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| <b>FROM</b> | NAME & TITLE          | DOUGLAS B MCCOACH, III - DIRECTOR <i>DBM</i>   | CITY of<br>BALTIMORE<br><b>MEMO</b> |  |
|             | AGENCY NAME & ADDRESS | DEPARTMENT OF PLANNING<br>417 E. FAYETTE STREET, 8 <sup>th</sup> FLOOR   |                                     |   |
|             | SUBJECT               | CITY COUNCIL BILL #08-0038/ CITY STREETS CLOSING - SINCLAIR LANE EXTENDING FROM CLAREW EASTERLY 713.1 FEET, MORE OR LESS, TO ITS NORTHEASTERN MOST EXTREMITY |                                     |   |

**TO** DATE:  
April 4, 2008

The Honorable President and  
 Members of the City Council  
 City Hall, Room 400  
 100 N. Holliday Street  
 Baltimore, MD 21202

At its regular meeting of March 20, 2008, the Planning Commission considered City Council Bill #08-0038, for the purpose of condemning and closing Sinclair Lane, extending from Clareway easterly 713.1 feet, more or less, to its northeastern most extremity, as shown on Plat 114-A and 16B in the Office of the Department of Public Works; 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 recommends approval of City Council Bill #08-0038 and adopted the following resolution, eight 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 #08-0038 be passed by the City Council.

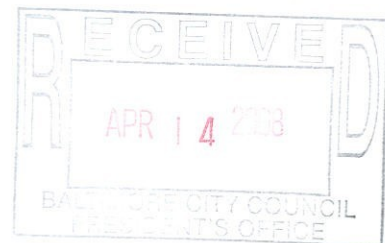
If you have questions, please contact Mr. Gary W. Cole, Deputy Director at 410-396-8337.

DBM/GWC/ttl

Attachments

cc:

- Mr. Andy Frank, Deputy Mayor
- Mr. Demuane Millard, Mayor's Office
- Ms. Angela Gibson, Mayor's Office
- The Honorable "Rikki" Spector, City Council Commission Representative
- Ms. Nikol Nabors-Jackson, DHCD
- Ms. Deepa Bhattacharyya, Law Department
- Ms. Jennifer Coates, Councilmanic Services
- Mr. Paul Barnes, DPW
- Ms. Marcia Collins, DPW



## PLANNING COMMISSION

### STAFF REPORT

August 10, 2006

**REQUEST:** Street Closings/Freedomway West, Freedomway North, Clareway Road, Southclare Road and a Portion of Sinclair Lane

**RECOMMENDATION:** Approval, subject to the comments from the Department of Public Works

**STAFF:** Kenneth Hranicky

**PETITIONER(S):** Penrose Properties, LLC and Doracon Development, LLC

**OWNER:** Mayor and City Council

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

**Site Conditions:** The requested streets to be closed are within the boundary of Freedom Village/Claremont Homes Redevelopment project. This project is located in northeast Baltimore just to the east of Erdman Avenue and to the south of Sinclair Lane. The original Freedom Village has been demolished and the Claremont Family Homes development is currently vacant and awaiting demolition so that this redevelopment may begin. Directly to the north are the grounds of Archbishop Curley High School. The site is currently zoned R-6.

**General Area:** The general area is characterized by a mixture of commercial, industrial and residential uses. Erdman Avenue, just to the west has both commercial and industrial uses. To the north of the site is the primarily residential Belair Edison neighborhood. To the east is the Herring Run valley and to the south, across Federal Street and the power lines is the Armistead Gardens community.

#### **HISTORY**

- The original 292 unit Claremont Family Homes was completed by the Housing Authority of Baltimore City in 1954. Freedom Village is a former Federal housing property that the HABC acquired in 2002 in order to undertake this comprehensive redevelopment.
- Planning Commission approved the Freedom Village Subdivision and Development Plan on July 13, 2006.

## **CONFORMITY TO PLANS**

The proposed street closings will allow for the construction of the Freedom Village/Claremont Homes Redevelopment Project. This proposed action is in conformance with the City's pending Comprehensive Master Plan's Live Section, Goal #1: Build Human and Social Capital by Strengthening Neighborhoods, Objective 1: Expand Housing Choices for all Residents.

## **ANALYSIS**

The applicant has requested that the following streets be closed in connection the Freedom Village/Claremont Homes Redevelopment Project: Freedomway West, Freedomway North, Clareway Road, Southclare Road, and a portion of Sinclair Lane. All of the streets to be closed are within the Freedom Village/Claremont Homes Redevelopment Project and will become part of the project site. The portion of Sinclair Lane, proposed to be closed, is an access road that serves a portion of the existing development. This road runs parallel to and separated from Sinclair's main thoroughfare by a planted median. The dimensions of the access road are 562 feet in length and 60 feet wide. The closure of this portion of Sinclair Lane will not impact the existing main thoroughfare of Sinclair Lane.

### Project Summary

The Freedom Village/Claremont Homes Redevelopment Project will create a new master-planned community on the sites of the former Freedom Village Apartments and Claremont Homes public housing complex. Located between Sinclair Lane and Erdman Avenue in northeast Baltimore, the combined 59 acres formerly contained 752 rental units, including 600 family garden apartments and a 152 unit, nine-story mixed population building.

The redevelopment will create approximately 461 units of high quality, mixed income housing, both for rental and homeownership. The new units will be configured mostly as townhouses, with a 4-5 story, 100 unit rental mixed population building. There will also be a new community center/clubhouse adjacent to the large open space and wooded area in the center of the site. The master plan makes full use of this open space, both as a visual amenity and a recreational area to be utilized by the entire community.

The Planning Commission recently approved the Final Subdivision and Development Plan for Phase I of the project. The area of Phase I is approximately 24± acres in size. It will consist of 251 new units on the former Freedom Village site and a portion of the former Claremont Homes project area. The development plan for Phase I includes 145 rental units and 106 homeownership units comprising a neo-traditional neighborhood design. All units will be in a townhouse configuration, with virtually indistinguishable rental and homeownership units mixed throughout the site. Streetscapes will feature sidewalks, street trees and front porches, encouraging walk-ability, security and interaction among neighbors. An entrance park was designed to establish the identity of the new community and will anchor a view corridor through the development to the

Archbishop Curley High School grounds to the north. Resident parking will be provided in the rear of units off alleys, with on-street visitor parking. Traffic calming elements have been incorporated along the main thoroughfare through the site, discouraging cut-through traffic and improving safety for cyclists and pedestrians.

Street Closings Findings:

The applicant owns all the properties bordering the proposed street closings. The streets do not serve any properties except those of the applicant. It is staff's opinion that these streets are no longer needed to provide access to adjacent properties and that each can be closed, declared surplus right-of-way, sold, and incorporated in the redevelopment project.

Armistead Homes Corporation, Belair-Edison Community Association, Belair-Edison Neighborhoods, Harbel Community Organization and Herring Run Watershed Association were notified of this action.

*Otis Rolley III / by Dole*

**Otis Rolley, III**  
**Director**