

TJA

<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #13-0178 / CITY STREETS – CLOSING- ALL STREETS AND ALLEYS BOUNDED BY NORTH AVENUE, WARWICK AVENUE, BAKER STREET, AND THE CSX TRANSPORTATION, INC. RAILROAD RIGHT OF WAY

CITY of  
BALTIMORE  
**MEMO**



TO

DATE: March 4, 2013

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

At its regular meeting of February 28, 2013, the Planning Commission considered City Council Bill #13-0178 for the purpose of condemning and closing all streets and alleys bounded by North Avenue, Warwick Avenue, Baker Street, and the CSX Transportation, Inc. Railroad Right of Way, as shown on Plat 298-A-16A in the Office of the Department of General Services; 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 recommended approval of City Council Bill #13-0178 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 #13-0178 be passed by the City Council.

If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA

Attachment

- cc: Ms. Kaliope Parthemos, Deputy Chief for Economic and Neighborhood Development
- Mr. Alex Sanchez, Chief of Staff
- Ms. Angela Gibson, Mayor's Office
- The Honorable Rochelle "Rikki" Spector, Council Rep. to Planning Commission
- Mr. David Tanner, BMZA
- Mr. Geoffrey Veale, Zoning Administration
- Mr. Nicholas Blendy, DHCD
- Ms. Barbara Zektick, DOT
- Ms. Karen Randle, Council Services
- Ms. Elena DiPietro, Law Dept.
- Ms. Marcia Collins, DPW
- Mr. Paul Barnes, DGS





*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

### STAFF REPORT



*Thomas J. Stosur*  
Director

**June 21, 2012**

**REQUEST:** Street Closing/ Closing of Several Streets and Alleys within an area bounded by North Avenue, Warwick Avenue, Baker Street, and Whitmore Avenue in the vicinity of Coppin State University

**RECOMMENDATION:** Approval, subject to compliance with the Department of General Services Requirements

**STAFF:** Kenneth Hranicky

**PETITIONER(S):** Coppin State University

**OWNER:** Mayor and City Council

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

**Site Conditions:** The requested street closings include:

- a) 11' wide alley approximately 210' long running east to west. Adjacent to Whitmore Avenue, directly behind the 2527-2553 Block of North Avenue;
- b) 20' side alley approximately 565' long running north to south directly behind the 1700-1825 block of Thomas Avenue;
- c) 10' wide alley approximately 392' long running north to south directly behind the 1600-1646 block of Thomas Avenue.
- d) 10' wide alley approximately 90' long running east to west between the 1733 and 1801 block of Thomas Avenue
- e) 10' wide ally approximately 796' long running north to south directly behind the 1600-1744 block of Warwick avenue
- f) 5' wide alley approximately 60' feet long running east to west between the 1622-1626 block of Warwick Avenue
- g) 20' wide alley approximately 110' long running eat to west directly behind the 1744-1800 block of Warwick Avenue
- h) 10' wide alley approximately 140' feet long running north to south directly behind the 1800-1818 block of Warwick Avenue.
- i) 15' wide alley approximately 145' long running east to west directly behind the 2501-2519 block of North Avenue.
- j) 5' foot wide alley approximately 30' long running east to west directly behind 2523-2525 block of North Avenue.

- k) Whitmore "Avenue 66" wide approximately 101' long running north to south between the 2553 block of North Avenue and Coppin State University Health and Human Services Building site.
- l) Thomas Avenue 66' wide approximately 1,055' long running north to south between North Avenue and Baker Street.
- m) Presbury Street 66' wide approximately 100' long running east to west perpendicular to Thomas Avenue.
- n) Presbury Street 20' wide approximately 110' long running east to west perpendicular to Thomas Avenue
- o) Presbury Street 20' wide approximately 110 long running east to west perpendicular to Warwick Avenue.
- p) Westwood Avenue 40' wide approximately 95' long running east to west perpendicular to Thomas Avenue.

The properties adjacent to or abutting the street and alley closing are zoned R-7 and R-6.

**General Area:** The subject streets and alley requested to be closed are located in the Coppin-Heights/Ash-Co-East neighborhood. This neighborhood is characterized by residential, institutional and industrial uses. In general the industrial uses are west of Whitmore Avenue (M-1 and M-2). The residential uses are east of Whitmore Avenue. The institutional uses are located to the west and north and include a portion of Coppin State University campus.

