


<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 #11-0725/ CITY STREETS – OPENING - CERTAIN ALLEYS BOUNDED BY BARCLAY STREET, 24 <sup>TH</sup> STREET GREENMOUNT AVENUE, AND 23 <sup>RD</sup> STREET		

**TO**

DATE:

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

August 5, 2011

The Department of Planning is in receipt of City Council Bill #11-0725, for the purpose of condemning and opening certain alleys bound by Barclay Street, 24<sup>th</sup> Street, Greenmount Avenue, and 23<sup>rd</sup> Street, as shown on Plat 336-A-33 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 agenda, summary and previous staff report which recommended approval of City Council Bill #11-0725 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 #11-0725 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/WYA/kh

Attachment

cc: Ms. Kaliopé Parthemos, Deputy Mayor  
Mr. Peter O'Malley, Chief of Staff  
Ms. Angela Gibson, Mayor's Office  
The Honorable Bill Henry, Council Rep. to Planning Commission  
Ms. Barbara Zektick, DOT  
Ms. Karen Randle, Council Services  
Ms. Marcia Collins, DPW  
Mr. Paul Barnes, DGS

- 13. CITY COUNCIL BILL #11-0725/CITY STREETS – OPENING – CERTAIN ALLEYS BOUNDED BY BARCLAY STREET, 24TH STREET, GREENMOUNT AVENUE, AND 23RD STREET** (Administration – City Council President Young)  
For the purpose of condemning and opening certain alleys bounded by Barclay Street, 24th Street, Greenmount Avenue, and 23rd Street, as shown on Plat 336-A-33 in the Office of the Department of General Services; and providing for a special effective date. (Twelfth District)
- 14. CITY COUNCIL BILL #11-0726/CITY STREETS – CLOSING – CERTAIN ALLEYS BOUNDED BY BARCLAY STREET, 24TH STREET, GREENMOUNT AVENUE, AND 23RD STREET** (Administration – City Council President Young)  
For the purpose of condemning and closing certain alleys bounded by Barclay Street, 24th Street, Greenmount Avenue, and 23rd Street, as shown on Plat 336-A-33A in the Office of the Department of General Services; and providing for a special effective date. (Twelfth District)
- 15. CITY COUNCIL BILL #11-0727/SALE OF PROPERTY – FORMER BEDS OF CERTAIN ALLEYS BOUNDED BY BARCLAY STREET, 24TH STREET, GREENMOUNT AVENUE, AND 23RD STREET** (Administration – City Council President Young)  
For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in the former beds of certain alleys bounded by Barclay Street, 24th Street, Greenmount Avenue, and 23rd Street and no longer needed for public use; and providing for a special effective date. (Twelfth District)
- 16. CITY COUNCIL BILL #11-0728/CITY STREETS – OPENING – CERTAIN STREETS AND ALLEYS BOUNDED BY HOFFMAN STREET, PROCTOR STREET, EAST PRESTON STREET, AND GREENMOUNT AVENUE** (Administration – City Council President Young)  
For the purpose of condemning and opening certain streets and alleys bounded by Hoffman Street, Proctor Street, East Preston Street, and Greenmount Avenue, as shown on Plat 321-A-32 in the Office of the Department of General Services; and providing for a special effective date. (Twelfth District)
- 17. CITY COUNCIL BILL #11-0729/CITY STREETS – CLOSING – CERTAIN STREETS AND ALLEYS BOUNDED BY HOFFMAN STREET, PROCTOR STREET, EAST PRESTON STREET, AND GREENMOUNT AVENUE** (Administration – City Council President Young)  
For the purpose of condemning and closing certain streets and alleys bounded by Hoffman Street, Proctor Street, East Preston Street, and Greenmount Avenue, as shown on Plat 321-A-32A in the Office of the Department of General Services; and providing for a special effective date. (Twelfth District)

**12. CITY COUNCIL BILL #11-0724/SALE OF PROPERTY – FORMER BEDS OF CERTAIN ALLEYS BOUNDED BY RIVERSIDE ROAD, LEVIN ROAD, AND MEADOW ROAD**

On April 1, 2010, the Planning Commission reviewed and approved, subject to compliance with the Department of General Services' requirements, the closing of three ten foot wide alleys located on the south side of Riverside Road, west of Levin Road and bordering the Baltimore City/County Boundary Line. The alleys are not improved. CCB#11-0724 is the required legislation needed to formally sell the aforementioned right-of-way properties. This is the fourth step in a four step process. This request is consistent with the previous Planning Commission action, and staff remains in full support.

