


File

FROM	NAME & TITLE	GARY W. COLE, ACTING DIRECTOR <i>B.C.C.</i>	CITY OF BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR		
	SUBJECT	CITY COUNCIL BILL #08-0200/ CITY STREETS - CLOSING-A PORTION OF BALTIMORE STREET		

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

DATE:
 November 17, 2008

At its regular meeting of October 23, 2008 the Planning Commission considered City Council Bill #08-0200, for the purpose of condemning and closing a portion of Baltimore Street, contiguous to the south side thereof and extending from Fremont Avenue, Westerly 247.0 feet, more or less, as shown on Plat 111-D-55 in the Office of the Department of Public Works; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached agenda, summary and previous staff report which recommends approval of City Council Bill #08-0200 and adopted the following resolution, nine members being present (nine in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff and recommends that City Council Bill #08-0200 be passed by the City Council.

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

GWC/ttl

Attachments

- cc:
- Mr. Andy Frank, Deputy Mayor
- Mr. Demaune Millard, Chief of Staff
- Ms. Angela Gibson, Mayor's Office
- The Honorable Rochelle "Rikki" Spector, Council Rep. for Planning Commission
- Mr. David Tanner, BMZA
- Mr. Geoffrey Veale, Zoning Administration
- Ms. Nikol Nabors-Jackson, DHCD
- Mr. Larry Greene, Councilmanic Services
- Ms. Marcia Collins, DPW
- Mr. Paul Barnes, DPW



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PLANNING COMMISSION

STAFF REPORT

June 28, 2007

REQUEST: Street Closing/Two Foot Portion of West Baltimore Street at Fremont Avenue for the UMB Bio Park Research Building

RECOMMENDATION: Approval, subject to comments from the Department of Public Works

STAFF: Kenneth Hranicky

PETITIONERS: Baltimore Street Partners, LLC and RPC 825, LLC

OWNER: Same

SITE/ GENERAL AREA

Site Conditions: The proposed partial street closing runs along the southern edge of West Baltimore Street for approximately 238 feet along the northern edge of the building located at 801 West Baltimore Street. There is a six story office building under construction on this site. 801 West Baltimore Street is zoned B-2-3 and is 52,356 square feet or approximately 1.2 acres in size.

General Area: The site is part of the University of Maryland Baltimore Bio Research Park within the Poppleton Urban Renewal Plan area. Immediately west of the site is a one story building use as the BioPark Police Station. The West Baltimore Street commercial area is slightly west of the site. To its south lie a series of three story townhomes. To the north is 800 West Baltimore Street, which is another BioPark Building. Directly across Martin Luther King Boulevard is the main campus of the University of Maryland Baltimore.

HISTORY

- Ordinance #837, approved on March 31, 1975, established the Poppleton Urban Renewal Plan.
- Amendment #10, dated July 12, 2004 and revised November 22, 2004 approved by the Mayor and City Council of Baltimore by Ordinance No. 04-864, dated December 2, 2004.
- In 1995 the City of Baltimore was awarded a Federal Empowerment Zone designation, which included the Poppleton Urban Renewal Area.
- Ordinance #03-163, approved October 28, 2003 established the University of Maryland at Baltimore Biomedical Research Park Planned Unit Development.

CONFORMITY TO PLANS

The proposed partial street closing is consistent with the Comprehensive Master Plan's EARN section, Goal One: Strengthen Identified Growth Sectors, Objective Two: Retain and Attract Business in Bioscience. This proposal is also in conformance with the Poppleton Urban Renewal Plan.

ANALYSIS

During construction of this building at 801 W. Baltimore Street, the developers realized that that building was encroaching approximately 1.5 feet into the West Baltimore Street right of way. To account for any human error the applicant is asking for 2 foot wide portion West Baltimore Street right of way to be closed. The area for the proposed partial street closing is approximately 486 square feet. The remaining sidewalk is 11 feet wide. Additionally, on May 3, 2007, the Planning Commission approved a Final Subdivision and Development Plan action for this project.

The applicant owns the property bordering the proposed street closings. It is staff's opinion that this portion of Baltimore Street can be closed and transferred to the applicant.