### **HISTORY**

- There have been no prior actions by the Planning Commission on any of these properties. The Planning Commission did approve street closings adjacent to the current request in August 10, 2006, for the development of the Health and Human Services Building.

### **CONFORMITY TO PLANS**

These proposed street and alley closings will allow Coppin State University to construct its proposed Science and Technology Center Building. This project is compatible with the City's adopted Comprehensive Master Plan's Learn Section, Goal #2: Capitalize on Untapped Potential of Higher Education Institutions, Objective 2: Encourage Partnerships between and among Universities and the City and Goal #3: Encourage a Culture of Learning by Enhancing Educational and Vocational Opportunities for all Baltimoreans, Objective 3: Improve and Expand Workforce Development and Job Readiness through Education and Job Training.

### **ANALYSIS**

These street and alley closings will allow Coppin State University to construct its proposed Science and Technology Center (STC). This project is part of the University's broader Facilities Master Plan. STC is proposed to be an approximately 152,305 square foot building that will address critical needs in science and related disciplines, including

the Department of Mathematics, and Computer Science and Natural Sciences, consolidated in the Information Technology Division, provide a campus data center and provide general classroom space for the University. The project also includes modifications to the West North Avenue right-of-way and roadway to facilitate a safe, convenient pedestrian connection between the north and south campus precincts. This work will include several traffic calming measures such as adding a median and providing a combination of well-marked cross walks, street lighting, textured pavement.

The site of the proposed STC is situated at the southwest corner of W. North Avenue and N. Warwick Avenue. The site is a portion of the larger Coppin State University campus which extends northward to Gwynns Falls Parkway. The project will disturb approximately 11.6 acres which is currently occupied by a temporary surface parking lot and vacant townhouses.

The following outlines the staff's additional review of this project:

- **Site Plan:** The site plan for STC was reviewed by the Site Plan Review Committee on August 24, 2011. The proposed development is comprised of a 4 story building with a lower level and penthouse to be located at the northeastern corner of the site with the main entrance facing West North Avenue and a second major building entrance at the south end of the building towards Presbury Street. A large pedestrian open space is planned between the STC building and the existing HHSB to the west and new temporary parking lot to the south and southwest of the building where Coppin State University's Master Plan ultimately contemplates another building. A service and loading area will be located on the east side of the building adjacent to Warwick Avenue. Vehicular access to the parking lot and service area will be from Presbury Street. Expansive stairs are planned to the north of the pedestrian open space, immediately south of West North Avenue. There will be a major north-south pedestrian corridor aligning the west facade of the Percy Julian Science Building north of West North Avenue with the west facade of the new STC Building. A secondary pedestrian route will form an east-west axis between the main entrance to the HHSB and the south entrance to the STC Building. The proposed development will also include streetscape improvements along West North Avenue intended to announce one's arrival to Coppin State University.
- **Landscaping/Forest Conservation Area Requirements:** The State is responsible for meeting the requirements of the Forest Conservation Act of 1991. While some landscaping planting will be part of the Science and Technology Center development, the project site and the Coppin Campus in general do not have enough area where forest conservation easements can be established and perpetually protected in accordance with the provisions and restrictions contained in the standard Forest Conservation Easement agreement executed between Department of Natural Resources and property owners. In recognition of the limitation, the MD Attorney's General Office, on behalf of Coppin State University has been coordinating with the City of Baltimore to identify city-owned tracts where Coppin may perform

afforestation off-site to mitigate for this project as well as other ongoing and future campus projects. In accordance with these ongoing discussions, the 1.47 acres of forest mitigation required for the STC and future development of Coppin's South Campus will be planted off-site within Druid Hill Park. The project will be reviewed by staff for compliance. The Landscaping Plan for the project entails paving, lighting, fencing, and the planting of a wide variety of trees and shrubs around the building. Additionally, the southern portion of the project site will contain the stormwater management facility for the project.

- Building Elevations: The exterior building materials being used for the project include brick, metal wall panels, and glazed aluminum curtain walls. The STC project was presented to UDARP for discussion purposes on August 8, 2011. The project was well received and the panel felt the STC building was an exciting project.

