

TJS

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #16-0746/ SALE OF PROPERTY – A PORTION OF SOUTH EDEN STREET AND A PORTION OF ALICEANNA STREET

CITY of
BALTIMORE
MEMO



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

DATE: September 19, 2016

The Department of Planning is in receipt of City Council Bill #16-0746, which is for the purpose of condemning and closing a portion of South Eden Street, extending from Lancaster Street northerly 308 feet, more or less, to Aliceanna Street, and a portion of Aliceanna Street, extending from South Central Avenue easterly 170 feet, more or less, to South Eden Street, as shown on Plat 235-A-42A in the Office of the Department of Transportation; and providing for a special effective date.

This project was reviewed by the Planning Commission in their hearing of October 29, 2015, at which time the Planning Commission found that this portion of the right of way was not needed for any public purpose, and recommended it for opening, closure and sale. For that reason, the Department of Planning staff recommends approval of City Council Bill #16-0746.

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

TJS/WA

- cc: Ms. Kaliopé Parthemos, Chief of Staff
 Mr. Colin Tarbert, Deputy Mayor for Economic and Neighborhood Development
 Mr. Leon Pinkett, Assistant Deputy Mayor for Economic and Neighborhood Development
 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
 Ms. Sharon Daboin, DHCD
 Mr. Patrick Fleming, DOT
 Ms. Elena DiPietro, Law Dept.
 Ms. Melissa Krafchik, PABC
 Ms. Natawna Austin, Council Services



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

October 29, 2015

REQUEST: Street Closing/A Portion of Eden Street and Aliceanna Street

RECOMMENDATION: Approval

STAFF: Tamara Woods

PLANNING DISTRICT: Inner Harbor

COMPREHENSIVE PLANNER: Kate Edwards

PETITIONER: The Administration

OWNER(S): Mayor and City Council

SITE AREA

Site Conditions: The subject portion of Rights-of-Way are on the south side of Aliceanna Street at 700 S. Eden Street and the west side of Eden Street at 700-06 S. Eden Street and 711 S. Central Avenue. This parcel is currently improved with a surface parking lot.

General Conditions: The subject portion of Right-of-Way is located in the Inner Harbor neighborhood on a block bounded by Eden Street, Aliceanna Street, Central Avenue and Lancaster Street.

ANALYSIS

As it presently exists, the subject area for this street closing is within the Inner Harbor East neighborhood as it transitions to the surrounding historic districts of Little Italy and Fells Point, comprised of mostly two- and three-story rowhouses that include both commercial and residential uses. Formerly an industrial area, Harbor East is generally improved today with a series of high-density, mixed-use buildings concentrated around the President Street traffic circle, with the few industrial uses remaining in the eastern portion of the neighborhood. This proposal would close an 8' area of Aliceanna Street and a 19' area of Eden Street. The portion of Right-of-Way would be consolidated into the lot with the proposed development which they serve.

The Petitioner has requested that these streets be closed as part of a development proposal to build a new 22 story building with ground floor commercial and residences. The subject site for

the development is currently being rezoned from M-2-2 to B-2-4. The bill is currently awaiting signature by the Mayor. Staff supports the requested partial street closings.

CONFORMITY TO PLANS

Comprehensive Master Plan: This proposed street closing is compatible with the Comprehensive Master Plan for Baltimore City, specifically:

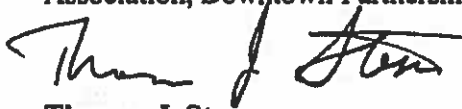
LIVE

Goal 1: Build Human and Social Capital by Strengthening Neighborhoods

Objective 1: Expand Housing Choices for All Residents

NOTIFICATION

The following groups were notified in advance of this hearing: the Little Italy Business Association (LIBA), Little Italy Community Organization-(LICO), Little Italy Property Owners Association, Downtown Partnership and the Fells Point Homeowners Association.



Thomas J. Stosur
Director

