOWING WEBSITE:

<http://ca.baltimorecity.gov/codes/Art%2032%20-%20Zoning.pdf>

SIGNS MAY BE OBTAINED FROM A VENDOR OF YOUR CHOICE OR ANY OF THOSE LISTED BELOW:

RICHARD HOFFMAN
904 DELLWOOD DRIVE
BALTIMORE, MARYLAND 21047
PHONE: (443) 243-7360
E-MAIL: DICK_E@COMCAST.NET

JAMES EARL REID
LA GRANDE VISION
5517 HADDON AVENUE
BALTIMORE, MARYLAND 21207
PHONE: (443) 722-2552
E-MAIL: JamesEarlReid@aol.com or JamesEarlReid@aim.com

SIGNS BY ANTHONY
ANTHONY L. GREENE
2815 TODKILL TRACE
EDGEWOOD, MD 21040
PHONE: 443-866-8717
FAX: 410-676-5446
E-MAIL: bones_malone@comcast.net

LINDA O'KEEFE
523 PENNY LANE
HUNT VALLEY, MD 21030
PHONE: 410-666-5366
CELL: 443-604-6431
E-MAIL: LUCKYLINDA1954@YAHOO.COM

This office is not associated with any of the above drafting companies, nor do we recommend any specific one.

Disclaimer. The City makes no claims as to the quality, completeness, accuracy, timeliness, or content of any data contained herein or on this site. All such items and materials are provided on an "as is" basis, and you are fully and solely responsible for your use of them and for any results or consequences of your use. They have been compiled from a variety of sources, including sources beyond the control of the City, and are subject to change without notice from the City. The data is subject to change as modifications and updates are complete. It is understood that the information contained in the site is being used at one's own risk. In no event shall the City or its elected/appointed officials, municipal agencies and departments, employees, agents, or volunteers be liable for any direct, indirect, special, punitive, incidental, exemplary or consequential damages arising your accessing or using the site, or otherwise arising from this site or from anything contained in or displayed on this site. Nothing contained in or displayed on this site constitutes or is intended to constitute legal advice by the City or any of its elected/appointed officials, municipal agencies and departments, employees, agents, and volunteers

Coates, Jennifer

Full Name: Afro American
Last Name: American
First Name: Afro

Business: (410) 554-8251

E-mail: TRobinson@afro.com
E-mail Display As: TRobinson@afro.com

Coates, Jennifer

Full Name: Darlene Miller
Last Name: Miller
First Name: Darlene
Company: Daily Record

Business Address: 443-524-8188 Direct, Line
United States of America

Business Fax: (410) 752-5469

E-mail: legalad@thedailyrecord.com
E-mail Display As: Darlene Miller - Daily Record (legalads@thedailyrecord.com)

Coates, Jennifer

Full Name: Michele Griesbauer
Last Name: Griesbauer
First Name: Michele
Company: Sunpaper - Advertising

Business Address: <http://ts.merlinone.com/scripts/foxisapi.dll/sur.x.go?WHk18OI--1>

Business: (410) 332-6381
Business Fax: (410) 783-2507

E-mail: mgriesbauer@baltsun.com
E-mail Display As: Sunpaper - Advertising (mgriesbauer@baltsun.com)

WORKING CLASS
Michele Wharton 410-332-6522



Baltimore City Council
Certificate of Posting - Public Hearing Notice

City Council Bill No.:

Today's Date: [Insert Here]

(Place a picture of the posted sign in the space below.)

Address:

Date Posted:

Name:

Address:

Telephone:

- 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

STATEMENT OF INTENT
FOR

UMB BioPark (See Exhibit 1 for addresses)

1. Applicant's name, address, and telephone number: BioPark Fremont, LLC, c/o Alyssa Domzal, Esq., Ballard Spahr LLP, 300 East Lombard Street, 18th Floor, Baltimore, Maryland 21202, Telephone: (410) 528-5510
2. All proposed zoning changes for the property: This bill repeals the UMB BioPark Planned Unit Development. The Planned Unit Development is no longer necessary in light of the underlying BSC zoning. (A second bill proposes rezoning of certain properties on Block 626 within the PUD from R-8 to BSC.)
3. All intended uses of the property: Laboratory, office space, restaurant, garage parking, multifamily residential.
4. Current owner's name, address, and telephone number: Property owner requesting repeal: BioPark Fremont, LLC, c/o Wexford Science & Technology, 801 West Baltimore Street, Suite 505, Baltimore, Maryland 21201, Telephone: (410) 649-5629
5. The property was acquired by the current owner by a deed recorded in the Land Records of Baltimore City at: 74 parcels acquired at various times
6.
 - (a) There are not contracts contingent on the requested legislative authorization.
 - (b) If there are contracts contingent on the requested legislative authorization: N/A.
 - (i) The names and addresses of all parties to the contracts are: N/A
 - (ii) The purpose, nature, and effect of the contract are: N/A
7.
 - (a) The applicant is not acting as an agent for another.
 - (b) If the applicant is acting as an agent for another, the names of all principals on whose behalf the applicant is acting, including the names of the majority stockholders of any corporation, are *{use additional sheet if necessary}*: N/A



AFFIDAVIT

I, Alyssa Domzal, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information, and belief.



