


TJA

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	CITY COUNCIL BILL #18-0220 / REPEAL OF UPLANDS RENEWAL AREA AND PLAN		

DATE:

TO

The Honorable President and
 Members of the City Council
 City Hall, Room 400
 100 North Holliday Street

May 11, 2018

At its regular meeting of May 10, 2018, the Planning Commission considered City Council Bill #18-0220, for the purpose of repealing Ordinance 04-887, as amended by Ordinance 08-99, which established the Uplands Renewal Area and Plan; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #18-0220 and adopted the following resolution; eight members being present (eight in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #18-0220 be passed by the City Council.

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
 Mr. William H. Cole IV, BDC
 Mr. Derek Baumgardner, BMZA
 Mr. Geoffrey Veale, Zoning Administration
 Ms. Sharon Daboin, DHCD
 Ms. Elena DiPietro, Law Dept.
 Mr. Francis Burnszynski, PABC
 Ms. Katelyn McCauley, DOT
 Ms. Natawna Austin, Council Services



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



Thomas J. Stosur
Director

May 10, 2018

REQUEST: City Council Bill #18-0220/ Repeal of Uplands Renewal Area and Plan:
For the purpose of repealing Ordinance 04-887, as amended by Ordinance 08-99, which established the Uplands Renewal Area and Plan; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Kyle B. Leggs

INTRODUCED BY: Councilman Kristerfer Burnett

SITE/GENERAL AREA

Site Conditions: The Uplands Renewal Area is located in Southwest Baltimore, which was the site of the former Uplands Apartment Complex and a Triangle Business District. The site is approximately 52 acres in size and is zoned R-5. The boundaries of the Renewal Area are Edmondson Avenue to the North, Athol Avenue to the east, Uplands Parkway to the west, and Old Frederick Road to the Southeast. The project area boundary also includes the Westside Skill Center, which is an educational wing of the Edmondson Westside High School, located on Athol Avenue. The Westside Skill Center, as identified in the Renewal Plan as a public school, is now zoned OR-1. The Uplands site also continues to be developed with two large development parcels on the site that include a recently completed Site B, along the east, and a vacant Site A, along the west, that will complete the next phase(s) of the Uplands development. It is also important to note that the Uplands Development site later became a Residential Planned Unit Development (PUD) site that continues to guide the development of the Uplands area.

General Area: The Uplands Renewal Area is also bound by the Edmondson Village Shopping Center to the north, the Edmondson Westside High School to the east, a wood-lined Uplands Parkway to the west, and an unoccupied site to the south that was previously the site of the New Psalmist Baptist Church.

HISTORY

- The Uplands Apartments were built in the 1940's as market rate rental units and became low income rental units in the 1970's. Disinvestment began in the Uplands Apartments in the late 1990's with an increasing amount of units becoming empty and boarded.
- In late 2001, after HUD foreclosed on the property, the City's Department of Housing and Community Development began the acquisition process of the Uplands Complex under the Multifamily Property Disposition Reform Act of 1994.
- In 2002, the City became actively involved in the redevelopment of the site.

- In May of 2003, the City and community residents collaborated to select Goody, Clancy & Associates as the architectural planning firm.
- In January of 2004, the City acquired the 52 acre Uplands Apartment site.
- The Uplands Master Plan was approved by the Baltimore City Planning Commission on September 9, 2004.
- The Uplands Renewal Plan was approved by the Baltimore City Planning Commission on September 30, 2004.
- The Uplands Renewal Area and Plan, was approved by Ordinance #04-887, on December 6, 2004.
- The Uplands Renewal Area and Plan, Ordinance #08-99 (Corrective), was approved on December 11, 2008.
- The Planned Unit Development for Uplands was approved by Ordinance #09-215, on September 25, 2009.

CONFORMITY TO PLANS

The Proposed action is consistent with LIVE EARN PLAY LEARN, the Baltimore Comprehensive Master Plan, LIVE Goal 1, Objective 1: Expand Housing Choice for all residents, and Goal 1, Objective 5: Increase the City's Population by 10,000 Households in 6 years. The Uplands development calls for a mixed income community with approximately 761 new dwelling units of various types.

ANALYSIS

With the enactment of the new Zoning Code in 2017, the Department of Planning initiated a comprehensive review of all Urban Renewal Plans, whereas to repeal certain plans that contain either outdated zoning categories, and/or land use categories. The Uplands Renewal Area Plan contains both an outdated residential zoning category of R-6, and references an outdated Business category of B-2 for mixed use along Edmondson Avenue. These areas are now both zoned as R-5.

Following the completion of the Uplands Master Plan, Uplands Visionaries, LLC was selected as the developer for the Uplands site. Soon thereafter, the developer was met with a number of actions that were needed in order for the project to be built. These actions included street closings, new street patterns, a subdivision of the site, and a development plan that included modifications to the design guidelines for the various housing/building types in the Renewal Plan Area. The Renewal Plan also contains an outdated and elongated list of building type descriptions, to include a category of Mansions and Mansionettes that are no longer planned for the development.

In addition, the Renewal Plan also contains an outdated Community Review section that refers to the Southwest Development Committee (SWDC) as an organization that may be asked to review or comment on the plans for development, whereas, the SWDC has been out of existence for 5 years or more. Moreover, the main purpose of the Renewal Plan was for the purpose of establishing acquisition and disposition authority to acquire properties for renewal purposes.

The above concerns subsequently led to the creation of a Planned Unit Development (PUD) to best develop the site as a modern community with a variety of housing types. The PUD, therefore allowed for updated design guidelines to be used, and also established a maximum residential density that may not exceed 761 overall dwelling units. The PUD also established a number of prohibited uses such as auto repair and/or accessory shops, check cashing stores, salons, pawnshops, taverns, liquor stores, and package good stores.

In summary, conflicts between the new Zoning Code, the Renewal Plan, and the established Planned Unit Development for the Uplands site, create a scenario of unclear guidance and regulation for the continued development of this site. The repeal of the Uplands Renewal Area and Plan, would therefore allow for the future phases of the Uplands project to continue under the PUD without conflict or hindrance and would allow for the achievement of the overall goal to eliminate extraneous regulation.

Notification: The following community organizations have been notified of this action: Uplands Community Association, the Uplands Homeowners Association, the Rognel Heights Community Association, the Hunting Ridge Community Assembly, the Ten Hills Community Association, the Irvington Community Association, the Councilman for the 8th District, and the elected officials representing the 41st Legislative District.



Thomas J. Stosur
Director