



MEMORANDUM

STEPHANIE
RAWLINGS-BLAKE,
Mayor

PAUL T. GRAZIANO,
Executive Director, HABD
Commissioner, HC D

To: The Honorable President and Members of the Baltimore City Council
c/o Karen Randle, *Executive Secretary*

From: Paul T. Graziano, *Commissioner*

Date: February 9, 2011

Re: **City Council Bill 11-0648 - Urban Renewal - Poppleton - Amendment** _

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 11-0648, which was introduced for the purpose of amending the Urban Renewal Plan for Poppleton to reauthorize the acquisition of properties within the Project Area and to correct and clarify certain language; 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.

An amendment to the Urban Renewal Plan for Poppleton is necessary to reauthorize the Plan's powers of acquisition and condemnation so that these actions may legally continue, in compliance with § 12-105.1 of the Real Property Article of the Annotated Code of Maryland. Without this reauthorization, the authority to acquire property under the Plan will terminate on July 1, 2011. In addition to obtaining the reauthorization of general acquisition authority of the properties already located within the existing land disposition map, the proposed legislation would also further clarify the City's ability to acquire adjacent streets or alleys that abut or are adjacent to these properties including all rights, title and interest or any private rights of use.

DHCD is undertaking a major redevelopment effort in the West Baltimore neighborhood of Poppleton. The City has adopted a plan created by local community groups to redevelop a 13.5-acre site on which over 80% of the properties are vacant or abandoned. The development site is adjacent to the University of Maryland's BioPark campus and offers the opportunity to leverage the University's \$300 million investment in over 1 million square feet of new life science research space. The new facility will also provide an influx of 3,000 new employees providing the community with an economic stimulus and potential residents to rent or purchase the new housing. The redevelopment site consists of 524 properties, 448 of which the City currently owns or will acquire. The City is negotiating voluntary settlements and using its acquisition authority to acquire the remaining 76 properties.

The Department of Housing and Community Development supports the adoption of City Council Bill 11-0648.

PTG:pmd

cc: Ms. Angela Gibson, *Mayor's Office of Government Relations*
Ms. Kaliope Parthemos, *Deputy Mayor*