Alyssa Domzal, attorney for applicant

6/16/19

Date

Exhibit 1

800 West Baltimore Street
830 West Baltimore Street
10 N. Fremont Avenue
12 N. Fremont Avenue
802 West Fairmount Avenue
801 West Fayette Street
811 West Fayette Street
813 West Fayette Street
815 West Fayette Street
817 West Fayette Street
819 West Fayette Street
821 West Fayette Street
825 West Fayette Street
829 West Fayette Street
831 West Fayette Street
833 West Fayette Street
1 North Poppleton Street
900 West Baltimore Street
926 West Baltimore Street
930 West Baltimore Street
934 West Baltimore Street
938 West Baltimore Street
940 West Baltimore Street
942 West Baltimore Street
944 West Baltimore Street
946 West Baltimore Street
3 North Schroeder Street
5 North Schroeder Street
7 North Schroeder Street
9 North Schroeder Street
11 North Schroeder Street
830 West Fairmount Avenue
832 West Fairmount Avenue
834 West Fairmount Avenue
836 West Fairmount Avenue
925 West Fairmount Avenue
801 West Baltimore Street
825 West Baltimore Street
829 West Baltimore Street
859 West Baltimore Street
873 West Baltimore Street
901 West Baltimore Street
903 West Baltimore Street
905 West Baltimore Street

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935 West Baltimore Street
937 West Baltimore Street
939 West Baltimore Street
941 West Baltimore Street
943 West Baltimore Street
945 West Baltimore Street
947 West Baltimore Street
8 South Poppleton Street
10 South Poppleton Street
12 South Poppleton Street
14 South Poppleton Street
916 Booth Street
934 Booth Street
936 Booth Street
938 Booth Street
940 Booth Street
942 Booth Street
2 South Amity Street
4 South Amity Street
6 South Amity Street
8 South Amity Street
Open Space – Northside Baltimore/MLK
Open Space – Southside Baltimore/MLK

11

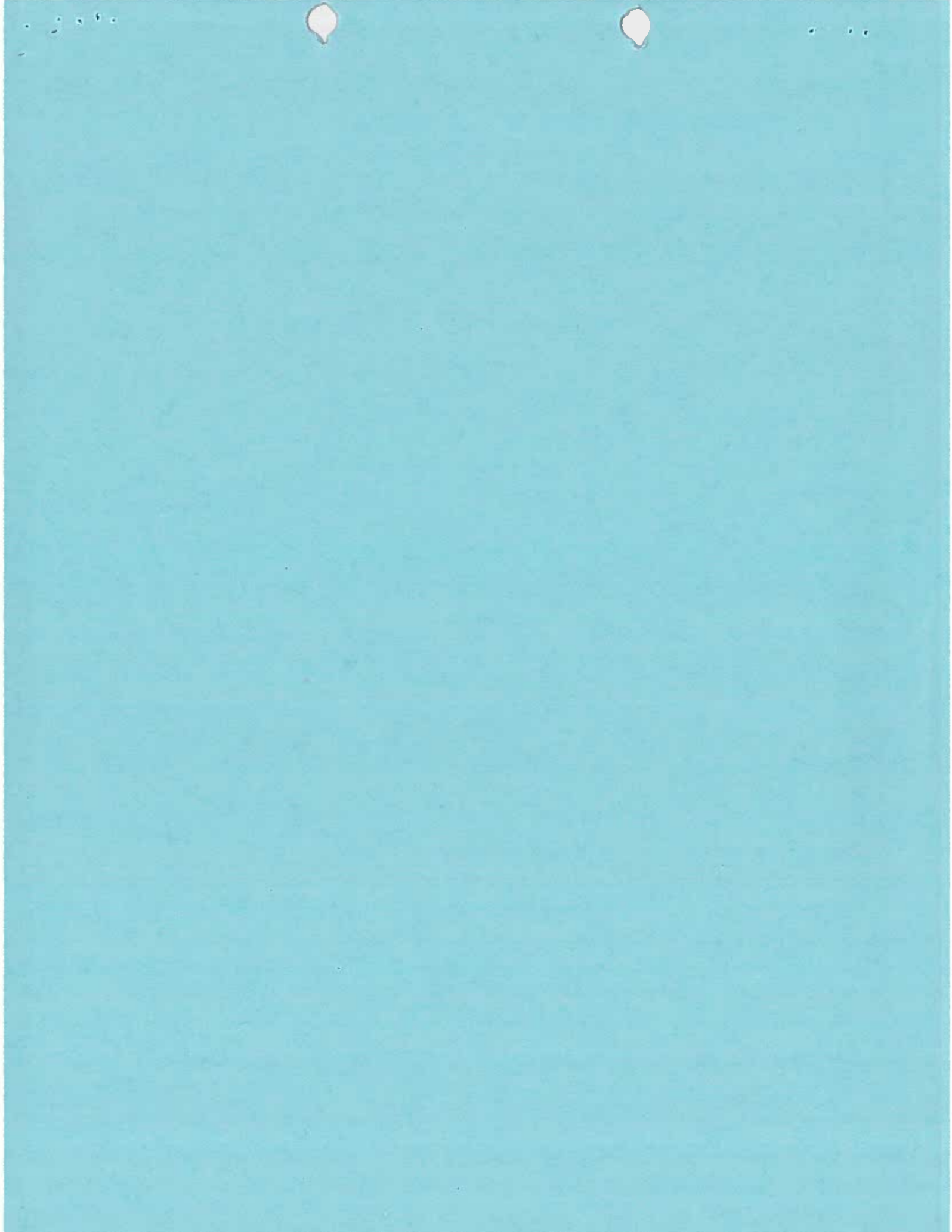


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15



ACTION BY THE CITY COUNCIL

JUN 17 2019
20

FIRST READING (INTRODUCTION) _____

PUBLIC HEARING HELD ON July 31, 20 19

COMMITTEE REPORT AS OF August 19, 20 19

FAVORABLE _____ UNFAVORABLE _____ FAVORABLE AS AMENDED _____ WITHOUT RECOMMENDATION

Edmund Reese
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 9 2019

_____ 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