

FROM	NAME & TITLE	Rudolph S. Chow, P.E. Director	CITY of BALTIMORE <i>MEMO</i>	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	City Council Bill 19-0397		

July 9, 2019

TO:

Land Use and Transportation Committee

INTRODUCTION

I am herein reporting on City Council Bill 19-0397 introduced by Council President Scott and Council Member Bullock on behalf of the University of Maryland Baltimore, UMB Health Sciences Research Park Corporation, and BioPark Fremont LLC.

PURPOSE

The purpose of the Bill is to repeal Ordinance 03-613, as amended by Ordinance 11-477, which designated certain properties as a Business Planned Unit Development known as University of Maryland BioPark; and provide for a special effective date.

BRIEF HISTORY

Ordinance 03-613 approved the application of the University of Maryland Baltimore and UMB Health Sciences Research Park Corporation to have certain property designated a Business Planned Unit Development (PUD) and approved a Development Plan. The PUD included the properties known as 800-946 West Baltimore Street, 803-927 and 802-812 West Fairmount Avenue, 3-15 and 6-16 North Poppleton Street, 4-12 North Freemont Avenue, 3-11 North Schroeder Street, 3-15 North Amity Street, and 801 West Fayette Street. All of these properties are located within the Poppleton Urban Renewal Area. The approximately 4.7 acres of the PUD was governed by a Development Plan that would phase in six, six-story office and laboratory buildings and a parking garage for lease to private companies for biomedical research. Ordinance 03-605 amended the Urban Renewal Plan for Poppleton to make provisions and controls of the PUD the controlling land use document for the area known as Disposition Lot 33, the area proposed for biomedical research development. The main campus of the University of Maryland Baltimore is located directly across from the Poppleton area, along the east side of Martin Luther King Jr. Boulevard. The PUD extended the campus to the west side of the Boulevard for the biopark development.

Ordinance 11-477 repealed the original Development Plan and approved a new Plan, in addition to expanding the boundaries of the PUD to include 72 additional properties and two open space areas located along the north- and south-side of Baltimore Street and Martin Luther King Jr. Boulevard. The Ordinance also prohibited certain uses as principal uses within the PUD and restricted retail uses as principal uses to ground and basement levels. The area of the PUD increased to approximately 10.36 acres. The new Development Plan included expansion of the parking garage to provide additional spaces and the potential for retail and possibly a residential component; two development parcels at the western edge of the PUD and along West Baltimore Street; laboratory and office space at the northwest corner of Martin Luther King Jr. Boulevard and Baltimore Street; a new Proton Treatment Center that would include a 125 room hotel; an open space network that would retain landscaped areas at Martin Luther King Jr. Boulevard, Baltimore and Freemont Streets, open space

Land Use and Transportation Committee.
July 9, 2019
Page 2

along Baltimore Street and two landscaped areas flanking Baltimore Street at Schroeder Street; and streetscape plans along Baltimore and adjoining streets.

FISCAL IMPACT

City Council Bill 19-0397, if approved, would repeal the University of Maryland BioPark Business Planned Unit Development. Companion legislation would change the R-8 zoning designation for certain properties to BSC (City Council Bill 19-0399) and would amend the Poppleton Urban Renewal Plan to modify the boundaries of and remove certain properties from the PUD as well as modify certain exhibits (City Council Bill 19-0398).

AGENCY/DEPARTMENT POSITION

The Department of Public Works has no objection to the passage of City Council Bill 19-0397. Should the Committee have any questions, please do not hesitate to contact Ms. Marcia Collins at 410-396-1960, or via email at Marcia.Collins@baltimorecity.gov .



Rudolph S. Chow, P.E.
Director

RSC:MMC