

TJS

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| FROM | NAME & TITLE | THOMAS J. STOSUR, DIRECTOR |
| | AGENCY NAME & ADDRESS | DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET |
| | SUBJECT | CITY COUNCIL BILL #11-0751/SALE OF PROPERTY FORMER BED OF EAGER STREET |

CITY of
BALTIMORE
MEMO



TO

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

DATE: September 12, 2011

At its regular meeting of September 8, 2011, the Planning Commission considered City Council Bill #11-0751 for the purpose of selling the property known as the former bed of Eager Street.

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 #11-0751 and adopted the following resolution; six members being present (six in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #11-0751 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. Kaliopé Parthemos, Deputy Mayor
 Mr. Peter O'Malley, Chief of Staff
 Ms. Angela Gibson, Mayor's Office
 The Honorable Bill Henry, Council Rep. to Planning Commission
 Ms. Nikol Nabors-Jackson, DHCD
 Ms. Barbara Zektick, DOT
 Ms. Karen Randle, Council Services
 Mr. Walter Horton, Department of Real Estate

- 16. CITY COUNCIL BILL #11-0749/CITY STREETS – OPENING – EAGER STREET** (Administration – City Council President Young)
For the purpose of condemning and opening Eager Street, extending from Chester Street, Easterly 266.6 feet, more or less, to Collington Avenue and lying within the Middle East Urban Renewal Project, as shown on Plat 341-A-43 in the Office of the Department of General Services; and providing for a special effective date. (Thirteenth District)
- 17. CITY COUNCIL BILL #11-0750/CITY STREETS – CLOSING – EAGER STREET** (Administration – City Council President Young)
For the purpose of condemning and closing Eager Street, extending from Chester Street, Easterly 266.6 feet, more or less, to Collington Avenue and lying within the Middle East Urban Renewal Project, as shown on Plat 341-A-43A in the Office of the Department of General Services; and providing for a special effective date. (Thirteenth District)
- 18. CITY COUNCIL BILL #11-0751/SALE OF PROPERTY – FORMER BED OF EAGER STREET** (Administration – City Council President Young)
For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain parcel of land known as the former bed of Eager Street, extending from Chester Street Easterly 266.6 feet, more or less, to Collington Avenue, and no longer needed for public use; and providing for a special effective date. (Thirteenth District)
- 19. CITY COUNCIL BILL #11-0752/CITY STREETS – OPENING – CERTAIN STREETS AND ALLEYS IN THE AREA BOUNDED BY ENSOR STREET, MONUMENT STREET, AISQUITH STREET, AND ORLEANS STREET**
(Administration – City Council President Young)
For the purpose of condemning and opening certain streets and alleys in the area bounded by Ensor Street, Monument Street, Aisquith Street, and Orleans Street and lying within the Oldtown Urban Renewal Project, as shown on Plat 314-A-1D in the Office of the Department of General Services; and providing for a special effective date. (Twelfth District)
- 20. CITY COUNCIL BILL #11-0753/CITY STREETS – CLOSING – CERTAIN STREETS AND ALLEYS IN THE AREA BOUNDED BY ENSOR STREET, MONUMENT STREET, AISQUITH STREET, AND ORLEANS STREET**
(Administration – City Council President Young)
For the purpose of condemning and closing certain streets and alleys in the area bounded by Ensor Street, Monument Street, Aisquith Street, and Orleans Street and lying within the Oldtown Urban Renewal Project, as shown on Plat 314-A-1E in the Office of the Department of General Services; and providing For a special effective date. (Twelfth District)

16. CITY COUNCIL BILL #11-0749/CITY STREETS – OPENING – EAGER STREET

On November 4, 2010, the Planning Commission reviewed and approved, subject to compliance with the Department of General Services' requirements, the closing of certain streets and alleys bounded by Ashland Avenue, Chester Street, Eager Street, and Patterson Park Avenue and lying within the Middle East Urban Renewal Project, as shown on Plat 348-A-89. Specifically, the blocks to be closed include the 900 blocks of North Duncan, North Collington, and North Madeira Streets, the 2100 block and a portion of the 2200 block of East Eager Street, plus multiple alleys in blocks 1588 and 1589. The streets and alleys are being closed for site assembly for the construction of the New East Baltimore Community School. After the initial finding that the streets are no longer needed for public purposes, City Council Bill #11-0749 is the third in a series of bills required to complete the closing process. This request is consistent with the previous Planning Commission action, and staff remains in full support.

Recommendation: Approval

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bills required to complete the closing process. This request is consistent with the previous Planning Commission action, and staff remains in full support.

Recommendation: Approval

19. CITY COUNCIL BILL #11-0752/CITY STREETS – OPENING – CERTAIN STREETS AND ALLEYS IN THE AREA BOUNDED BY ENSOR STREET, MONUMENT STREET, AISQUITH STREET, AND ORLEANS STREET

On May 27, 2010, the Planning Commission reviewed and approved subject to compliance with the Department of General Services' requirements, the closing of certain streets and alleys in the area bounded by Ensor Street, Monument Street, Aisquith Street, and Orleans Street and lying within the Oldtown Urban Renewal Project, as shown on Plat 314-A-1D. CCB #11-0752 is the required legislation to formally open the aforementioned street right-of-way properties, which are no longer needed for public purposes. This is the second step in a four step process. This request is consistent with the previous Planning Commission action, and staff remains in full support.