The applicant owns or has initiated condemnation procedures for all the property bordering the proposed street closings. The streets do not serve any properties except those of the applicant. It is staff's opinion that portions of streets and alley are not needed to provide access to adjacent properties and that each can be closed, declared surplus right-of-way and sold.

Alliance of Rosemont Community Organizations, Inc.-(ARCO), Ash-Co-East/Coppin Heights Neighborhood Association, Inc., Coppin Heights Community Development Corporation, Western District Police-Community Relations Council, Western Human Services Center, Western Community Action Center and West Baltimore Coalition were notified of this action in advance of this hearing.



**Thomas J. Stosur**  
**Director**



*Stephanie  
Rawlings-Blake  
Mayor*

**PLANNING COMMISSION**  
*Wilbur E. "Bill" Cunningham, Chairman*



*Thomas J. Stosur  
Director*

**AGENDA**

**February 28, 2013 – #1849**

**Working Session – 12:00 p.m.**  
**Regular Session – 1:30 p.m.**

- 1. ROLL CALL**
- 2. APPROVAL OF MINUTES**
- 3. FY 2014-2019 CAPITAL IMPROVEMENT PROGRAM (Citywide)**
- 4. BALTIMORE CITY LANDMARK DESIGNATION/HAVEN STREET FACTORY – 101 NORTH HAVEN STREET (Second District)**
- 5. CITY COUNCIL BILL #12-0173/ BALTIMORE CITY LANDMARK LIST – OLD DOUGLASS HIGH SCHOOL (Councilmembers -Nick Mosby, Sharon Green Middleton, Bill Henry, Warren Branch, Brandon M. Scott, Rochelle 'Rikki' Spector, William "Pete" Wcelch, President Young)**  
For the purpose of designating Old Douglass High School, 1645 North Calhoun Street, as a historical landmark. (Seventh District)
- 6. MAJOR SUBDIVISION FINAL PLANS AND FINAL DESIGN APPROVAL/ WYNDHOLME VILLAGE (Eighth District)**

**CONSENT AGENDA**

- 7. CITY COUNCIL BILL #13-0193/ CITY PROPERTY – RENAMING THE COUNCILWOMAN RITA R. CHURCH PAVILION AND RECREATION CENTER TO THE COUNCILWOMAN RITA R. CHURCH COMMUNITY CENTER (Councilmembers -Mary Pat Clarke, Bill Henry, Carl Stokes, Robert W. Curran, James B. Kraft, Helen L. Holton, Sharon Green Middleton, Warren Branch, Brandon M. Scott, Rochelle 'Rikki' Spector, President Young, William "Pete" Welch, Edward L. Reisinger)**  
For the purpose of changing the name of the Councilwoman Rita R. Church Pavilion and Recreation Center, located on the southwest side of Saint Lo Drive between Harford Road and Sinclair Lane in Block 4199, Lot 001, more definitely described as 900 feet, more or less, southeast from the intersection of Saint Lo Drive and Harford Road, to the Councilwoman Rita R. Church Community Center. (Fourteenth District)
- 8. FINAL DESIGN APPROVAL/SINAI HOSPITAL PUD – 2401 BELVEDERE**

**AVENUE – DROP-OFF CANOPY AND FAÇADE IMPROVEMENTS** (Sixth District)

**9. REVISED FINAL DESIGN APPROVAL/CHESAPEAKE PAPERBOARD PUD – SIGNAGE – OFFICE BUILDING SIGN** (Tenth District)

**10. MINOR SUBDIVISION (LOT LINE ADJUSTMENT) – FINAL PLANS – 311 & 315 BROXTON ROAD** (Fourth District)

**11. CITY COUNCIL BILL #13-0177/CITY STREETS – OPENING – CERTAIN STREETS AND ALLEYS OR PORTIONS OF THEM BOUNDED BY NORTH AVENUE, WARWICK AVENUE, BAKER STREET, AND THE CSX TRANSPORTATION INC. RAILROAD RIGHT OF WAY**(City Council President - Administration)

For the purpose of condemning and opening certain streets and alleys or portions of them bounded by North Avenue, Warwick Avenue, Baker Street, and the CSX Transportation Inc. Railroad Right of Way, as shown on Plat 298-A-16 in the Office of the Department of General Services; and providing for a special effective date. (Seventh District)

