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| 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 #12-0158 / CITY STREETS -CLOSING-WARNER STREET AND A 5-FOOT PORTION OF EUTAW STREET | | |

TO

DATE: December 27, 2012

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

At its regular meeting of December 20, 2012, the Planning Commission considered City Council Bill #12-0158 for the purpose of condemning and closing (i) Warner Street, extending from Worcester Street Southeasterly 478.9 feet, more or less, to Bayard Street and (ii) a 5-foot wide portion of Eutaw Street, extending from Oler Street Northeasterly 273.8 feet, more or less, to Worcester Street, as shown on Plat 102-D-60A 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 staff report which recommended approval of City Council Bill #12-0158 and adopted the following resolution eight (8) 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 #12-0158 be passed by the City Council.

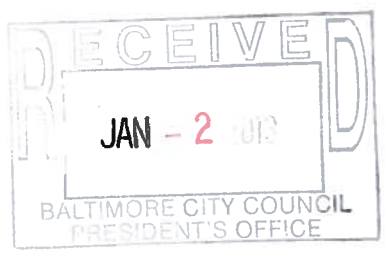
If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

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. Karen Randle, Council Services
- Ms. Elena DiPietro, Law Dept.
- Ms. Marcia Collins, DPW
- Mr. Paul Barnes, DGS
- Ms. Kimberly Clarke, BDC

FEW





Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman



Thomas J. Stosur
Director

STAFF REPORT

December 20, 2012

REQUEST: City Council Bill #12-0158/City Streets – Closing – Warner Street and a 5-Foot Portion of Eutaw Street

RECOMMENDATION: Approval, subject to requirements from Department of Public Works

STAFF: Kenneth Hranicky

PETITIONER: Baltimore Development Corporation

OWNERS: Mayor and City Council

SITE/ GENERAL AREA

Site Conditions: The portion of Warner Street that is proposed to be closed lies between Bayard Street and Worcester Street. The proposed street closing is approximately 66 feet wide right-of-way and 479 feet in length. The portion of Eutaw Street proposed to be closed lies between Worcester Street and Oler Street and is approximately 5 feet in depth and 274 feet in length. The area is zoned B-2-3.

General Area: The proposed street closing is located east of Russell Street Corridor in South Baltimore, to the south of the stadiums and the neighborhoods of Ridgely's Delight and Washington Village. This stretch of Russell Street serves as a link between the downtown and Interstate 95 and Maryland 295 to the south. While this area is generally perceived as industrial in character, several gasoline stations have opened or been renovated in recent years, creating a highway commercial strip feel. This has been further reinforced by the renovation of a motel and relocation of the Greyhound bus terminal to a nearby site.

HISTORY:

- Ordinance No. 02-296, approved March 6, 2002, established the Carroll Camden Urban Renewal Plan.
- Ordinance No. 08-09, approved May 12, 2008, rezoned the subject properties to the B-2-3 zoning district.
- Ordinance No. 08-10, approved May 12, 2008, established the Gateway South Business Planned Unit Development.

- Ordinance No. 09-196, approved June 23, 2009, amended the Baltimore City Zoning Code to make video lottery facilities a permitted use in the B-2 and M-2 districts.
- Ordinance No. 12-35, approved June 21, 2012, repealed the Planned Unit Development Designation – Gateway South.
- Street Closing/Closing Portion of Warner Street – Planning Commission approved the proposed closing of Warner Street, August 9, 2012.
- Ordinance No. 12-83, approved December 5, 2012, is the last amendment to the Carroll Camden Urban Renewal Plan.

CONFORMITY TO PLANS

This action supports EARN Goal 1: Strengthen Identified Growth Sectors, Objective 1: Retain and Attract Business in all Growth Sectors.

ANALYSIS

The proposed street closing has been requested by the Baltimore Development Corporation. The area bounded by Russell Street, Worcester Street, Eutaw Street and Bayard Street is the site chosen for the proposed Casino and parking garage. This area is City-owned and actively managed by the Baltimore Development Corporation (BDC). BDC is now working with an entity for the development of the casino. A parking garage is proposed on the south side of Warner Street and the closure of Warner Street will allow the developer to use Warner Street as a pedestrian friendly entrance to the casino and also act as a drop-off zone for patrons.

The City owns all the property bordering the proposed street closings. The proposed portion of Eutaw Street to be closed is a 5-foot wide, 273.8 feet in length portion of a previously closed S. Eutaw Street ROW. This portion of ROW will have a parking garage on top of it. This portion of ROW is bounded by Oler Street and Worcester Street. Oler and Worcester Streets have already been closed by Ordinance 11-432. This proposed portion of Eutaw to be closed was not captured in the description in the previous ordinance.

It is staff's opinion that this portion of Eutaw Street is not needed to provide access to adjacent properties and that it can be closed, declared surplus right-of-way and sold.

The proposed portion of Warner Street to be closed is a 66-foot wide right-of-way, 478.9 feet in length. This portion of Warner Street does provide access to properties along Warner Street north of the proposed street closing and to Bayard Street to the south which is a signalized intersection at Bayard and Russell Street. Traffic along Warner, north of Worcester Street, presently travels south to the Bayard/Russell signalized intersection to go south on Russell Street/295. If this access is taken away by the proposed closing of Warner Street, traffic would need to navigate a very cumbersome route along West Ostend Street under Russell Street, south onto Ridgely Street, and east onto Worcester Street to arrive at Russell Street to go south. Traffic flow would be severely impacted during stadium events. The developer is working with the Baltimore City Department of Transportation to address this issue. The plan is to clear a crossing space in the existing median along Russell Street, and signalize the newly created intersection at Worcester and Russell Streets to accommodate traffic disrupted from the closing of this portion of Warner Street.

With the creation and signalization of the Worcester and Russell Streets intersection, it is staff's opinion that the portion of Warner Street, between Worcester and Bayard Streets, is not needed to provide access to adjacent properties and that it can be closed, declared surplus right-of-way and sold.

The following community organizations were notified of this meeting: Southwest Community Council, Carroll Camden Business Association, Westport Improvement Association, Sharp-Leadenhall Planning Committee, Inc., South Baltimore Neighborhood Association, West Federal Hill Residents & Homeowners Association, Inc., Federal Hill Neighborhood Association, Inc., Riverside Neighborhood Association, AB Associates, and Himmelrich Associates, Inc.



Thomas J. Stosur
Director