


<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR <i>Shle / for T. JS.</i>	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 #11-0787/ BLOCK 1250, LOT 7C AND THE FORMER BEDS OF PORTIONS OF FRONT STREET AND TERMINAL STREET		

**TO**

DATE: October 21, 2011

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

At its regular meeting of October 20, 2011, the Planning Commission considered City Council Bill #11-0787 the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain properties known as Block 1250, Lot 7C and the former beds of portions of Front Street and Terminal Street and no longer needed for public use; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached agenda, and summary 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 #11-0787 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/WA

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. Nikol Nabors-Jackson, DHCD  
 Ms. Barbara Zektick, DOT  
 Ms. Karen Randle, Council Services  
 Ms. Marcia Collins, DPW  
 Mr. Paul Barnes, DGS



*Stephanie Rawlings-Blake*  
Mayor

**PLANNING COMMISSION**  
*Wilbur E. "Bill" Cunningham, Chairman*

**SUMMARY**

**October 20, 2011**



*Thomas J. Stosur*  
Director

**3. BALTIMORE CITY PUBLIC SCHOOLS CAPITAL IMPROVEMENT PROGRAM FOR FY 2013-2018**

This year's CIP submission reflects a commitment to constructing new schools in Baltimore City as well as continuing ongoing capital improvement projects and remedying numerous deferred maintenance projects in city schools. The request includes funds for two new schools, both of which compliment investment in neighborhoods by Baltimore Housing.

The total request for FY 2013 is \$139,745,000 of which \$16,744,000 is City funds, approximately \$76,466,000 is a request for state funds and approximately \$14,393,000 is other funds.

**Recommendation:** Approval, with the recommendation that the Planning Commission review the Capital Improvement Program for final adjustments in spring 2012.

**4. MINOR AMENDMENT AND FINAL DESIGN APPROVAL/UNIVERSITY OF MARYLAND BIOPARK PUD – PROTON THERAPY CENTER**

This Minor Amendment and Final Design Approval is to facilitate the construction of the Maryland Proton Therapy Center, associated hotel and retail space on Area "E" of the University of Maryland BioPark PUD. The Maryland Proton Treatment Center (MPTC) is an investor owned center providing leading edge proton therapy for patients with cancerous tumors. Clinical operations of the facility will be provided by the University of Maryland Radiation Oncology Associates. MPTC will treat approximately 2,000 patients annually with the potential to improve medical outcomes, reduce side effects and promote the understanding of the use of advanced technologies in cancer therapy. The project also includes a 138-room extended stay hotel and full-service restaurant. The project totals approximately 203,500 square feet (108,500 square foot proton center, 95,000 square foot hotel and restaurant).

This seven story mixed use structure has been carefully designed in part to meet the special needs of its intended use as a proton therapy center as well as fitting in to the character of the BioPark. Materials are intended to be red brick with grey brick accent areas, metal panel in places, metal window frames and mullions and clear and spandrel glazing. While the basic mass is brick masonry, a two story projecting glazed corner element supported by metal-clad columns marks the entrance areas, the entrance drive from Baltimore Street and the proposed adjacent open space to the west. This element provides a cover for the drop-off area along the entrance drive. Glass-railed roof terraces are shown at the fourth and seventh levels along Baltimore Street and the open space frontages. The hotel floors have been setback from the Fayette Street frontage. Street trees are proposed along Baltimore and Fayette Streets and landscaped areas are shown

along the pedestrian walkway and the space between this site and Building I. Signage for the MPTC will be minimal, with a pedestrian level pylon near the entrance. Signage for the hotel will be located above the entrance door while retail signage is shown incorporated above projecting first floor awnings. A top-floor brick surface area at the southeast corner is reserved for wall mounted signage. Lighting will be wall mounted and complimentary to the building design. Roof-top mechanical equipment will be screened with louvered metal screening systems.

The project has recently been approved by UDARP and SPRC. It meets the requirements of the PUD.

Hollins Round House, Inc., Poppleton Co-op and BDC were notified of this action.

**Recommendations:**

- Minor Amendment – Approval
- Final Design Approval – Approval

**5. CITY COUNCIL BILL #11-0758/URBAN RENEWAL – CANTON INDUSTRIAL AREA – AMENDMENT**

**CITY COUNCIL BILL #11-0759/REZONING – BLOCK 6505, LOTS 1/9, 9A, AND 10**

**CITY COUNCIL BILL #11-0760/PLANNED UNIT DEVELOPMENT – AMENDMENT 5 – CANTON CROSSING**

**CITY COUNCIL BILL #11-0761/PLANNED UNIT DEVELOPMENT – DESIGNATION – BCP PUD**

City Council Bills #11-0758, 0759, 0760 and 0761 are the required legislation that work in concert to implement the development plan of BCP Investors, LLC for the property bounded by Boston Street to the north, Danville Avenue to the south, Haven Street to the east and Baylis Street to the west. Specifically, the site is being developed with a new shopping center to be known as “The District at Canton Crossing” and which will include a grocery store, large discount department store, several “junior-box” type retailers, and a number of smaller retail and restaurant uses.