**12. CITY COUNCIL BILL #13-01178/ CITY STREETS – CLOSING – ALL STREETS AND ALLEYS BOUNDED BY NORTH AVENUE, WARWICK AVENUE, BAKER STREET, AND THE CSX TRANSPORTATION, INC. RAILROAD RIGHT OF WAY**(City Council President - Administration)

For the purpose of condemning and closing all streets and alleys bounded by North Avenue, Warwick Avenue, Baker Street, and the CSX Transportation, Inc. Railroad Right of Way, as shown on Plat 298-A-16A in the Office of the Department of General Services; and providing for a special effective date. (Seventh District)

**13. COUNCIL BILL #13-0179/SALE OF PROPERTIES – FORMER BEDS OF CERTAIN STREETS AND ALLEYS OR PORTIONS OF THEM** (City Council President - Administration)

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain parcels of land known as the former beds of certain streets and alleys or portions of them bounded by North Avenue, Warwick Avenue, Baker Street, and the CSX Transportation, Inc., Railroad Right of Way and no longer needed for public use; and providing for a special effective date. (Seventh District)

**14. CITY COUNCIL BILL #13-0180/CITY STREETS – OPENING – A PORTION OF FREMONT AVENUE** (City Council President - Administration)

For the purpose of condemning and opening a portion of Fremont Avenue, extending from Baltimore Street southeasterly 154.0 feet, more or less, as shown on Plat 329-A-23 in the Office of the Department of General Services; and providing for a special effective date. (Eleventh District)

**15. CITY COUNCIL BILL #13-0181/CITY STREETS – CLOSING – A PORTION OF FREMONT AVENUE AND 2 PORTIONS OF MARTIN LUTHER KING, JR.**



**BOULEVARD** (City Council President - Administration)

For the purpose of condemning and closing a portion of Fremont Avenue and 2 portions of Martin Luther King, Jr. Boulevard, lying between Fairmount Avenue and Hollins Street, as shown on Plat 329-A-23A in the Office of the Department of General Services; and providing for a special effective date. (Eleventh District)

**16. CITY COUNCIL BILL #13-0182/SALE OF PROPERTIES – FORMER BEDS OF A PORTION OF FREMONT AVENUE AND 2 PORTIONS OF MARTIN LUTHER KING, JR. BOULEVARD** (City Council President - Administration)

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain parcels of land known as the former beds of a portion of Fremont Avenue and 2 portions of Martin Luther King, Jr. Boulevard lying between Fairmount Avenue and Hollins Street and no longer needed for public use; and providing for a special effective date. (Eleventh District)

**17. CITY COUNCIL BILL #13-0184/ ACQUISITION OF PROPERTY – 4629 LIBERTY HEIGHTS AVENUE** (City Council President - Administration)

For the purpose of authorizing the Mayor and City Council of Baltimore to acquire, by purchase or condemnation, the fee simple or other interests in certain property known as 4629 Liberty Heights Avenue (Ward 28, Section 3, Block 8297, Lot 1), and needed for extinguishment of a restrictive covenant; and providing for a special effective date. (Eighth District)

**18. CITY COUNCIL BILL #13-0183/CITY STREETS – CLOSING – MAINE AVENUE AND A 10-FOOT ALLEY** (City Council President - Administration)

For the purpose of condemning and closing (1) Maine Avenue, extending from Hillsdale Road northwesterly 236.0 feet, more or less, to Gwynn Oak Avenue and (2) a 10-foot alley laid out in the rear of the properties known as 4600 through 4612 Maine Avenue, and extending from Hillsdale Road northwesterly 195.7 feet, more or less, to Gwynn Oak Avenue, as shown on Plat 106-B-32A in the Office of the Department of General Services; and providing for a special effective date. (Sixth District)

**19. CIP TRANSFERS**

This agenda was prepared on the assumption that all necessary materials have been made available in sufficient time for consideration by the Commission at this meeting. There are occasionally changes in this agenda when relevant materials have not been delivered to the Department on schedule. **For any item marked (\*\*), please call the Department at 410-396-4488 for the most current information.**



*Stephanie  
Rawlings-Blake  
Mayor*

## PLANNING COMMISSION

### SUMMARY

February 28, 2013



*Thomas J. Stosur  
Director*

#### **3. FY 2014 -2019 CAPITAL IMPROVEMENT PROGRAM**

The FY 2014-19 CIP was presented to the Planning Commission on February 14, 2013. The Department of Planning is requesting that the Commission approve the six-year plan with an estimated cost of \$ 5.6 billion. The first year or budget year, FY 2014, becomes the basis for the capital component of the Ordinance of Estimates, adopted by the City Council. Staff is recommending projects with an estimated cost of \$ 1.16 billion for FY 2014.

