

R J for G.C.

FROM	NAME & TITLE	GARY W. COLE, ACTING DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR		
	SUBJECT	CITY COUNCIL BILL #08-0197/ CITY STREETS – OPENING – CALLENDAR 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 #08-0197, for the purpose of condemning and opening Callendar Street, extending from Baltimore Street, Southerly 137.4 feet, more or less, to Booth Street, as shown on Plat 114-A-45 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 #08-0197 and adopted the following resolution, nine members being present (nine in favor).

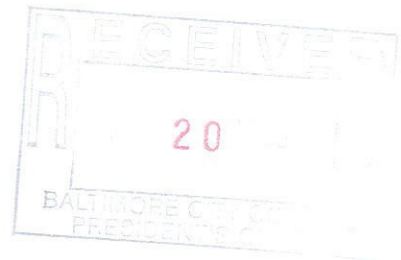
RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff and recommends that City Council Bill #08-0197 be passed by the City Council.

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



PLANNING COMMISSION

STAFF REPORT

March 20, 2008

REQUEST: Street Closing/Callendar Street, South of Baltimore Street and Two Small Alleys for Wexford Science & Technology, LLC

RECOMMENDATION: Approval subject to compliance with Department of Public Works requirements.

STAFF: Kenneth Hranicky

PETITIONER: Wexford Science and Technology, LLC

OWNER: Mayor and City Council of Baltimore

SITE/GENERAL AREA

Site Conditions: The requested street closing is a portion of Callendar Street approximately 20-feet wide and 295-feet long and two small alleyways, one 12 feet by 49½ feet and the other 3 feet by 72 feet, in the vicinity of West Baltimore Street and S. Poppleton Street (Block 220). The area around these street beds and alleys has been cleared in anticipation of lot consolidation and future development.

General Area: The proposed street closings are in the Hollins Market neighborhood that is predominantly residential. A portion of the UM Bio Park is to the west and south of the site. Much of the surrounding area is zoned B-2-3.

HISTORY

- Ordinance #837, approved March 31, 1975, established the Poppleton Urban Renewal Plan.
- Amendment No. 11, dated December 7, 2006, approved by the Mayor and City Council of Baltimore by Ordinance No. 07-416, dated April 19, 2007.

CONFORMITY TO PLANS

This site lies within the Poppleton Urban Renewal Plan boundaries and the site plans comply with its provisions. The street closings also comply with the Comprehensive Master Plan's Earn Section, Goal 1, Objective 1: Retain and Attract Businesses in all Growth Sectors.

ANALYSIS

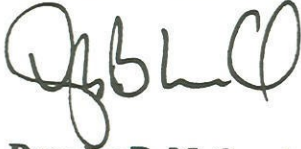
Wexford Science and Technology, LLC. has requested the street closings. The applicant has demolished the existing buildings around the street and plans to construct a 6-story 194,928 square foot building to be used as a medical research and office facility. The Wexford Science and Technology Building is proposed as the third science and

technology building in the UMB Bio-Park. This site is not located within the boundary of the UMB Biomedical Research Park Planned Unit Development (PUD). The applicant owns the property bordering the proposed street closing.

