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FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR		
	SUBJECT	CITY COUNCIL BILL #09-0300/SALE OF PROPERTY- THE FORMER BED OF HUNTER STREET		

TO

DATE:

April 20, 2009

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 April 2, 2009 the Planning Commission considered City Council Bill #09-0300, which is for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain parcel of land known as the former bed of Hunter Street, extending from the north side of a 10-foot alley laid out in the rear of the properties known as 210 through 218/220-222 East Preston Street Northerly 94.1 feet, more or less, to the south side of a 7-foot alley laid out in the rear of the properties known as 209 through 217 East Mount Royal Avenue and no longer needed for public use; and providing for a special effective.

In its consideration of this Bill, the Planning Commission reviewed the attached agenda, summary, previous staff report which recommended approval of City Council Bill #09-0300 and adopted the following resolution, seven members being present (seven in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #09-0300 be passed by the City Council.

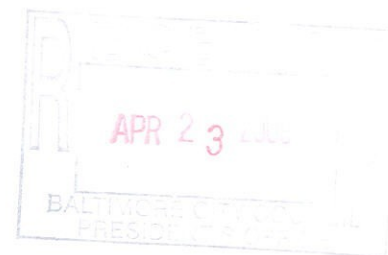
If you have questions, please contact Mr. Wolde Ararsa, Division Chief of the Land Use and Urban Design Division, at 410-396-4488.

GC/ttl

Attachments

cc:

- Mr. Andy Frank, Deputy Mayor
- Mr. Demuane Millard, Chief of Staff
- Ms. Angela Gibson, Mayor's Office
- The Honorable "Rikki" Spector, City Council Commission Representative
- Ms. Nikol Nabors-Jackson, DHCD
- Mr. Larry Greene, Council Services
- Ms. Marcia Collins, DPW
- Mr. Paul Barnes, DPW
- Mr. Walter Horton, Department of Real Estate



PLANNING COMMISSION

STAFF REPORT

February 7, 2008

REQUEST: Street Closing /Portion of Hunter Street behind 1312 Guilford Avenue

RECOMMENDATION: Approval, subject to compliance with Department of Public Works requirements.

STAFF: Kenneth Hranicky

PETITIONER: Printer's Square Apartments, LLC

OWNER: Mayor and City Council of Baltimore

SITE/GENERAL AREA

Site Conditions: The requested street closing is a portion of Hunter Street approximately 20-foot wide by 100-foot lot (Block 0468), located between a 10 foot alley and a 7 foot alley, southwest of the intersection at East Mt. Royal Street, behind 1312 Guilford Avenue.

General Area: The proposed street closing is in the northern portion of the Midtown Belvedere community, where there is a mix of residential, office residential, and other business uses. Much of the surrounding area is zoned R-9. The street closing in question is in the Mid-Town Belvedere Urban Renewal Area and in the Mt. Vernon historic district.

HISTORY

- Ordinance 62-1238 granted permission to Williams and Wilkins Company to construct, use, and maintain a 3 story bridgeway from the rear of the property known as 1310 Guilford Avenue, to the front of the property now known as 1300/1314 Hunter Street.
- Ordinance #75-1037, approved December 1, 1975, established the Mid-Town Belvedere Urban Renewal Plan.
- Ordinance #01-156, approved April 30, 2001, was the last amendment to the Urban Renewal Plan.
- Ordinance #04-861, approved December 2, 2004, authorized the sale of former Firehouse No. 28 property.

CONFORMITY TO PLANS

This site lies within the Mid-Town Belvedere Urban Renewal Plan boundaries and the site plans comply with its provisions. The street closing also complies with the

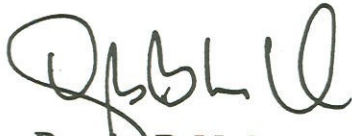
Comprehensive Master Plan's Earn Section, Goal 1, Objective 1: Retain and Attract Businesses in all Growth Sectors.

ANALYSIS

Osprey-Bolton Printer's Square, LLC has requested the street closing and is proposing to use the bed of Hunter Street as a private courtyard between its two apartment buildings at the site and to finish the consolidation of their bordering lots. No construction is being proposed. This portion of Hunter Street serves mainly as access to the Printer's Square Apartments and the staging of dumpsters.

The applicant owns the property bordering the proposed street closing. It is staff's opinion that this portion of Hunter Street is not needed to provide access to adjacent properties and that it can be closed, declared surplus right-of-way, and be disposed of.

The Mt. Vernon-Belvedere Association, the Midtown Community Benefits District, Central District Police – Community Relations Council, Charles – North Community Association have been notified of this action.



Douglas B. McCoach, III
Director