**Recommendation:** Approval

#### **4. BALTIMORE CITY LANDMARK DESIGNATION/HAVEN STREET FACTORY – 101 NORTH HAVEN STREET**

On February 12, 2013 the CHAP Commission reviewed and recommended approval for Baltimore City Landmark designation for the Haven Street Factory. Haven Street Factory, a brick industrial building, was constructed in 1903 and 1904 for the Steiner Mantel Company in an industrial section of what was then BaltimoreCounty. It was originally used as a factory for fireplace mantels, wood veneer, and furniture, contributing to Baltimore’s large wood products industry in the early 20th century. In the mid-20th century, the factory contributed to Baltimore’s food processing and shipping as a canning factory, a paper box factory, and later served as a warehouse for Esskay, the meat-packing company. The building’s close proximity to rail, shipping, and truck routes made this a prime location for manufacturing throughout the 20th century. Haven Street Factory’s history reflects the broad patterns in Baltimore’s manufacturing heritage.

Staff has notified of this action, 2<sup>nd</sup> District City Councilman Brandon M. Scott, Baltimore Heritage, Baltimore AIA Chapter, Baltimore City Historical Society, Preservation Maryland, Baltimore-Highland Community Association, Inc., Brewer's Hill Community Association, Eastern Community Action Center, Highlandtown Arts and Entertainment District, Southeast Community Development Corporation, Southeast Presidents' Council, and Southeastern District Police Community Relations Council.

**Recommendation:** Approval

#### **5. CITY COUNCIL BILL #12-0173/ BALTIMORE CITY LANDMARK LIST – OLD DOUGLASS HIGH SCHOOL (Councilmembers – Nick Mosby, Sharon Green**

Middleton, Bill Henry, Warren Branch, Brandon M. Scott, Rochelle 'Rikki' Spector, William "Pete" Welch, President Young)  
For the purpose of designating Old Douglass High School, 1645 North Calhoun Street, as a historical landmark.

On February 12, 2013, the CHAP Commission reviewed and recommended approval for designation as a Baltimore City Landmark. Old Douglass was the first high school established for African Americans in and the state of Maryland. Originally established as the Colored High School in 1883, this institution is celebrating its 130th anniversary in 2013. This building, designed by Spencer E. Sisco and constructed in 1924, is the oldest existing building for African American education in the City of Baltimore. Its role in the history of Baltimore City as a site of African American education and empowerment is unsurpassed, nurturing many leaders in Civil Rights, law, government, and the arts.

Staff has notified the following of this action: Capital T. Partners, Property Manager for Owner of Record; 1645 North Calhoun Holdings, LLC, 7th District City Councilman Nick Mosby, Frederick Douglass High School Alumni Association, Inc., Baltimore Heritage, Baltimore AIA Chapter, Baltimore City Historical Society, Baltimore National Heritage Area, Preservation Maryland, Sandtown Habitat Homeowners Association, Sandtown-Winchester Improvement Association, Western District Police-Community Relations Council, West Baltimore Coalition, Western Community Action Center, Clergy United to Transform Sandtown (CUTS), Sandtown-Winchester Community Building in Partnership, Sandtown-Winchester Square Homeowners Association, Western Human Services Center and the Woodyear Neighborhood Association.

**Recommendation:** Approval

## **6. MAJOR SUBDIVISION FINAL PLANS AND FINAL DESIGN APPROVAL/ WYNDHOLME VILLAGE**

On June 21, 2012, the Planning Commission approved a minor amendment to the PUD to convert previously approved condominium townhomes into fee-simple townhomes. The development team has requested two more condominium townhome groups (L & M) be converted to thirteen fee-simple townhouse sites (Lots #57 through 69). The homes will use the same "Strauss" model materials palette and elevations presented to the Planning Commission in the June 21, 2012 meeting. There are no proposed changes to the existing street system, the other condominium lots, or forest conservation easements.