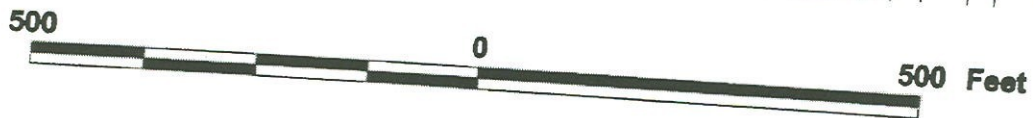
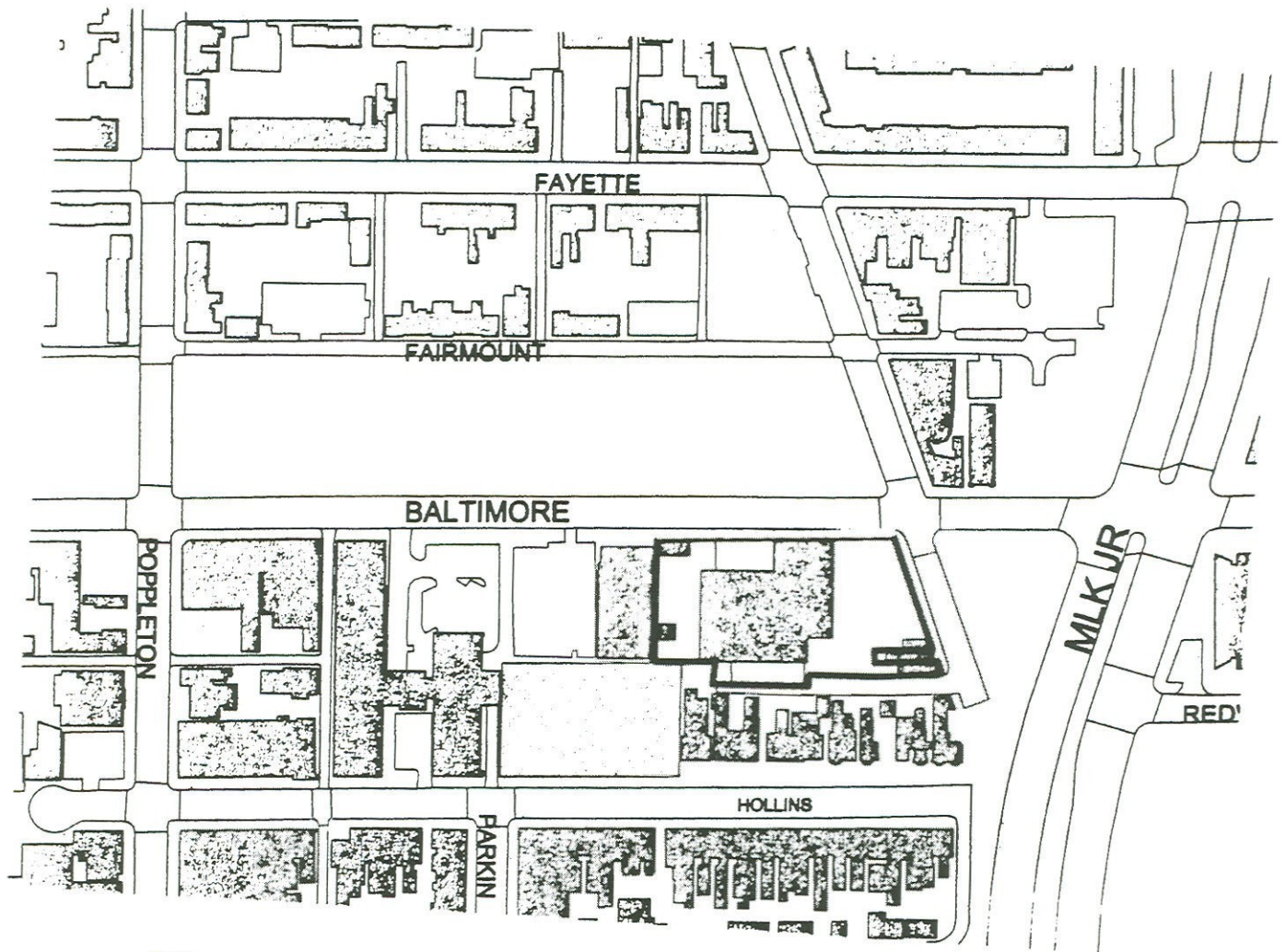
The following is staff's review of this project:

- Site Plan: This site was reviewed and approved by the Site Plan Review Committee on August 17, 2005. Brick pavers will be placed along both West Baltimore Street.
- Architectural Elevations: The Urban Design and Architecture Review Panel approved the design of the building on February 7, 2006.
- Forest Conservation: The Applicant has submitted a landscape plan that has been reviewed and approved by staff and is consistent with the PUD. The landscape plan shows street trees being planted along West Baltimore Street, South Fremont Avenue and part of Booth Street.

The Concerned Citizens of Poppleton, Community Organized to Improve Life (COIL), Union Square Neighborhood Association, Inc. and Hollins-Roundhouse have been notified of this action and may make comments.



Douglas B. McCoach, III
Director



Planning Commission
28 June, 2007



**STREET CLOSING/TWO FOOT PORTION
OF WEST BALTIMORE STREET AT
FREMONT AVENUE FOR THE
UMB BIO PARK RESEARCH BUILDING**