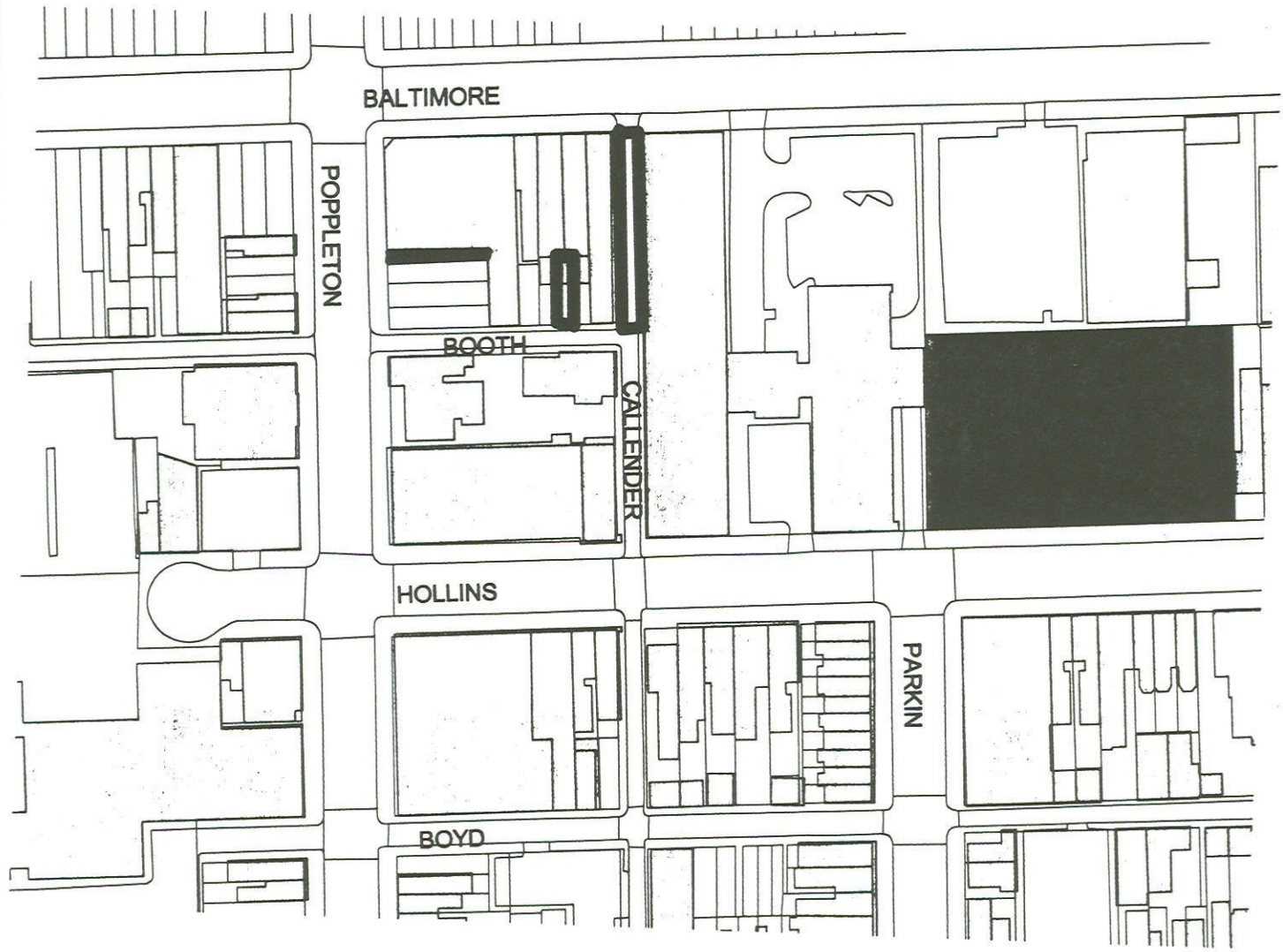
- **Site Plan Review:** This site was reviewed and approved by the Site Plan Review Committee on January 9, 2008.
- **Architecture** – The plans were reviewed by the Urban Design and Architecture Review Panel (UDARP) and schematic approval was given on January 31, 2008. The applicant is expected the request final approval in the future when additional information regarding materials, lighting, and signage is provided.

It is staff's finding that this portion of Callendar Street and alleyways are not needed to provide access to adjacent properties and that it can be closed, declared surplus right-of-way, and be disposed of.

Poppleton Village Community Development Corporation, Village Center of Poppleton, Inc. and Hollins Roundhouse have been notified of this action.



Douglas B. McCoach, III
Director



**Street Closing/Callender Street
South of Baltimore Street and Two
Small Alleys For Wexford Science and
Technology, LLC**

Planning Commission
March 20, 2008