The Beechfield Community and Improvement Association has been notified of this project.

### **Recommendations:**

- Major Subdivision Final Plans: Approval
- Final Design Approval: Approval

## CONSENT AGENDA

7. **CITY COUNCIL BILL #13-0193/ CITY PROPERTY – RENAMING THE COUNCILWOMAN RITA R. CHURCH PAVILION AND RECREATION CENTER TO THE COUNCILWOMAN RITA R. CHURCH COMMUNITY CENTER** (Councilmembers -Mary Pat Clarke, Bill Henry, Carl Stokes, Robert W. Curran, James B. Kraft, Helen L. Holton, Sharon Green Middleton, Warren Branch, Brandon M. Scott, Rochelle 'Rikki' Spector, President Young, William "Pete" Welch, Edward L. Reisinger)

For the purpose of changing the name of the Councilwoman Rita R. Church Pavilion and Recreation Center, located on the southwest side of Saint Lo Drive between Harford Road and Sinclair Lane in Block 4199, Lot 001, more definitely described as 900 feet, more or less, southeast from the intersection of Saint Lo Drive and Harford Road, to the Councilwoman Rita R. Church Community Center.

The Planning Commission approved City Council Bill # 09-0312 on May 9, 2009 to name the Pavilion in Clifton Park as the Councilwoman Rita R. Church Pavilion and Recreation Center. Mrs. Church was a member of the Baltimore City Council from 1994-1999. She served as a member of the Planning Commission from 2002-2006. This request is consistent with the previous Planning Commission action, and staff remains in full support.

**Recommendation:** Approval

8. **FINAL DESIGN APPROVAL/SINAI HOSPITAL PUD – 2401 BELVEDERE AVENUE – DROP-OFF CANOPY AND FAÇADE IMPROVEMENTS**

Sinai Hospital proposes to update the façade of portions of the General Hospital and the Blaustein wing, to materials used in recent hospital additions such as the South Tower and the Children's Hospital addition. A new projecting canopy will be built to provide better cover for patron drop-off at the main entrance. Signage will be updated and augmented on these same elevations.

**Recommendation:** Approval

9. **REVISED FINAL DESIGN APPROVAL/CHESAPEAKE PAPERBOARD PUD – SIGNAGE – OFFICE BUILDING SIGN**

On February 21, 2008 the Planning Commission approved the tenant signage package for the Chesapeake Paperboard PUD. Approved within that package was a major tenant sign on the office building. The current proposal modifies the originally approved plan by placing the sign just below the fourth floor windows rather than the fifth floor windows

and proposes a large, single graphic sign versus individual letters. These minor changes have been reviewed and approved by staff. No additional tenant signage will be permitted within this façade of the building.

**Recommendation:** Approval

**10. MINOR SUBDIVISION (LOT LINE ADJUSTMENT) FINAL PLANS – 311 & 315 BROXTON ROAD**

These adjoining properties are in the northeastern portion of the Homeland neighborhood. Each is improved with a single-family detached home. The purpose of this minor subdivision is to enable transfer of an approximately 15 feet wide strip of land from the lot known as 315 Broxton Road to the lot known as 311 Broxton Road. The area to be conveyed would amount to approximately 1,978 square feet or 0.045 acre. There is no new development associated with this minor subdivision (lot line adjustment), but it would allow a one-story side porch to be added to the structure at 311 Broxton Road. The applicant has notified concerned community groups and adjacent property owners in accordance with subdivision regulations, and no objections have been received. Final Plans have been submitted that address all agency comments.

**Recommendation:** Approval

**11. CITY COUNCIL BILL #13-0177/CITY STREETS - OPENING - CERTAIN STREETS AND ALLEYS OR PORTIONS OF THEM BOUNDED BY NORTH AVENUE, WARWICK AVENUE, BAKER STREET, AND THE CSX TRANSPORTATION INC. RAILROAD RIGHT OF WAY (City Council President - Administration)**

For the purpose of condemning and opening certain streets and alleys or portions of them bounded by North Avenue, Warwick Avenue, Baker Street, and the CSX Transportation Inc. Railroad Right of Way, as shown on Plat 298-A-16 in the Office of the Department of General Services; and providing for a special effective date.

