


<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #11-0747/ CITY STREET OPENING CERTAIN STREET AND ALLEYS BOUNDED BY ASHLAND AVENUE, CHESTER STREET, EAGER STREET AND PATTERSON PARK AVENUE		

TJS

**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 #11-0747 for the purpose of condemning and opening 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 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 #11-0747 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 #11-0747 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 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
- Ms. Marcia Collins, DPW
- Mr. Paul Barnes, DGS

**12. CITY COUNCIL BILL #11-0738/ REZONING – 1302 KEY HIGHWAY**

(Councilmember Edward L. Reisinger)

For the purpose of changing the zoning for the property known as 1302 Key Highway, as outlined in red on the accompanying plat, from the M-2-2 Zoning District to the B-2-4 Zoning District. (Tenth District)

**CITY COUNCIL BILL #11-0762/ URBAN RENEWAL – KEY HIGHWAY – AMENDMENT – (Councilmember – Edward L. Reisinger)**

For the purpose of amending the Urban Renewal Plan For Key Highway to revise Exhibits C and D to reflect the change in zoning, upon approval by separate ordinance, For 1302 Key Highway; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date. (Tenth District)

*(Postponed to a later date)*

**CONSENT AGENDA**

**13. MINOR SUBDIVISION FINAL PLANS/1025, 1027, AND 1029 HOLLINS STREET (Ninth District)**

**14. CITY COUNCIL BILL #11-0747/CITY STREETS – OPENING – CERTAIN STREETS AND ALLEYS BOUNDED BY ASHLAND AVENUE, CHESTER STREET, EAGER STREET, AND PATTERSON PARK AVENUE (Administration – City Council President Young)**

For the purpose of condemning and opening 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 in the Office of the Department of General Services; and providing for a special effective date. (Thirteenth District)

**15. CITY COUNCIL BILL #11-0748/CITY STREETS – CLOSING – CERTAIN STREETS AND ALLEYS BOUNDED BY ASHLAND AVENUE, CHESTER STREET, EAGER STREET, AND PATTERSON PARK AVENUE (Administration – City Council President Young)**

For the purpose of condemning and closing 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-89A in the Office of the Department of General Services; and providing for a special effective date. (Thirteenth District)

**13. MINOR SUBDIVISION FINAL PLANS/1025, 1027, AND 1029 HOLLINS STREET (Ninth District)**

The properties known as 1025, 1025 and 1029 Hollins Street (Lots 13, 14 and 15 of Block 0235) are being consolidated and re-subdivided into three (3) lots. This is a lot line adjustment. The lots exist and no new development is proposed. The site is zoned B-2-3 and is 3,094 square feet in size.

**Recommendation:** Approval

**14. CITY COUNCIL BILL #11-0747/CITY STREETS – OPENING – CERTAIN STREETS AND ALLEYS BOUNDED BY ASHLAND AVENUE, CHESTER STREET, EAGER STREET, AND PATTERSON PARK AVENUE**

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 #11-0747 is the first 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

**15. CITY COUNCIL BILL #11-0748/CITY STREETS – CLOSING – CERTAIN STREETS AND ALLEYS BOUNDED BY ASHLAND AVENUE, CHESTER STREET, EAGER STREET, AND PATTERSON PARK AVENUE**

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**Recommendation:** Approval





*Stephanie 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**