City Council Bill #11-0758 amends the Urban Renewal plan for the Canton Industrial Area to permit commercial land use on the subject property. City Council Bill #11-0759 rezones the subject property from M-3 (heavy industrial) to B-2-2 (commercial). City Council Bill #11-0759 amends the Canton Crossing Planned Unit Development by removing the subject property from its boundaries. City Council Bill #11-0760 establishes a new Business Planned Unit Development for the subject property.

The following parties have been notified of the requested actions: Canton Community Association, Brewer’s Hill Community Association, Canton-Highlandtown Community

Association, The Waterfront Coalition, individual property owners within the Canton Crossing PUD, individual adjacent industrial owners, Baltimore Development Corporation, and members of the Baltimore Industrial Group.

**Recommendation:**

- CCB #11-0758 (Urban Renewal): Amendment and Approval.
- CCB #11-0759/(Rezoning): Approval
- CCB #11-0760/ (Canton Crossing Amendment #5): Amendment and approval.
- CCB #11-0761/ (New PUD Designation): Amendment and approval.

**6. CITY COUNCIL BILL #11-0789/ ZONING – CONDITIONAL USE – AMENDING ORDINANCE 01-270**

The petitioner has been operating an assisted living facility, known as Gingerbread Manor, at this location since 1997. The facility presently has a capacity of sixteen clients. The petitioner is currently operating under Ordinance 01-270 with a limit of 15 clients. The petitioner would like to add one (1) more client to bring the total to 16 clients. The home already is equipped with a fire suppression sprinkling system for fire safety, and has a chairlift installed. The site has a parking pad that can fit five vehicles.

The Eastern Community Action Center, HARBEL Community Organization, Inc., and the North Harford Road Community Association, have been notified of this action.

**Recommendation:** Approval

**7. CITY COUNCIL BILL #11-0770/ZONING – CONDITIONAL USE CONVALESCENT, NURSING, AND REST HOME – 3549-3555 OLD FREDERICK ROAD**

*(Postponed)*

**8. CITY COUNCIL BILL #11-0788/ PLANNED UNIT DEVELOPMENT – DESIGNATION – HOLABIRD MANOR CONDOMINIUMS**

*(Postponed)*

**CONSENT AGENDA**

**9. MINOR SUBDIVISION FINAL PLANS/901, 1001, AND 1021 WEST PRATT STREET**

*(Postponed)*

**10. CITY COUNCIL BILL #11-0784/ CITY STREETS – OPENING – CERTAIN STREETS AND ALLEYS BOUNDED BY POPPLETON STREET, FAYETTE STREET, FREMONT AVENUE, AND BALTIMORE STREET**

As part of the University of Maryland BioPark PUD designation presentation to the Planning Commission on June 2, 2011, a Street Closing action was included in the project's staff report and public presentation. This action pertained to a portion of the 800 block West Fairmount Avenue, a ten foot alley between West Fairmount Avenue and West Fayette Street and two three foot alleys abutting 802 West Fairmount Avenue – all in the vicinity of the University of Maryland BioPark. The Planning Commission recommended approval of this action.

**Recommendation:** Approval

**11. CITY COUNCIL BILL#11-0785/ CITY STREETS – CLOSING – CERTAIN STREETS AND ALLEYS BOUNDED BY POPPLETON STREET, FAYETTE STREET, FREMONT AVENUE, AND BALTIMORE STREET**

As part of the University of Maryland BioPark PUD designation presentation to the Planning Commission on June 2, 2011, a Street Closing action was included in the project's staff report and public presentation. This action pertained to a portion of the 800 block West Fairmount Avenue, a ten foot alley between West Fairmount Avenue and West Fayette Street and two three foot alleys abutting 802 West Fairmount Avenue – all in the vicinity of the University of Maryland BioPark. The Planning Commission recommended approval of this action.

