

TJA

<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 <sup>th</sup> FLOOR
	SUBJECT	CCB #10-0579/CITY STREETS – CLOSING – BRUCE STREET AND TWO 10-FOOT ALLEYS LYING WITHIN THE PENN NORTH HOUSING AND COMMUNITY DEVELOPMENT PROJECT

CITY of  
BALTIMORE  
**MEMO**



**TO**

DATE: September 24, 2010

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

At its regular meeting of September 2, 2010 the Planning Commission considered City Council Bill #10-0579, for the purpose of condemning and closing (1) Bruce Street, extending from Clifton Avenue, Southerly and Southeasterly 400.4 feet, more or less, (2) a 10-foot alley located on the west side of Bruce Street, distant 106.0 feet, more or less, southerly from Clifton Avenue, and extending westerly 52.0 feet, more or less, and (3) a 10-foot alley located on the east side of Bruce Street, distant 82.0 feet, more or less, southerly from Clifton Avenue, and extending easterly 35.0 feet, more or less, and lying within the Penn North Housing and Community Development Project, as shown on Plat 264-A-20A 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 #10-0579 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 #10-0579 be passed by the City Council.


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

TJS/ewt

**Attachments**

- cc: Ms. Kaliop Parthemous, Deputy Mayor
- Ms. Sophie Dagenais, Chief of Staff
- Ms. Angela Gibson, Mayor's Office
- The Honorable Bill Henry, Council Rep. for Planning Commission
- Mr. David Tanner, BMZA
- Mr. Geoffrey Veal, Zoning Enforcement, DHCD
- Ms. Nikol Nabors-Jackson, DHCD
- Ms. Karen Randle, City Council Services

TJA

<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR		
	SUBJECT	STREET CLOSING/ NORTHERN PORTION OF BRUCE STREET- PENN NORTH PROJECT		

**TO**

DATE:

May 24, 2010

Mr. David Scott, Director  
 Department of Public Works  
 Abel Wolman Building, Room 600  
 200 North Holliday Street

This is to inform you that on March 18, 2010 the Planning Commission recommended approval of the closing of the northern portion of Bruce Street, Penn North Project.

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

TJS/WA/ttl

Attachments

cc:

- Ms. Kaliop Parthemos, Deputy Mayor
- Ms. Sophie Dagenais, Chief of Staff
- Ms. Angela Gibson, Mayor's Office
- The Honorable Bill Henry, City Council Rep. – Planning Commission
- Ms. Elena DiPietro, Chief, Law Department
- Ms. Marcia Collins, DPW
- Mr. Paul Barnes, DPW
- Ms. Nikol Nabors-Jackson, DHCD



*Stephanie Rawlings-Blake*  
Mayor

**PLANNING COMMISSION**

*Wilbur E. "Bill" Cunningham, Chairman*

**STAFF REPORT**



*Thomas J. Stosur*  
Director

**March 18, 2010**

**REQUEST:** Street Closing/Northern Portion of Bruce Street – Penn North Project

**RECOMMENDATION:** Approval, subject to compliance with the Department of General Services' requirements.

**STAFF:** Ervin McDaniel

**PETITIONER:** Penn North Partners, LLC, represented by Kevin Bell of The Bell Group

**OWNERS:** Mayor and City Council of Baltimore

**SITE/GENERAL AREA**

Site Conditions: Bruce Street is a small alley street of varying width, within a 20 foot wide public right-of-way. It is approximately 750 feet and is between Clifton Avenue to the north and Retreat Street to the south. At present portions of Bruce Street are unimproved.

General Area: Bruce Street is within the Penn-North Community in West Baltimore. This community is comprised of both residential and commercial uses. The residential uses are located along Clifton Avenue while the commercial uses are concentrated along Pennsylvania Avenue.

**HISTORY**

- Ordinance #817, approved July 10, 1978, established the Penn-North Transit Station Urban Renewal Area.
- Ordinance #316, approved March 20, 1985, amended the Penn-North Transit Station Urban Renewal Area.
- Final Subdivision & Development Plan/2632-78 Pennsylvania Avenue; 1601-17 Clifton Avenue; 2645-49, 2655-61, and 2650-56 Bruce Street; and Lot 129 of Block 3400 – For the Penn Square Apartments Project, approval by the Baltimore City Planning Commission on April 16, 2009
- Multiple Structures On A Lot/ Penn Square Apartments Project, approval by the Baltimore City Planning Commission on April 16, 2009
- Street Closing/Two 10 foot Alleys East and West of Bruce Street, approval by the Baltimore City Planning Commission on April 16, 2009

**CONFORMITY TO PLANS**

The project is consistent with the Comprehensive Master Plan's LIVE section, Goal One: Build Human and Social Capital by Strengthening Neighborhoods, Objective One: Expand

Housing Choices for all Residents and Objective Two: Strategically redevelop Vacant Properties Throughout the City. This proposal is also in conformance with the Penn-North Transit Station Urban Renewal Area.

**ANALYSIS**

Penn North Partners, LLC is interested in having Bruce Street closed between Clifton Avenue to the north and Retreat Street to the south. This is because the applicant is in the process of developing the property known as City Block 3400, except for Lot 105/106 of the Block. The Penn Square redevelopment project is mixed-use, mainly residential with some commercial. Bruce Street will be used as private street/access road to provide internal circulation to the project. Therefore, the applicant has formally requested that Bruce Street be closed.

This street closing will have two phases, Phase I and Phase II. Phase I is from Clifton Avenue to a point that is 158 feet north of Retreat Street. Phase II is the remaining portion of Bruce Street (158 feet north of Retreat Street to Retreat Street). The Phase I Street Closing can proceed now; while the Phase II can proceed later pending an access agreement if required. There is one property, Lot 105/106 at the corner of Bruce and Retreat Street (Phase II) that is not controlled by the City or the applicant. However, this portion can be closed once all access issues are resolved. Thus, after reviewing the applicant's request, it is staff's finding that the Bruce Street is not needed for public right-of-way purposes and can be declared surplus and sold.

The Penn-North Community Association and Pennsylvania Avenue Redevelopment Collaborative were notified of this action.



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