


TJS

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	STREET CLOSING / BLOCK 626 - STREET CLOSING - CLOSING OF A PORTION OF MARTIN LUTHER KING, JR. BLVD ETC.		

TO

DATE: February 5, 2018

Ms. Michelle Pourciau, Director
 Department of Transportation
 417 East Fayette Street, Benton Building

This is to inform you that on February 1, 2018, the Planning Commission recommended approval of the closing of a portion of Martin Luther King, Jr. Boulevard, West Fairmount Avenue and a 10-foot alley for the UMB Health Services Research Park Corporation. A copy of the staff report is attached. The purpose of this closure is for the assembly of land for the continued development of the BioPark Planned Unit Development.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

TJS/EWT

Attachment

- cc: Mr. Pete Hammen, Chief Operating Officer
- Mr. Jim Smith, Chief of Strategic Alliances
- Ms. Karen Stokes, Mayor's Office
- Mr. Colin Tarbert, Mayor's Office
- Mr. Kyron Banks, Mayor's Office
- The Honorable Edward Reisinger, Council Rep. to Planning Commission
- Ms. Marcia Collins, DPW
- Mr. David Framm, DOT
- Mr. Francis Burnszynski, PABC



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



Thomas J. Stosur
Director

February 1, 2018

REQUEST: Street Closing/ Closing of a Portion of Martin Luther King, Jr. Boulevard, West Fairmount Avenue and a 10-foot Alley for the UMB Health Services Research Park Corporation

RECOMMENDATION: Approval

STAFF: Eric Tiso, AICP

PETITIONER: Mr. James Hughes, President, UMB Health Sciences Research Park Corp.
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OWNER: BioPark Fremont, LLC

SITE/GENERAL AREA

Site Conditions: The subject includes the following within Block 626: 1) a portion of West Fairmount Avenue that lies between North Fremont Avenue and Martin Luther King, Jr. Boulevard; 2) a portion of the Right-of-Way (ROW) of Martin Luther King, Jr. Boulevard on the southwest corner of the intersection with West Fayette Street (immediately east of 745 West Fayette Street); and 3) a 10-foot alley between West Fairmount Avenue and West Baltimore Street.

General Area: The subject area is located in the southeastern corner of the Poppleton neighborhood, and between the University of Maryland BioPark Planned Unit Development (PUD) #151 and the New Lexington Terrace PUD #90, though the rights-of-way are not included in either PUD.

HISTORY

- Ordinance #75-837, approved on March 31, 1975, established the Poppleton Urban Renewal Plan. The latest amendment (#13) was approved by Ordinance #14-299, dated October 1, 2014.
- Ordinance #11-476, approved July 20, 2011, rezoned properties within the PUD area from the former R-9 district to the former B-2-3 district.
- Ordinance #11-477, approved July 20, 2011, established the University of Maryland BioPark PUD #151, by repealing and replacing the earlier PUD established by Ordinance #03-163 on October 28, 2003, thereby enlarging the area within the PUD.

- On June 2, 2011, the Planning Commission recommended approval of street closings for portions of Martin Luther King, Jr. Boulevard that created the parcel of land on the northwestern corner of the intersection with West Baltimore Street (Block 0626, Lot 053) that abuts the present street closing requests. This street opening and closing was put into effect by Ordinances #13-148 and #13-149, respectively, enacted August 19, 2013.