Planning Commission considered this street closing at their June 21, 2012 hearing for closing all streets and alleys bounded by North Avenue, Warwick Avenue, Baker Street, and the CSX Transportation, Inc. Railroad Right of Way, as shown on Plat 298-A-16A. These street and alley closings will allow Coppin State University to construct its proposed Science and Technology Center (STC). This project is part of the University's broader Facilities Master Plan.

All adjacent property owners have consented to the closing. Thus these rights-of-way areas are not needed for public purposes and can be declared surplus or excess right-of-way.

**Recommendation:** Approval

**12. CITY COUNCIL BILL #13-01178/ CITY STREETS - CLOSING - ALL STREETS AND ALLEYS BOUNDED BY NORTH AVENUE, WARWICK AVENUE, BAKER STREET, AND THE CSX TRANSPORTATION, INC. RAILROAD RIGHT OF WAY(City Council President - Administration)**

For the purpose of condemning and closing all streets and alleys bounded by North Avenue, Warwick Avenue, Baker Street, and the CSX Transportation, Inc. Railroad Right of Way, as shown on Plat 298-A-16A in the Office of the Department of General Services; and providing for a special effective date.

Planning Commission considered this street closing at their June 21, 2012 hearing to close all streets and alleys bounded by North Avenue, Warwick Avenue, Baker Street, and the CSX Transportation, Inc. Railroad Right of Way, as shown on Plat 298-A-16A. These street and alley closings will allow Coppin State University to construct its proposed Science and Technology Center (STC). This project is part of the University's broader Facilities Master Plan.

All adjacent property owners have consented to the closing. Thus these rights-of-way areas are not needed for public purposes and can be declared surplus or excess right-of-way. This legislation is the third step in a four step process that is required to dispose of surplus right-of-way property. This request is consistent with the previous Planning Commission action, and staff remains in full support.

**Recommendation:** Approval

**13. COUNCIL BILL #13-0179/SALE OF PROPERTIES - FORMER BEDS OF CERTAIN STREETS AND ALLEYS OR PORTIONS OF THEM (City Council President - Administration)**

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain parcels of land known as the former beds of certain streets and alleys or portions of them bounded by North Avenue, Warwick Avenue, Baker Street, and the CSX Transportation, Inc., Railroad Right of Way and no longer needed for public use; and providing for a special effective date.

Planning Commission considered this street closing at their June 21, 2012 hearing to close certain parcels of land known as the former beds of certain streets and alleys or portions of them bounded by North Avenue, Warwick Avenue, Baker Street, and the CSX Transportation, Inc., Railroad Right of Way. These street and alley closings will allow Coppin State University to construct its proposed Science and Technology Center (STC). This project is part of the University's broader Facilities Master Plan.

These streets are no longer needed for a public purpose. This is the fourth step in a four

step process. This action is consistent with the previous Planning Commission actions, and staff remains in full support.

**Recommendation:** Approval

**14. CITY COUNCIL BILL #13-0180/CITY STREETS - OPENING - A PORTION OF FREMONT AVENUE (City Council President - Administration)**

For the purpose of condemning and opening a portion of Fremont Avenue, extending from Baltimore Street southeasterly 154.0 feet, more or less, as shown on Plat 329-A-23 in the Office of the Department of General Services; and providing for a special effective date.

Planning Commission considered this street closing at their November 17, 2011 hearing to close a portion of Fremont Avenue, extending from Baltimore Street southeasterly 154.0 feet, more or less, as shown on Plat 329-A-23. The proposed street closings areas will become part of the University of Maryland BioPark PUD. The street closings will allow the applicant to consolidate properties and create a 'gateway' to the BioPark.

All adjacent property owners have consented to the closing. Thus these rights-of-way areas are not needed for public purposes and can be declared surplus or excess right-of-way.

**Recommendation:** Approval

**15. CITY COUNCIL BILL #13-0181/CITY STREETS - CLOSING - A PORTION OF FREMONT AVENUE AND 2 PORTIONS OF MARTIN LUTHER KING, JR. BOULEVARD (City Council President - Administration)**

For the purpose of condemning and closing a portion of Fremont Avenue and 2 portions of Martin Luther King, Jr. Boulevard, lying between Fairmount Avenue and Hollins Street, as shown on Plat 329-A-23A in the Office of the Department of General Services; and providing for a special effective date.

