


FROM	NAME & TITLE	David E. Scott, P.E., Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 09-0313		

TO

DATE: May 8, 2009

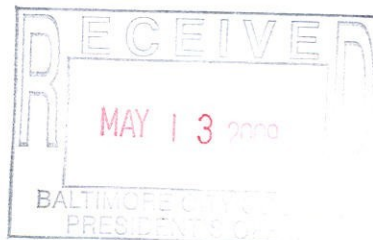
The Honorable President and Members
of the Baltimore City Council
c/o Karen Randle
Room 400 - City Hall

I am herein reporting on City Council Bill 09-0313 introduced by Council President Rawlings Blake on behalf of Uplands Visionaries, LLC.

The purpose of the Bill is to amend the Urban Renewal Plan for Uplands to revise the Land Use Plan for residential uses permitted under a certain zoning district; clarify certain references and language; amend Appendix B to provide that where there may be a conflict between the provisions of the Renewal Plan and the provisions of any Planned Unit Development in the Renewal Area, the provisions of the Renewal Plan control; modify certain design guidelines of Appendix B; replace certain Exhibits; waive certain content and procedural requirements; make the provisions of this Ordinance severable; and provide for the application of this Ordinance in conjunction with certain other ordinances.

The City, in cooperation with the Uplands community and surrounding neighborhoods, developed an Uplands Master Plan designed to guide the comprehensive redevelopment of the Uplands community through the creation of a mixed-income, mixed-use community. The impetus for the Master Plan was the need to redevelop the former Uplands apartment complex, a 979 unit apartment complex located on approximately 52 acres of land to the south of Edmondson Avenue and opposite the Edmondson Village Shopping Center. The Uplands Apartments were acquired by the City in January of 2004 after HUD foreclosed on the property. The housing complex has since been demolished and site remediation is nearly complete.

The Master Plan focuses on integrating new development with adjacent neighborhoods, developing public parks and open spaces, guiding new street and pedestrian treatments to enhance the flow of pedestrian and vehicular traffic, creating a variety of housing types priced and marketed on a percentage of median household income levels, and establishing guidelines for buildings, landscaping, and lighting. Ordinance 04-887 established the Urban Renewal Plan for Uplands that incorporates the guiding principals of the Uplands Master Plan, and which encompasses the former Uplands Apartment property; a triangular area bounded by Edmondson Avenue, Swann Avenue, and Old Frederick Road; and a portion of the Westside Skills Center parking lot. The Urban Renewal Plan was last amended by Ordinance 08-99.



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City Council Bill 09-0313, if approved, would amend the Urban Renewal Plan to permit residential uses compatible with the R-5 zoning category, rather than the current R-6 category. The amendment would also remove the majority of the retail component from the Renewal Plan, but would keep the B-2-1 designation for the portion of the Urban Renewal Area adjacent to the Westside Skills Center. The design guidelines contained in Appendix B would be updated. Language would be added to the Urban Renewal Plan to clarify that the provisions of the Urban Renewal Plan control the Urban Renewal Area, even if a Planned Unit Development established within the Urban Renewal Area conflicts with the provisions of the Urban Renewal Plan. Companion legislation would rezone the Uplands development area currently zoned R-6 and B-3-2, to R-5, and would create a Planned Unit Development within the Uplands Urban Renewal Area (City Council Bills 09-0314 and 09-0315, respectively).

Redevelopment of this large parcel will include a variety of housing types built over several phases. In addition to the necessary infrastructure work to support this new community, street closings will be proposed to allow for the creation of new streets and alignments to provide greater connectivity within the development site and with neighboring communities. Street closures are planned for the majority of streets and rights-of-way within the development area which will require introduction of a separate closing ordinance for consideration and approval by the Council.

Based on these findings, the Department of Public Works supports passage of City Council Bill 09-0313.



David E. Scott, P.E.
Director

DES/MMC:pat

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