**Recommendation:** Approval

**13. CITY COUNCIL BILL #11-0725/CITY STREETS – OPENING – CERTAIN ALLEYS BOUNDED BY BARCLAY STREET, 24TH STREET, GREENMOUNT AVENUE, AND 23RD STREET**

On November 4, 2010, the Planning Commission reviewed and approved subject to compliance with the Department of General Services' requirements, the closing of right-of- ways. The right-of-ways to be closed are located within the Barclay neighborhood area. The right-of-ways are alleys located in the rear of the 400 block of E. 23<sup>rd</sup> Street behind the addresses of 400 through 418 E. 23<sup>rd</sup> Street. CCB #11-0725 is the required legislation to formally open the aforementioned street right-o-way properties, which are no longer needed for public purposes. This is the second step in a four step process. This request is consistent with the previous Planning Commission action, and staff remains in full support.

**Recommendation:** Approval

**14. CITY COUNCIL BILL #11-0726/CITY STREETS – CLOSING – CERTAIN ALLEYS BOUNDED BY BARCLAY STREET, 24TH STREET, GREENMOUNT AVENUE, AND 23RD STREET**

On November 4, 2010, the Planning Commission reviewed and approved subject to compliance with the Department of General Services' requirements, the closing of right-of- ways. The right-of-ways to be closed are located within the Barclay neighborhood area. The right-of-ways are alleys located in the rear of the 400 block of E. 23<sup>rd</sup> Street behind the addresses of 400 through 418 E. 23<sup>rd</sup> Street. CCB #11-0726 is the required legislation to formally close the aforementioned street r-o-w properties, which are no longer needed for public purposes. This is the third step in a four step process. This request is consistent with the previous Planning Commission action, and staff remains in full support.

**Recommendation:** Approval



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### STAFF REPORT



*Thomas J. Stosur*  
Director

November 4, 2010

**REQUEST:** Street Closing/Three Alleys (5 Feet, 10 Feet, And 25 Feet) between the 400 Blocks of East 23rd and 24th Streets

**RECOMMENDATION:** Approval, subject to comments from the Department of General Services.

**STAFF:** Kenneth Hranicky

**PETITIONER:** Department of Housing and Community Development

**OWNER:** Mayor and City Council

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

**Site Conditions:** The right-of-ways to be closed are located within the Barclay neighborhood area. The right-of-ways are alleys located in the rear of the 400 block of E. 23<sup>rd</sup> Street behind the addresses of 400 through 418 E. 23<sup>rd</sup> Street. The alleys are interconnected with each other and are of varying widths and lengths to occupy approximately 2,490 square feet and have the combined length of approximately 241 feet.

**General Area:** The area is characterized by residential uses. The area is located in R-8 zoning district.

#### **HISTORY**

- Ordinance Number 78-927, approved December 13, 1978, established the Barclay Urban Renewal Plan.
- Amendment No. 2, dated September 1, 1988, approved by the Mayor and City Council of Baltimore by Ordinance No. 251, dated March 23, 1989.

#### **CONFORMITY TO PLANS**

The proposal to close the alleys is compatible with LIVE Goal 1, Objective 2: Strategically Redevelop Vacant Properties Throughout the City.

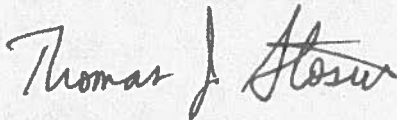
#### **ANALYSIS**

The Department of Housing and Community Development has requested the closing of these alleyways to consolidate this area with other adjoining City-owned properties into one lot and

offer it for redevelopment. The alleys abut two churches and their consent has been given for these closings. All remaining abutting properties are under City control.

It is staff's finding that these streets and alleys are not needed to provide access to adjacent properties. Thus, the subject streets and alleys are no longer needed for public purposes and can be closed; the right-of-ways declared surplus property and sold.

In advance of today's hearing on this matter, staff mailed the East Baltimore Community Corporation, Inc., East Baltimore Midway/Barclay Community Development Corporation, Inc., Eastern District Police-Community Relations Council, Greater Homewood Community Corporation, Inc., North Baltimore Civic/Home Improvement Association, People's Homesteading Group, Inc., Barclay Leadership Council, Station North Arts & Entertainment District, St. Matthews United Methodist Church, Saint Paul Peace and Harmony Free Will Baptist Church notification of this action.



**Thomas J. Stosur**  
**Director**