


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 #12-0083/ACQUISITION OF PROPERTY – A FEE PARCEL, SLOPE EASEMENT, AND 2 TEMPORARY CONSTRUCTION EASEMENTS NEEDED FOR THE KEY HIGHWAY SHARED-USE TRAIL		

TO

DATE:

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

June 22, 2012

At its regular meeting of June 21, 2012, the Planning Commission considered City Council Bill #12-0083, 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 located along the east side of Key Highway East and needed for the Key Highway Shared-Used Trail and Landscape Project, as shown on plats RW20-36294 and RW20-36297 filed in the Office of the Director 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 staff report which recommended approval of City Council Bill #12-0083 and adopted the following resolution; seven members being present (seven in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #12-0083 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. Elena DiPietro, Law Dept.
- Ms. Karen Randle, Council Services
- Ms. Marcia Collins, DPW
- Mr. Paul Barnes, DGS



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

June 21, 2012

REQUEST: City Council Bill #12-0083/ Acquisition of Property – A Fee Parcel, Slope Easement, and 2 Temporary Construction Easements Needed for the Key Highway Shared-Use Trail and Landscape Project

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 located along the east side of Key Highway, known as 1465 Key Highway, being situate between Fort Avenue and Key Highway East and needed for the Key Highway Shared-Use Trail and Landscape Project, as shown on plats RW20-36294 and RW20-36297 filed in the Office of the Director of the Department of General Services; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Anthony Cataldo

INTRODUCED BY: The Administration (Department of General Services)

GENERAL AREA

General Area: This property is located within the Key Highway South URP. The Key Highway South URP area is generally from the intersection of Key Highway East extension and Key Highway north to the intersection of Clement St. and Key Highway. The properties included within the URP are those along the waterfront as well as landside beginning from Webster St. south to the alley between Woodall St. and Key Highway as it travels under the over pass.

Site Conditions: This area is the transition zone between the MIZOD area, denser Inner Harbor Development, and the existing rowhouse community fabric of Baltimore. This property is currently zoned industrial (M3) and is currently being leased by a BP gas station and car wash as well as a Quiznos Subs.

HISTORY

- The Key Highway East Industrial Area Urban Renewal Plan was established by Ordinance 87-989, dated June 29, 1987
- The Key Highway Waterfront Study was approved by the Planning Commission on May 1, 2008, which includes the subject properties.
- City Council Bill #08-0028 and #08-0029 which amended the Key Highway East Industrial URP and rezoned some properties from Industrial to B-2-4 was approved by the Planning Commission on August 7, 2008.

- Ordinance 11-532 approved on November 22, 2011 amended the boundary of the existing Key Highway Urban Renewal Plan to remove 2 parcels.
- Ordinance 11-533 approved on November 22, 2011 replaced the Key Highway East Industrial Urban Renewal Plan with the Key Highway South Urban Renewal Plan

ANALYSIS

The Key Highway Shared Use Trail and Landscaping Project is a construction project lead by the Department of Transportation which includes upgrades and new features in the portion of Key Highway Right-of-way that begins at the I-95 interchange and ends at the intersection of Key Highway and Key Highway East. The project includes the construction of a 12 foot wide median with concrete curb, Belgian block and planting area. There is also the construction of a combination bikeway and sidewalk along the east side of Key Highway. Construction of a retaining wall near Fort Avenue Bridge is also needed to allow for the shared use path at this location. Various streetscape and landscape improvements and enhancements are also included along the shared-use path including ADA compliant pedestrian ramps, new curbs and gutters, modifications of existing tree pits along Key Highway, and ornamental pedestrian lighting, signs, and pavement markings.

This project is an important step in the beautification of this main entrance into South Baltimore from the I-95 corridor but more importantly, it will provide improvements required for safe pedestrian connection from this part of the City, Cruise Terminal, and mixed use development to the adjacent community and waterfront; a connection that is currently in much need of improvement. As such, staff finds that these parcels are needed for public use to physically construct the path and necessary retaining walls and support the approval of City Council Bill #12-0083.

NOTIFICATION

The following community organizations have been notified of this action: Under Armour, Domino Sugar/Baltimore Industrial Group, Maryland Port Administration, Key Harbor General Partnership, FHK Properties, LLC, AB Associates, Treadstone LLC, Downtown Sailing Center, Caves Valley Partnership, Shapiro Company, Azola Building Services, General Ship Repair, Baltimore Museum of Industry, Locust Point Civic Association, Key Highway Community Association, Riverside Neighborhood Association, Federal Hill South Neighborhood Association, and Baltimore Development Corporation.



Thomas J. Stosur
Director