


FROM	NAME & TITLE	GARY W. COLE, ACTING DIRECTOR <i>GWC</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR		
	SUBJECT	CITY COUNCIL BILL #08-0241/ CITY STREETS- CLOSING - SUBTERRANEAN RIGHTS UNDER PLEASANT STREET		

TO

DATE:
December 26, 2008

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

At its regular meeting of December 18, 2008, the Planning Commission considered City Council Bill #08-0241, for the purpose of condemning and closing the subterranean rights under Pleasant Street, 23.35 feet east of St. Paul Place and extending Easterly 26.00 feet. City Council Bill #08-0241 is the required legislation that will formally close the aforementioned portion of Pleasant Street. This is the third step in a four step process that is needed to dispose of surplus right-of-way property. This action is consistent with previous Planning Commission action.

In its consideration of this Bill, the Planning Commission reviewed the attached agenda, summary and previous staff report which recommends approval of City Council Bill #08-0241 and adopted the following resolution, eight members being present (eight in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff and recommends that City Council Bill #08-0241 be passed by the City Council.

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

GWC/ttl

Attachments

cc:
Mr. Andy Frank, Deputy Mayor
Mr. Demaune Millard, Chief of Staff
Ms. Angela Gibson, Mayor's Office
The Honorable Rochelle "Rikki" Spector, Council Rep. for Planning Commission
Mr. David Tanner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Nikol Nabors-Jackson, DHCD
Mr. Larry Greene, Councilmanic Services
Ms. Marcia Collins, DPW
Mr. Paul Barnes, DPW



PLANNING COMMISSION

STAFF REPORT

March 6, 2008

REQUEST: Street Closing / Subterranean Portion of Pleasant Street Between St. Paul Place and Hargrove Alley for Mercy Hospital

RECOMMENDATION: Approval

STAFF: Melvin Hicks

PETITIONERS: Mercy Hospital

OWNER: Mayor and City Council of Baltimore

SITE/GENERAL AREA

Site Conditions: The City right-of-way affected by the street closing of the subterranean rights is located under a portion of Pleasant Street between Saint Paul Place and Hargrove Alley. The properties adjacent to or abutting the street closings are zoned B-5-2.

General Area: The site is located in the Central Business District Urban Renewal Area within the Downtown Community. This area is characterized by commercial and office uses.

HISTORY

- Ordinance #01-170, approved May 25, 2001, established the Central Business District Urban Renewal Plan

CONFORMITY TO PLANS

This proposed street closing for Mercy Hospital tunnel is in conformance with the Baltimore City Comprehensive Master Plan with respect to that addresses the City's Comprehensive Master Plan's Earn Section, Goal 1, Objective 1: Retain and Attract Businesses in all Growth Sectors.

ANALYSIS

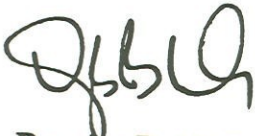
The proposed street closing is being requested in order to facilitate the construction of a subterranean tunnel which will connect its current parking garage to its new hospital. The applicant owns both properties on the north and south ends on the corner of St. Paul and Pleasant Street. The underground tunnel will be approximately 49.5 feet long and 26 feet wide and will contain 1,287 square feet. Additionally, it will contain approximately 2,433.03 cubic yards volume of enclosed subterranean space underneath Pleasant Street. Additionally, there may be a need to close and/or relocate some of the utilities located within this area. It is staff's opinion that the subterranean portion of Pleasant Street is not

needed to provide access to adjacent properties. Therefore, it can be closed, declared surplus right-of-way, and be disposed of.

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

- **Site Plan:** The site plan for the new hospital and tunnel was approved August 29, 2007 by the Site Plan Review Committee (SPRC). Plans submitted for building permit must conform to those SPRC approved drawings.
- **Architecture Building Elevation Drawings:** Because the development site is located in the Central Business District Urban Renewal Area, the new hospital structure was reviewed the Urban Design and Architectural Review Panel. The project received approval by The Panel on October 25, 2007

Staff notified the Downtown Partnership of Baltimore, Inc., Baltimore Development Corporation, and the City Council Representative of this Planning Commission action.



Douglas B. McCoach, III
Director