Recommendation: Approval

20. CITY COUNCIL BILL #11-0753/CITY STREETS – CLOSING – CERTAIN STREETS AND ALLEYS IN THE AREA BOUNDED BY ENSOR STREET, MONUMENT STREET, AISQUITH STREET, AND ORLEANS STREET

On May 27, 2010, the Planning Commission reviewed and approved subject to compliance with the Department of General Services' requirements, the closing of certain streets and alleys in the area bounded by Ensor Street, Monument Street, Aisquith Street, and Orleans Street and lying within the Oldtown Urban Renewal Project, as shown on Plat 314-A-1E. CCB #11-0753 is the required legislation to formally close the aforementioned street r-o-w properties, which are no longer needed for public purposes. This is the third step in a four step process. This request is consistent with the previous Planning Commission action, and staff remains in full support.

Recommendation: Approval

21. CITY COUNCIL BILL #11-0754/SALE OF PROPERTY – FORMER BEDS OF CERTAIN STREETS AND ALLEYS IN THE AREA BOUNDED BY ENSOR STREET, MONUMENT STREET, AISQUITH STREET, AND OLDTOWN MALL

On May 27, 2010, the Planning Commission reviewed and approved subject to compliance with the Department of General Services' requirements, the closing of right-of- ways. The right-of-ways to be closed are located within the Former beds of certain streets and alleys in the area bounded by Ensor Street, Monument Street, Aisquith Street, and Oldtown Mall and lying within the Oldtown Urban Renewal Project. CCB#11-0754 is the required legislation needed to formally sell the aforementioned right-of-way properties. This is the fourth step in a four step process. This request is consistent with the previous Planning Commission action, and staff remains in full support.



Stephunie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

November 4, 2010

REQUEST: Street Closings/Multiple Streets and Alleys in Blocks 1588 and 1589 – For a New EBDI Community School

For the purpose of closing the 900 blocks of North Duncan, North Collington, and North Madeira Streets, the 2100 block and a portion of the 2200 block of East Eager Street, plus multiple alleys in blocks 1588 and 1589 for site assembly of a location slated for new school construction.

RECOMMENDATION: Approval, subject to the following condition: North Collington Street should be designated as an easement area in which no construction may occur and to remain open to pedestrian and bicycle traffic.

STAFF: Natasha Becker

PETITIONER: East Baltimore Development, Inc. (EBDI)

OWNER: Mayor and City Council of Baltimore

SITE/GENERAL AREA

Site Conditions: The requested street closings are situated within the area bounded by East Eager Street to the north, Ashland Avenue to the south, an alley at the rear of North Patterson Park Avenue to the east, and North Chester Street to the west. The adjacent parcels contain vacant and boarded up row homes, which have been acquired by the City's Department of Housing and Community Development for redevelopment purposes.

General Area: The future site of the East Baltimore Community School is a roughly seven acre site that lies just east of the New East Baltimore Community Planned Unit Development (PUD) and at the convergence of several distinct neighborhoods that are also Urban Renewal Areas in the central portion of East Baltimore. Those are the Middle East, Johnston Square, Broadway East, Oliver, and Gay Street I Urban Renewal Areas. Though predominantly Residential (either R-7 or R-8), there are also smaller areas of Office-Residential, Commercial, and Industrial zoning.

HISTORY

There have been no previous Planning Commission actions relating to the subject site.

CONFORMITY TO PLANS

The requested street closings conform to the Baltimore City Comprehensive Master Plan, specifically: LEARN Goal 1, Objective 2: Enhance schools and libraries as neighborhood assets and LEARN Goal 4, Objective 1: Improve pedestrian and bicycle access to schools and libraries.

ANALYSIS

East Baltimore Development, Inc. (EBDI) has requested street closings for all the streets and alleys within Blocks 1588 and 1589. This corresponds to the area bounded by East Eager Street to the north, Ashland Avenue to the south, an alley at the rear of North Patterson Park Avenue to the east, and North Chester Street to the west. This area has been identified as the site of the new East Baltimore Community School, and the purpose of the request is to facilitate site assembly. The streets and alleys, once closed, will be consolidated with adjacent parcels, which are all currently vacant and owned by the Mayor and City Council of Baltimore.

The East Baltimore Community School has been open since September 2009 at a temporary location at Washington and Chase Street. The school, operating out of modular trailers, is currently open for students in grades K, 1 and 5. It is technically a public "contract" school that can save 70% of its slots for pupils whose families lived within the EBDI borders – even those families who have decided not to move back.

EBDI is proceeding with plans to construct the permanent facility, which will allow expansion of their program to grades pre-K to 8. The facility will be co-branded with Johns Hopkins University and will feature many ancillary community services, including a professional development center, family support center, health clinic, after school program, and fitness center. A design competition is currently underway to select the firm that will design the new school. EBDI has funding in place for site demolition and design work, and it is expected that the new facility could open by fall 2013.

It should be noted that surveying revealed the presence of substantial and immovable utility lines within the bed of Collington Avenue, so this area will have to be designated as an easement area with a "no build" requirement. Additionally, Collington Avenue is designated as a major north-south route in the City's Bicycle Master Plan. As such, the easement must also specify that the area will remain open to pedestrian and bicycle traffic.

Staff's finding is that the various streets and alleys are no longer needed for public purposes and can be closed; the right-of-ways declared surplus property and sold.

The following groups have been notified of the street closing request: Baltimore City Council, EBDI, Forest City-New East Baltimore Partnership, DHCD, BCPS, Northeast Market Merchants Association, Reclaiming Our Community, Citizens Communication Coalition, Broadway Development Foundation, Madison East End Neighborhood Improvement Association, Monument Street Merchants Association, Monument Street Renaissance, Milton-Montford Improvement Association, Faith Lane Community Association, Washington-Wolfe

Gateway Community Association, McElderry Park Community Association, C.A.R.E., Save
Middle East Action Committee, and Historic East Baltimore Community Action Coalition.

Thomas J. Stosur

Thomas J. Stosur
Director