


<b>FROM</b>	NAME & TITLE	GARY W. COLE, ACTING DIRECTOR <i>GWC</i>	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 <sup>th</sup> FLOOR		
	SUBJECT	CITY COUNCIL BILL #08-0207/URBAN RENEWAL PLAN -UPLANDS (CORRECTIVE)		

**TO**

DATE: October 28, 2008

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

At its regular meeting of October 23, 2008 the Planning Commission considered City Council Bill #08-0207, for the purpose of amending Ordinance 04-887 to correct, clarify, and conform certain language that was inadvertently omitted.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #08-0207 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 #08-0207 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. Demuane Millard, Chief of Staff  
Ms. Angela Gibson, Mayor's Office  
The Honorable "Rikki" Spector, City Council Commission Representative  
Mr. David Tanner, BMZA  
Mr. Geoffrey Veale, Zoning Administration  
Ms. Nikol Nabors-Jackson, DHCD  
Mr. Larry Greene, Council Services  
Ms. Deepa Bhattacharyya, Law Department  
Ms. Sandra Gutman, Law Department

*F*

## PLANNING COMMISSION

### STAFF REPORT

October 23, 2008

**REQUEST:** City Council Bill 08-0207/Urban Renewal Plan – Uplands (Corrective)

For the purpose of amending Ordinance 04-887 to correct, clarify, and conform certain language that was inadvertently omitted by amending Sections 1.C.1.a. and Section 2.

**RECOMMENDATION:** Approval

**STAFF:** Kyle Leggs

**PETITIONER:** Baltimore City Law Department

#### **SITE/ GENERAL AREA**

General Area: Uplands, the former Uplands Apartment complex is located in Southwest Baltimore. The former apartment complex is 52 acres in size and is zoned R-6. The boundaries of the Renewal Area include Edmondson Avenue to the north, Athol Avenue to the east, Uplands Parkway to the west, Uplands Park to the south, and Old Frederick Road to the southeast. The Uplands Apartments, a 979-unit vacant site just south of Edmondson Avenue, was further broken up into two subsections – Uplands A and Uplands B, divided by Old Frederick Road. To the north is also a triangular plot of land to be acquired (zoned B-3-1) bounded by Edmondson Avenue to the north, Swann Avenue to the East and Old Frederick Road to the south.

#### **HISTORY**

- The Uplands Apartments were built in the 1940's as market rate rental units and became low income rental units in the 1970's. Disinvestment began in the Uplands Apartments in the late 1990's with an increasing amount of units becoming empty and boarded up.
- In late 2001, after HUD foreclosed on the property, the City's Department of Housing and Community Development began the acquisition process of the Uplands Apartment complex under The Multifamily Property Disposition Reform Act of 1994 or "Right of First Refusal". Soon thereafter, in early 2002, the City became actively involved in the redevelopment of the site.
- In May of 2003, the city and community residents collaborated to select Goody, Clancy & Associates as the architectural planning firm.
- In January of 2004, the City acquired the 52 acre Uplands Apartment site.
- The Uplands Master Plan was approved by the Baltimore City Planning Commission on September 9, 2004.



- The Uplands Renewal Plan was approved by the Baltimore City Planning Commission on September 30, 2004.
- Ordinance #04-0887, approved December 6, 2004, Uplands Renewal Plan.

### **CONFORMITY TO PLAN**

This project is consistent with the Baltimore City Comprehensive Master Plan: LIVE Section, Goal 1, Objective 1: Expand Housing Choice for all Residents and Goal 1, Objective 5: Increase the City's Population by 10,000 Households in 6 years. The Uplands Renewal Plan calls for a mixed income community in Southwest Baltimore with approximately 1,000 new dwelling units of various types.

### **ANALYSIS**

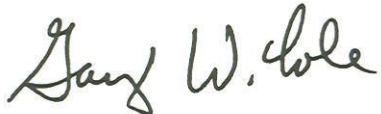
The language in CCB#08-0207 is being proposed to clarify the City Council's intent that the use of the word "acquisition" within the body of the Urban Renewal Ordinance for Uplands (the "Uplands Ordinance") includes acquisition by either purchase or condemnation. The following language (In Caps), that was inadvertently omitted in 2004 under Section 1.C.1.a...of the Uplands Ordinance, is proposed for addition: "Properties designated for acquisition on the Property Acquisition map, Exhibit 2, will be acquired BY PURCHASE OR BY CONDEMNATION FOR URBAN RENEWAL PURPOSES either for clearance and redevelopment, for rehabilitation, or for public facilities in accordance with the Uplands Master Plan as approved by the Planning Commission on September 9, 2004. THE LIST OF PROPERTIES IS PROVIDED IN APPENDIX A. More specifically, although this language is already used at the beginning of the Ordinance in its title, this correction is being made so that it is also repeated in the body of the text to provide clear and concise language to support acquisition and condemnation authority.

Section 2 of the Ordinance is also to be amended to reflect the following additions... "And Be it Further Ordained, That the Renewal Plan for Uplands, identified as" Renewal Plan, Uplands, INCLUDING EXHIBIT 1, "LAND USE PLAN, DATED SEPTEMBER 30, 2004, EXHIBIT 2, "ACQUISITION" DATED SEPTEMBER 30, 2004, EXHIBIT 3, "DISPOSITION", DATED SEPTEMBER 30, 2004 AND EXHIBIT 4, "EXISTING ZONES", DATED SEPTEMBER 30, 2004, [dated September 13, 2004",] is approved. The Department of Planning shall file a copy of the Renewal Plan with the Department of Legislative Reference as a permanent public record, available for public inspection and information."

