


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 09-0315		

TO

DATE: May 8, 2009

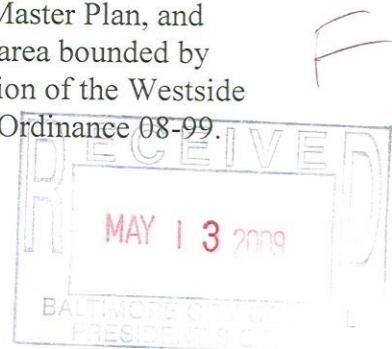
The Honorable President and Members
of the Baltimore City Council
c/o Karen Randle
Room 400 - City Hall

I am herein reporting on City Council Bill 09-0315 introduced by Council President Rawlings Blake on behalf of Uplands Visionaries, LLC.

The purpose of the Bill is to approve the application of the Mayor and City Council of Baltimore and Uplands Visionaries, LLC, which are either the owner, potential owner, developer and/or awardee of development rights for the properties listed on Exhibit 1, attached to and made part of this Ordinance, together with certain adjoining roads, highways, alleys, and rights-of-way (collectively, the "Property"), to have the Property designated a Residential Planned Unit Development; and to approve the Development Plan submitted by the applicant.

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 09-0315, if approved, would establish a Residential Planned Unit Development (PUD) in the Uplands Urban Renewal Area. The PUD proposes a mixture of residential dwellings that would include single-family, duplexes, triplexes, mansionettes, townhouses, and multi-family structures. A maximum of 761 dwelling units would be allowed under this PUD, but could increase to a maximum of 902 units with appropriate City Council ordinance approval. A clubhouse and swim club would be permitted. Old Frederick Road would become the central boulevard, with the higher density development occurring along N. Athol Avenue and Edmondson Avenue. Through-traffic would be shifted to N. Athol Avenue. The landscape plan would provide for street trees throughout the site, a forest conservation buffer to protect an existing forested area along the southwestern portion of the site, as well as over 84,000 square feet of parks and open space. The applicant proposes to seek a LEED Neighborhood Development certification for the PUD. The applicant proposes to qualify by creating clustered development to encourage walking and use of mass transit, reducing impervious surface areas, using native plants and making water efficient landscaping choices, installing porous paving to reduce stormwater runoff, and using environmental site design elements to replicate, as much as possible, natural hydrology. Companion legislation would rezone the Uplands development area currently zoned R-6 and B-3-2, to R-5, and would amend the Uplands Urban Renewal Plan to accommodate the change in zoning and land use (City Council Bills 09-0314 and 09-0313, respectively).

Based on these findings, the Department of Public Works supports passage of City Council Bill 09-0315 and will work with the applicant at every stage of the site plan development.



David E. Scott, P.E.
Director

DES/MMC:pat

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