Planning Commission considered this street closing at their November 17, 2011 hearing. The proposed street closings areas will become part of the University of Maryland BioPark PUD. The street closings will allow the applicant to consolidate properties and create a 'gateway' to the BioPark.

The request is for the closing a portion of Fremont Avenue and 2 portions of Martin Luther King, Jr. Boulevard, lying between Fairmount Avenue and Hollins Street, as shown on Plat 329-A-23A. This legislation is the third step in a four step process that is required to dispose of surplus right-of-way property. Thus these rights-of-way areas are not needed for public purposes and can be declared surplus or excess right-of-way.

**Recommendation:** Approval

**16. CITY COUNCIL BILL #13-0182/SALE OF PROPERTIES - FORMER BEDS OF A PORTION OF FREMONT AVENUE AND 2 PORTIONS OF MARTIN LUTHER KING, JR. BOULEVARD** (City Council President - Administration)

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain parcels of land known as the former beds of a portion of Fremont Avenue and 2 portions of Martin Luther King, Jr. Boulevard lying between Fairmount Avenue and Hollins Street and no longer needed for public use; and providing for a special effective date.

Planning Commission considered this street closing at their November 17, 2011 hearing. The sale of these street beds will become part of the University of Maryland BioPark PUD. The street closings will allow the applicant to consolidate properties and create a 'gateway' to the BioPark.

This bill authorizes the Mayor and City Council of Baltimore to sell all its interest in certain parcels of land known as the former beds of a portion of Fremont Avenue and 2 portions of Martin Luther King, Jr. Boulevard lying between Fairmount Avenue and Hollins Street. These streets are no longer needed for a public purpose. This is the fourth step in a four step process. This action is consistent with the previous Planning Commission actions, and staff remains in full support.

**Recommendation:** Approval

**17. CITY COUNCIL BILL #13-0184/ ACQUISITION OF PROPERTY - 4629 LIBERTY HEIGHTS AVENUE** (City Council President - Administration)

For the purpose of authorizing the Mayor and City Council of Baltimore to acquire, by purchase or condemnation, the fee simple or other interests in certain property known as 4629 Liberty Heights Avenue (Ward 28, Section 3, Block 8297, Lot 1), and needed for extinguishment of a restrictive covenant; and providing for a special effective date.

Planning Commission considered this street closing at their January 12, 2012 hearing. This action of authorizing the Mayor and City Council of Baltimore to acquire, by purchase or condemnation, the fee simple or other interests in certain property known as 4629 Liberty Heights Avenue (Ward 28, Section 3, Block 8297, Lot 1), and needed for extinguishment of a restrictive covenant.

This property was identified for acquisition in the Howard Park Business Urban Renewal Plan. This Plan is a comprehensive plan for the business corridor which includes potential for large retail use such as a supermarket. This action is consistent with the previous Planning Commission actions, and staff remains in full support



**Recommendation:** Approval

**18. CITY COUNCIL BILL #13-0183/CITY STREETS - CLOSING - MAINE AVENUE AND A 10-FOOT ALLEY (City Council President - Administration)**

For the purpose of condemning and closing (1) Maine Avenue, extending from Hillsdale Road northwesterly 236.0 feet, more or less, to Gwynn Oak Avenue and (2) a 10-foot alley laid out in the rear of the properties known as 4600 through 4612 Maine Avenue, and extending from Hillsdale Road northwesterly 195.7 feet, more or less, to Gwynn Oak Avenue, as shown on Plat 106-B-32A in the Office of the Department of General Services; and providing for a special effective date.

Planning Commission considered this street closing at their January 12, 2012 hearing for condemning and closing (1) Maine Avenue, extending from Hillsdale Road northwesterly 236.0 feet, more or less, to Gwynn Oak Avenue and (2) a 10-foot alley laid out in the rear of the properties known as 4600 through 4612 Maine Avenue, and extending from Hillsdale Road northwesterly 195.7 feet, more or less, to Gwynn Oak Avenue, as shown on Plat 106-B-32A. This legislation is the third step in a four step process that is required to dispose of surplus right-of-way property. Thus these rights-of-way areas are not needed for public purposes and can be declared surplus or excess right-of-way.

**Recommendation:** Approval

**19. CIP TRANSFERS**