


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 09-0363		

TO

DATE: August 7, 2009

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

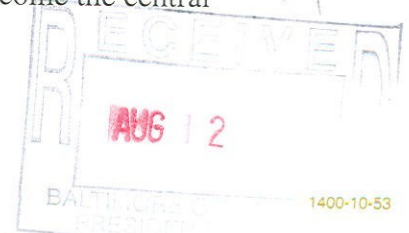
I am herein reporting on City Council Bill 09-0363 introduced by Council President Rawlings Blake on behalf of the Administration (Department of Public Works).

The purpose of the Bill is to authorize the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain parcels of land known as the former beds of certain streets lying within the Uplands Apartment Complex and bounded by Edmondson Avenue, Athol Avenue, Pen-Lucy Road, and Uplands Parkway, and no longer needed for public use.

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. City Council Bill 09-0315, currently being considered by the City Council, 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. Old Frederick Road would become the central

F/Comment



boulevard, with the higher density development occurring along N. Athol Avenue and Edmondson Avenue. Through-traffic would be shifted to N. Athol Avenue. The housing would be clustered to encourage walking and use of mass transit, reduce impervious surface areas, and environmental site design elements would be used to replicate, as much as possible, natural hydrology. City Council Bill 09-0314 would rezone the Uplands development area currently zoned R-6, to R-5. City Council Bill 09-0313 would amend the Uplands Urban Renewal Plan to accommodate the change in zoning and land use.

A new street layout will be developed as part of the redevelopment of the site to improve internal circulation and to provide better connectivity with surrounding communities. To do so requires the closure of certain existing streets within the former Uplands complex, as proposed in companion legislation (City Council Bill 09-0362). City Council Bill 09-0363, if approved, would authorize the sale of these former rights-of-way, as listed below:

- The former portion of Old Frederick Road right-of-way, extending between Swann and Edmondson Avenues;
- The former portion of Lawnpark Road right-of-way, extending between Swann Avenue and Manordene Road;
- The former curving portion of Manordene Road right-of-way, extending between Swann Avenue and Glen Allen Drive;
- The former curving portion of Swann Avenue right-of-way, extending between Manordene Road and Old Frederick Road;
- The former portion of Glen Allen Drive right-of-way, extending from Uplands Parkway to Edmondson Avenue;
- The former curving portion of Manordene Road right-of-way, extending between Old Frederick Road and Edsdale Road;
- The former curving portion of Edsdale Road right-of-way, extending between Manordene Road and Old Frederick Road;
- The former portion of Dunland Road right-of-way, extending between Edsdale Road and N. Athol Avenue; and
- The former curving portion of Dunland Road right-of-way, extending between Old Frederick Road and Edsdale Road.

Any City-owned utilities located in these former rights-of-way and not to be abandoned or relocated are protected in the legislation (lines 46 and 47 of page 5).

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Based on these findings, the Department of Public Works supports passage of City Council Bill 09-0363 provided the companion closing ordinance is approved.

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David E. Scott, P.E.
Director

DES/MMC:pat