



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### STAFF REPORT



*Thomas J. Stosur*  
Director

**June 25, 2015**

**REQUEST:** Minor Amendment and Final Design Approval – University of Maryland Biopark PUD #151/ 873 West Baltimore Street Wexford Science and Technology

**RECOMMENDATION:** Approval

**STAFF:** Eric Tiso

**PETITIONER:** Wexford Maryland Biopark 3, LLC

**OWNER:** Wexford Maryland Biopark 3, LLC

#### **SITE/GENERAL AREA**

**Site Conditions:** 873 West Baltimore Street is located on the southeastern corner of the intersection with South Poppleton Street, and is currently unimproved.

**General Area:** This site is located on the northern edge of the Hollins Market neighborhood, with the southern boundary of the Poppleton neighborhood immediately to the north. This area has residential uses mixed among institutional uses, such as the University of Maryland Biopark development. The Maryland Proton Treatment Center is across the street, and slightly to the east.

#### **HISTORY**

- The University of Maryland Biopark Planned Unit Development (PUD) was established by Ordinance #11-477, dated July 20, 2011.
- On October 20, 2011, the Planning Commission approved a Minor Amendment and Final Design for the Maryland Proton Therapy Center.
- On June 21, 2012, the Planning Commission approved a Revised Final Design for the Maryland Proton Therapy Center in order to reduce the height of the building.
- On August 7, 2014, the Planning Commission approved Minor Subdivision Final Plans for 801 and 825 West Baltimore Street, which adjusted a property boundary to allow for a café expansion.

## **ANALYSIS**

**Project:** This proposal will allow for the construction of an eight-story building on the UMD Biopark campus. At the beginning of the Planning Unit Development (PUD), there was a 180,000 sqft building planned for this site. Since that building was in the review process, it was expected to begin the permit process before the PUD would be enacted, and so the building was treated as an existing condition of the new PUD while it was going through the legislative approval process. That building was never built as expected, and this parcel is now returning for review of a new proposal. The proposal today is for an eight-story, 268,700 sqft building, which is an increase over the previously proposed five-story building. The Proposed Building Heights Plan from the 2011 PUD development plan set shows this building surrounded by a proposed five-story building adjacent to the southeast, a proposed ten-story building adjacent to the east, and a proposed 24-story building across West Baltimore Street to the northeast beside the existing ten-level parking garage. The proposed increase in building height will be compatible with the surrounding buildings of the Biopark campus. The overall building mass of the PUD will be more or less consistent, as the Maryland Proton Therapy Center was built several floors lower than their permitted maximum.

The lead tenant for the proposed building is Cambridge Innovation Center, an entrepreneurial center which will operate like an incubator for start-up companies. They will have shared lab space and co-working office areas for their tenants. There will also be a small café on the first floor, and some smaller additional office space in the building that is not yet leased.

**Elevations:** The building will be eight stories in height, composed of metal plate wall systems, spandrel glazing, and a curtainwall system with brick facing in portions of the lower two floors. An equipment penthouse will be located on the roof of the building. This project received final approval from UDARP on November 13, 2014.

**Community Notification:** The following community organizations have been notified of this action: Hollins Round House, Inc., the Poppleton Co-Op, and the Poppleton Cooperative, Inc.

  
**Thomas J. Steaur**  
**Director**