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<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #16-0648/ Street Encroachment – 1 West North Avenue (Parkway Theatre)

CITY of  
BALTIMORE  
**MEMO**



DATE: April 28, 2016

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

The Department of Planning is in receipt of City Council Bill #16-0648, Street Encroachment – 1 West North Avenue (Parkway Theatre), for the purpose of permitting, subject to certain conditions, the construction and maintenance of a portion of a building that will project into the public right-of-way of North Charles Street on the east side of the property known as 1 West North Avenue; and providing for a special effective date.

This bill would grant permission for construction and maintenance of a portion of a building on the east side of the property known as 1 West North Avenue, the portion of the building extending into the public right-of-way of North Charles Street, provided that the structure may not project into the public right-of-way more than 3 feet; and further provided that all ordinances, rules, and regulations of the Mayor and City Council of Baltimore, including but not limited to the requirement to obtain a right-of-entry permit, must be complied with in the construction and maintenance of the structure.

The Parkway Theatre redevelopment project includes creation of a 3-screen movie theatre with exterior signs. The encroachment proposed is needed to allow adequate interior space meeting all code requirements for this use. The incorporation of the property known as 1 West North Avenue into the larger property known as 3-9 West North Avenue, which is the original site of the Parkway Theatre, will permit modernization of a designated Baltimore City Landmark in order to facilitate its re-use as an arts and entertainment center for the 21<sup>st</sup> Century. The site is also within the Charles/ North Revitalization Area Urban Renewal Plan area, in which the use to be facilitated by the encroachment authorized by this bill would be a positive contributor. The proposed redevelopment as a whole would support the City's Comprehensive Master Plan PLAY Goal 1: Enhance the Enjoyment, Appreciation, and Stewardship of Baltimore's Historical and Cultural Resources.

The Department of Planning recommends approval of City Council Bill #16-0648, as it would allow development of an enlarged Parkway Theatre arts and entertainment center.

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

TJS/WYA/mf

- cc: Ms. Kaliope 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  
Ms. Sharon Daboin, DHCD  
Ms. Barbara Zektick, DOT  
Ms. Elena DiPietro, Law Dept.  
Ms. Marcia Collins, DPW  
Ms. Natawna Austin, Council Services