ANALYSIS

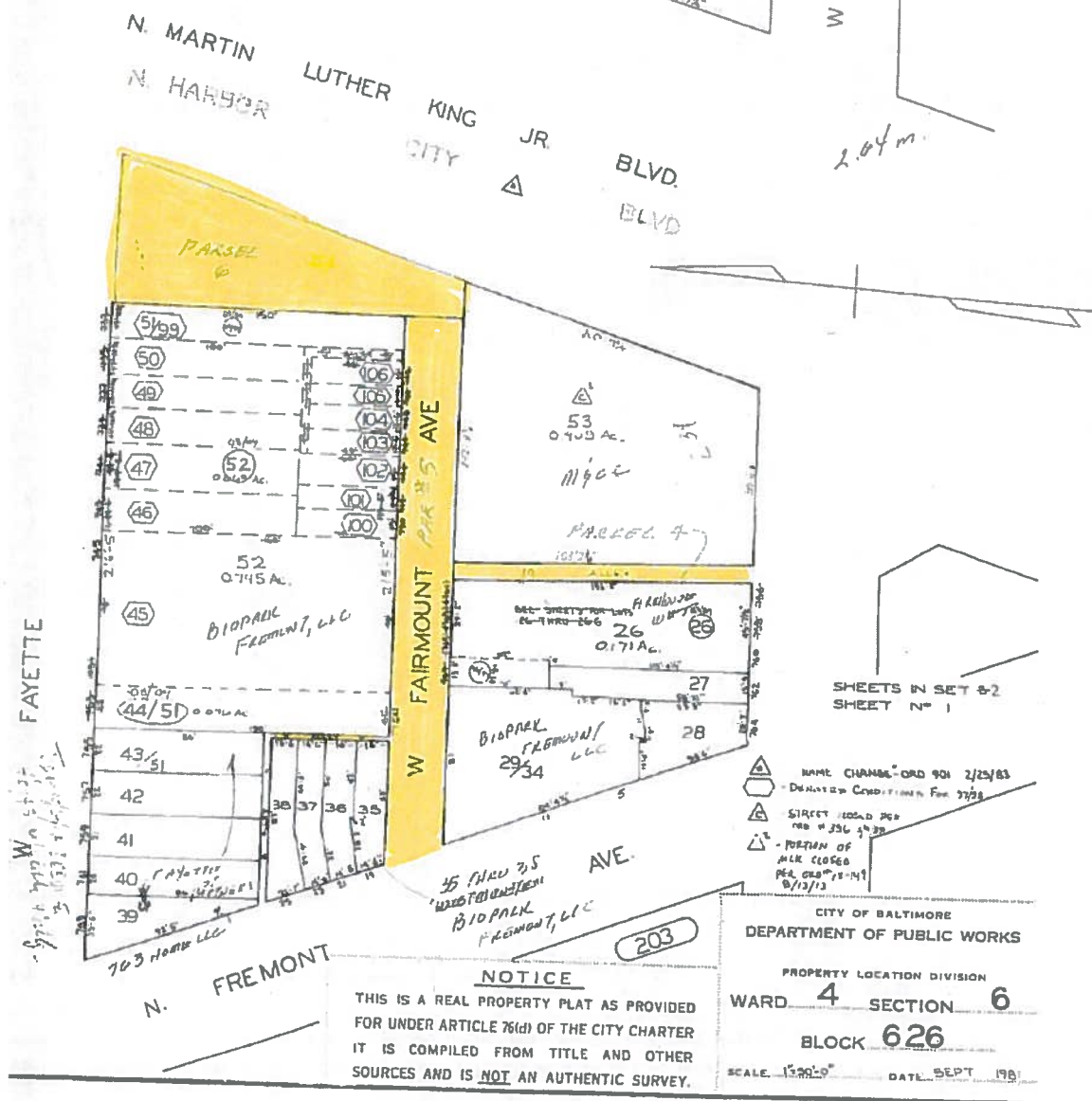
Proposal: The purpose of this action is to close portions of rights of way and an alley that are all surrounded by properties owned or controlled by Biopark Fremont, LLC, as illustrated on the following page. Once closed, they will be consolidated into the adjacent parcels in order to provide for future expansion of the BioPark. This future development site will define the gateway to the University of Maryland BioPark at Martin Luther King Jr. Boulevard.

This action has been referred to the Planning Commission for review as an extension of the Master Plan review authority assigned by the City Charter, Art. VII, §§72 and 74, and is consistent with similar actions in the immediate area. Given that the all of the parcels surrounding the proposed closures are under sole ownership or control of Biopark Fremont, LLC and comprise a possible redevelopment site, staff recommends that the Planning Commission find that there is no further need for public use of these portions of rights-of-way and that they can be closed. Any utilities in the area to be closed will need to be removed, or they will require an easement.

Notification: The Poppleton Co-Op has been notified of this action.



Thomas J. Stosur
Director



W. Fairmount Park Ave
 - by: [unclear]
 1/13/13

SHEETS IN SET 8-2
 SHEET N° 1

- △ NAME CHANGE - ORD 901 2/25/83
- DEMOLISHED CONDITIONS FOR 7/7/88
- △ STREET CLOSED PER ORD # 356 3/4/88
- △ PORTION OF AVE CLOSED PER ORD # 11-41 8/12/13

CITY OF BALTIMORE
 DEPARTMENT OF PUBLIC WORKS
 PROPERTY LOCATION DIVISION
 WARD 4 SECTION 6
 BLOCK 626
 SCALE 1:2500 DATE SEPT 1981

NOTICE
 THIS IS A REAL PROPERTY PLAT AS PROVIDED FOR UNDER ARTICLE 76(d) OF THE CITY CHARTER IT IS COMPILED FROM TITLE AND OTHER SOURCES AND IS NOT AN AUTHENTIC SURVEY.

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