**Recommendation:** Approval

**12. CITY COUNCIL BILL#11-0786/ SALE OF PROPERTY – FORMER BEDS OF CERTAIN STREETS AND ALLEYS BOUNDED BY POPPLETON STREET, FAYETTE STREET, FREMONT AVENUE, AND BALTIMORE STREET**

As part of the University of Maryland BioPark PUD designation presentation to the Planning Commission on June 2, 2011, a Street Closing action was included in the project's staff report and public presentation. This action pertained to a portion of the 800 block West Fairmount Avenue, a ten foot alley between West Fairmount Avenue and West Fayette Street and two three foot alleys abutting 802 West Fairmount Avenue – all in the vicinity of the University of Maryland BioPark. The Planning Commission recommended approval of this action.

**Recommendation:** Approval

**13. CITY COUNCIL BILL#11-0787/ SALE OF PROPERTY – BLOCK 1250, LOT 7C AND THE FORMER BEDS OF PORTIONS OF FRONT STREET AND TERMINAL STREET**

The purpose of this Bill is to authorize the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain properties known as Block 1250, Lot 7C and the former beds of portions of Front Street and Terminal Street and no longer needed for public use; and providing for a special effective date.

**Recommendation:** Approval



*Stephanie Rawlings-Blake*  
Mayor

**PLANNING COMMISSION**  
*Wilbur E. "Bill" Cunningham, Chairman*

**AGENDA**

**October 20, 2011 – #1824**

**Working Session – 12:00 p.m.**  
**Regular Session – 1:30 p.m.**



*Thomas J. Stosur*  
Director

- 1. ROLL CALL**
- 2. APPROVAL OF MINUTES**
- 3. BALTIMORE CITY PUBLIC SCHOOLS CAPITAL IMPROVEMENT PROGRAM FOR FY 2013-2018 (Citywide)**
- 4. MINOR AMENDMENT AND FINAL DESIGN APPROVAL/UNIVERSITY OF MARYLAND BIOPARK PUD – PROTON THERAPY CENTER (Eleventh District)**
- 5. CITY COUNCIL BILL #11-0758/ URBAN RENEWAL – CANTON INDUSTRIAL AREA - AMENDMENT (Councilmembers - James B. Kraft, Nicholas C. D'Adamo)**  
For the purpose of amending the Urban Renewal Plan for Canton Industrial Area to add a new land use category to the permitted land uses in the Plan and to revise Exhibits 1 and 4 to reflect the change in zoning, upon approval by separate ordinance, for Block 6505, Lots 1/9, 9A, and 10; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.  
(First District)

**CITY COUNCIL BILL #11-0759/ REZONING – BLOCK 6505, LOTS 1/9, 9A, AND 10 (Councilmembers - James B. Kraft, Nicholas C. D'Adamo)**  
For the purpose of changing the zoning for the properties known as Block 6505, Lots 1/9, 9A, and 10, as outlined in red on the accompanying plat, from the M-3 Zoning District to the B-2-2 Zoning District. (First District)

**CITY COUNCIL BILL #11-0760/ PLANNED UNIT DEVELOPMENT – AMENDMENT 5 – CANTON CROSSING (Councilmembers - James B. Kraft, Nicholas C. D'Adamo)**  
For the purpose of approving certain amendments to the Development Plan of the Canton Crossing Planned Unit Development. (First District)

**CITY COUNCIL BILL #11-0761/ PLANNED UNIT DEVELOPMENT – DESIGNATION – BCP PUD (Councilmembers - James B. Kraft, Nicholas C. D'Adamo)**

For the purpose of approving the application of BCP Investors, LLC, and Exxon Mobil Corporation, which are the owner and ground lessee of Block 6505, Lots 1/9, 9A, and 10 (collectively, the "Property"), to have the Property designated a Business Planned Unit Development; and approving the Development Plan submitted by the applicant. (First District)

**6. CITY COUNCIL BILL #11-0789/ ZONING – CONDITIONAL USE – AMENDING ORDINANCE 01-270** (Councilmember - Robert W. Curran)

For the purpose of amending the maximum number of residents allowed at the convalescent, nursing, and rest home (assisted living) on the property known as 3216 Taylor Avenue. (Third District)

**7. CITY COUNCIL BILL #11-0770/ZONING – CONDITIONAL USE CONVALESCENT, NURSING, AND REST HOME – 3549-3555 OLD FREDERICK ROAD** (Councilmembers - Helen L. Holton, William "Pete" Welch)

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a convalescent, nursing, and rest home on the property known as 3549-3555 Old Frederick Road, as outlined in red on the accompanying plat. (Eighth District)

*(Postponed)*

**8. CITY COUNCIL BILL #11-0788/ PLANNED UNIT DEVELOPMENT – DESIGNATION – HOLABIRD MANOR CONDOMINIUMS** (Councilmember - James B. Kraft)

