


TJA

<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 #13-0179 /SALE OF PROPERTIES- FORMER BEDS OF CERTAIN STREETS AND ALLEYS OR PORTIONS OF THEM		

**TO**

DATE:

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

March 4, 2013

At its regular meeting of February 28, 2013, the Planning Commission considered City Council Bill #13-0179, for the purpose of authorizing the Mayor and City Council to sell, at either public or private sale, all its interest in certain parcels of land known as the former beds of certain streets and alleys or portions of them bounded by North Avenue, Warwick Avenue, Baker Street, and the CSX Transportation, Inc., Railroad Right of Way and no longer needed for public use.

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 #13-0179 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 #13-0179 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

### STAFF REPORT



*Thomas J. Stosur*  
Director

**June 21, 2012**

**REQUEST:** Street Closing/ Closing of Several Streets and Alleys within an area bounded by North Avenue, Warwick Avenue, Baker Street, and Whitmore Avenue in the vicinity of Coppin State University

**RECOMMENDATION:** Approval, subject to compliance with the Department of General Services Requirements

**STAFF:** Kenneth Hranicky

**PETITIONER(S):** Coppin State University

**OWNER:** Mayor and City Council

#### **SITE/ GENERAL AREA**

Site Conditions: The requested street closings include:

- a) 11' wide alley approximately 210' long running east to west. Adjacent to Whitmore Avenue, directly behind the 2527-2553 Block of North Avenue;
- b) 20' side alley approximately 565' long running north to south directly behind the 1700-1825 block of Thomas Avenue;
- c) 10' wide alley approximately 392' long running north to south directly behind the 1600-1646 block of Thomas Avenue.
- d) 10' wide alley approximately 90' long running east to west between the 1733 and 1801 block of Thomas Avenue
- e) 10' wide ally approximately 796' long running north to south directly behind the 1600-1744 block of Warwick avenue
- f) 5' wide alley approximately 60' feet long running east to west between the 1622-1626 block of Warwick Avenue
- g) 20' wide alley approximately 110' long running eat to west directly behind the 1744-1800 block of Warwick Avenue
- h) 10' wide alley approximately 140' feet long running north to south directly behind the 1800-1818 block of Warwick Avenue.
- i) 15' wide alley approximately 145' long running east to west directly behind the 2501-2519 block of North Avenue.
- j) 5' foot wide alley approximately 30' long running east to west directly behind 2523-2525 block of North Avenue.

the Department of Mathematics, and Computer Science and Natural Sciences, consolidated in the Information Technology Division, provide a campus data center and provide general classroom space for the University. The project also includes modifications to the West North Avenue right-of-way and roadway to facilitate a safe, convenient pedestrian connection between the north and south campus precincts. This work will include several traffic calming measures such as adding a median and providing a combination of well-marked cross walks, street lighting, textured pavement.

The site of the proposed STC is situated at the southwest corner of W. North Avenue and N. Warwick Avenue. The site is a portion of the larger Coppin State University campus which extends northward to Gwynns Falls Parkway. The project will disturb approximately 11.6 acres which is currently occupied by a temporary surface parking lot and vacant townhouses.

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

- Site Plan: The site plan for STC was reviewed by the Site Plan Review Committee on August 24, 2011. The proposed development is comprised of a 4 story building with a lower level and penthouse to be located at the northeastern corner of the site with the main entrance facing West North Avenue and a second major building entrance at the south end of the building towards Presbury Street. A large pedestrian open space is planned between the STC building and the existing HHSB to the west and new temporary parking lot to the south and southwest of the building where Coppin State University's Master Plan ultimately contemplates another building. A service and loading area will be located on the east side of the building adjacent to Warwick Avenue. Vehicular access to the parking lot and service area will be from Presbury Street. Expansive stairs are planned to the north of the pedestrian open space, immediately south of West North Avenue. There will be a major north-south pedestrian corridor aligning the west facade of the Percy Julian Science Building north of West North Avenue with the west facade of the new STC Building. A secondary pedestrian route will form an east-west axis between the main entrance to the HHSB and the south entrance to the STC Building. The proposed development will also include streetscape improvements along West North Avenue intended to announce one's arrival to Coppin State University.
- Landscaping/Forest Conservation Area Requirements: The State is responsible for meeting the requirements of the Forest Conservation Act of 1991. While some landscaping planting will be part of the Science and Technology Center development, the project site and the Coppin Campus in general do not have enough area where forest conservation easements can be established and perpetually protected in accordance with the provisions and restrictions contained in the standard Forest Conservation Easement agreement executed between Department of Natural Resources and property owners. In recognition of the limitation, the MD Attorney's General Office, on behalf of Coppin State University has been coordinating with the City of Baltimore to identify city-owned tracts where Coppin may perform