The City, in conjunction with the Uplands community created the Uplands Master Plan to serve as a guide to redevelop the former Uplands Apartment complex. This was the basis for the Renewal Plan that will serve as a start towards the development of over 1,000 new homes in the area.

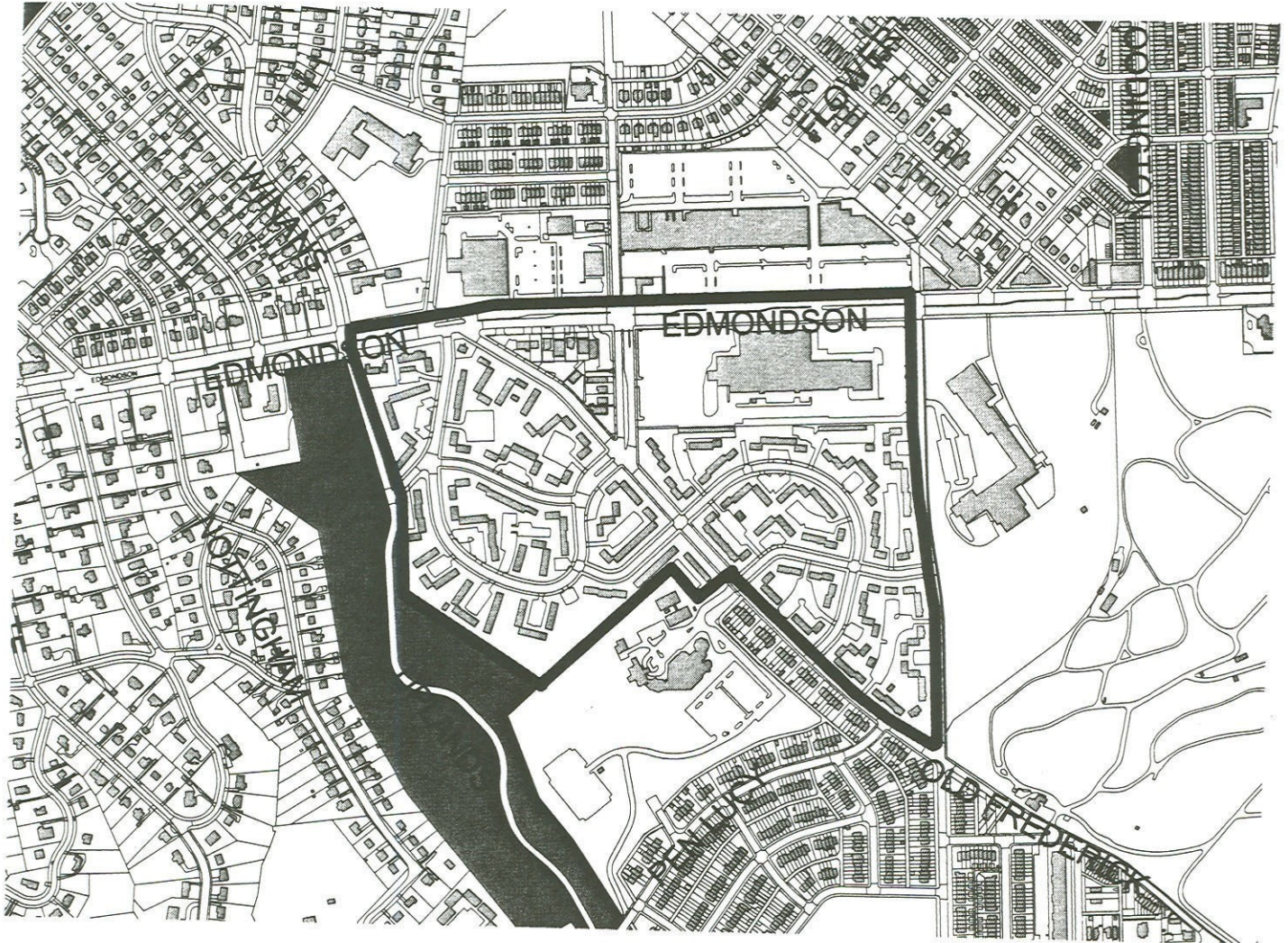
Staff finds the amendment proposed by CCB#08-0207 accomplishes the objective of providing clear and concise language to support property acquisition and condemnation authority in the renewal area. This in turn will help the City to implement the Uplands Renewal Plan.

The following groups were notified of this action: Uplands Community Association, Southwest Development Committee, Rognel Heights Community Association, Edmondson Village Community Association, Lower Edmondson Village Community Association, Hunting Ridge Community Association, Ten Hills Community Association, Irvington Community Association, West Hills Community Association, Westgate Community Association, Saint Josephs Community Association, the Edgewood Community Association, relevant property owners, business owners and city agencies.



**Gary W. Cole**  
**Acting Director**





# City Council Bill #08-0207 Urban Renewal Plan - Uplands

Planning Commission  
October 23, 2008