For the purpose of repealing the existing Planned Unit Development for Holabird Manor Senior Retirement Community and approving a new Development Plan for the Holabird Manor Condominiums Planned Unit Development. (First District)

*(Postponed to a later date)*

**CONSENT AGENDA**

**9. MINOR SUBDIVISION FINAL PLANS/901, 1001, AND 1021 WEST PRATT STREET** (Ninth District)

*(Postponed to a later date)*

**10. CITY COUNCIL BILL #11-0784/ CITY STREETS – OPENING – CERTAIN STREETS AND ALLEYS BOUNDED BY POPPLETON STREET, FAYETTE STREET, FREMONT AVENUE, AND BALTIMORE STREET** (Administration – City Council President Young)

For the purpose of condemning and opening certain streets and alleys bounded by Poppleton Street, Fayette Street, Fremont Avenue, and Baltimore Street, as shown on Plat 341-A-44 in the Office of the Department of General Services; and providing for a special effective date. (Ninth District)

**11. CITY COUNCIL BILL#11-0785/ CITY STREETS – CLOSING – CERTAIN STREETS AND ALLEYS BOUNDED BY POPPLETON STREET, FAYETTE STREET, FREMONT AVENUE, AND BALTIMORE STREET (Administration – City Council President Young)**

For the purpose of condemning and closing certain streets and alleys bounded by Poppleton Street, Fayette Street, Fremont Avenue, and Baltimore Street, as shown on Plat 341-A-44A in the Office of the Department of General Services; and providing for a special effective date. (Ninth District)

**12. CITY COUNCIL BILL#11-0786/ SALE OF PROPERTY – FORMER BEDS OF CERTAIN STREETS AND ALLEYS BOUNDED BY POPPLETON STREET, FAYETTE STREET, FREMONT AVENUE, AND BALTIMORE 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 certain parcels of land known as the former beds of certain streets and alleys bounded by Poppleton Street, Fayette Street, Fremont Avenue, and Baltimore Street and no longer needed for public use; and providing for a special effective date. (Ninth District)

**13. CITY COUNCIL BILL#11-0787/ SALE OF PROPERTY – BLOCK 1250, LOT 7C AND THE FORMER BEDS OF PORTIONS OF FRONT STREET AND TERMINAL 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 certain properties known as Block 1250, Lot 7C and the former beds of portions of Front Street and Terminal Street and no longer needed for public use; and providing for a special effective date. (Twelfth District)

**14. CIP TRANSFERS**

This agenda was prepared on the assumption that all necessary materials have been made available in sufficient time for consideration by the Commission at this meeting. There are occasionally changes in this agenda when relevant materials have not been delivered to the Department on schedule. **For any item marked (\*\*), please call the Department at 410-396-8337 for most current information.**

**The meeting will be held in the Phoebe B. Stanton Boardroom of the Department of Planning, located on the 8<sup>th</sup> floor of 417 East Fayette Street.**



PLANNING COMMISSION

Agenda - June 10, 1993 - 1:30 p.m. - #1431

1. ROLL CALL
2. APPROVAL OF MINUTES
3. CITY COUNCIL BILL #553 (Sfikas, Cain)  
To rezone the Otterbein neighborhood from the B-5-1 zoning district to the R-8 zoning district (First District)
4. CITY COUNCIL BILL #439 (Welch, Dixon, Bell)  
To rezone the properties known as 861-871 Harlem Avenue and 625-635 North Fremont Avenue from the R-8 zoning district to the B-1-2 zoning district (Fourth District)  
  
CITY COUNCIL BILL #440 (Welch, Dixon, Bell)  
For the establishment, maintenance and operation of housing for the elderly on the property known as 861-871 Harlem Avenue and 625-635 North Fremont Avenue (Fourth District)  
  
STREET CLOSING - A portion of Perkins Alley and an adjacent 6' alley (Fourth District)
5. CITY COUNCIL BILL #467 (Clarke)  
To authorize the sale of City property known as the northeast corner of East Northern Parkway and Everall Avenue (Third District)
6. CITY COUNCIL BILL #560 (Clarke)  
To grant permission and authority to Johns Hopkins University to construct, use and maintain underground conduits and duct banks in the vicinity of North Charles Street and 27th through 35th Streets (Second District)
7. CITY COUNCIL BILL #576 (Sfikas)  
To grant permission for the establishment, maintenance and operation of an open off-street parking area on the properties known as 414-432 Light Street and 429 South Charles Street (First District)
8. CITY COUNCIL BILL #579 (Clarke)  
To acquire property necessary for the opening, widening, grading, construction and maintenance of Key Highway (First District)
- \* 9. CITY COUNCIL BILL #582 (Clarke)  
To provide a supplementary capital appropriation in the amount of \$900,000 to the Department of Public Works for off-street parking (City-wide)
10. CITY COUNCIL BILL #586  
To authorize a Maryland Industrial Development Financing Authority Loan, not to exceed \$11,500,000, for the Baltimore International Culinary College Foundation, Inc. (First and Second Districts)
11. FINAL SUBDIVISION AND DEVELOPMENT PLAN/300 EAST PRATT STREET (First District)

12. STREET CLOSING - EDISON PARKING  
A portion of Terminal, Front, Buren and Courtney Streets (First District)
13. FINAL SUBDIVISION AND DEVELOPMENT PLAN/5900 REISTERSTOWN ROAD  
(Fifth District)
14. MINOR AMENDMENT/SINAI PLANNED UNIT DEVELOPMENT  
Cafeteria Expansion (Fifth District)
- \*15. FINAL SUBDIVISION AND DEVELOPMENT PLAN/TRANSIT STORAGE CORPORATION  
3011-3099 Washington Boulevard (Sixth District)
16. CIP TRANSFERS
17. COMMUNICATIONS

#### CONSENT AGENDA

18. CITY COUNCIL BILL #567 & 568 (Clarke)  
To condemn and open, and to condemn and close Kirsch Court (Second District)

On January 12, 1989, the Planning Commission approved the closing of Kirsch Court. This action is consistent with the previous Commission Action.

19. CITY COUNCIL BILL #573 (Clarke)  
To provide a supplemental capital appropriation in the amount of \$11,000,000 to the Department of Public Works for the construction of Cell 6 of the Quarantine Road Landfill (Sixth District)

On March 3, 1993, the Planning Commission approved a loan to be made by the Industrial Development Authority for the Quarantine Road Landfill. This action allow a supplemental appropriation in the current budget year based on the previously approved funding source. This action is consistent with the previous Commission action.

20. STREET CLOSING - A portion of Redwood Street for Baltimore  
Financial Centre (First District)

On June 11, 1992, the Planning Commission approved City Council Bill #250 to amend the Financial District Urban Renewal Plan, Amendment #8. The main focus of this urban renewal amendment was the closing of this portion of Redwood Street and the development of Baltimore Financial Centre. This action is consistent with the previous Commission action.

This agenda was prepared on the assumption that all necessary material has been made available in sufficient time for consideration by the Commission at its regular meeting. There are occasionally changes in this agenda because relevant material may not have been delivered to the Department on schedule. For any item marked (\*), please call the Department (396-5171) for current information.

The Planning Commission meeting will be held in the Department of Planning's boardroom, 417 E. Fayette Street, 8th Floor.

PLANNING COMMISSION

June 10, 1993 - Summary

3. City Council Bill #553 - This bill is for comprehensive rezoning of the Otterbein community from B-5-1, a downtown commercial category, to R-8, a residential category. The rezoning study was done by the Planning Department at the request of the Otterbein Association and in cooperation with the Baltimore Development Corporation. The proposed rezoning to residential is called for in the urban renewal plan. Staff has notified all of the property owners within the boundaries of roughly Conway, South Charles, Sharp and Hughes Streets.

Recommendation: Approval

4. City Council Bills #439 and 440 and an alley closing - As part of the urban renewal efforts in the Upton area, ACH Associates and the Northwestern United Protective Association are proposing to construct a three story building for medical office facilities and elderly housing. This multi use facility will provide for needed services within the Upton community and is consistent with the goals of the urban renewal plan. City Council Bill #439 proposed to rezone the property from R-8 to B-1-2 and Bill #440 is the conditional use for elderly housing. The alley closing is needed to complete the site. This rezoning is being done as part of the comprehensive plans for the Upton area and the Department of Housing and Community Development has committed to updating the urban renewal plan to reflect this specific project.

Recommendation: Approval of the alley closing and City Council Bill #439, and amendment and approval of City Council Bill #440

5. City Council Bill #467 - Slavie Federal Savings and Loan Association, located at Northern Parkway and Everall Avenue, is requesting to purchase a .089 acre piece of excess City right of way. This right of way is contiguous with their property and they have been maintaining it for years.

Recommendation: Approval

6. City Council Bill #560 - Johns Hopkins University has installed underground conduits and duct banks connecting their buildings along North Charles Street from roughly 27th Street to 35th Street. The conduits exist and this action provides franchise approval for the conduits.

Recommendation: Approval

7. City Council Bill #576 - The Rouse Company is requesting an extension of the temporary parking lot located on the properties known as 414-432 Light Street and 429 South Charles Street, the former McCormick building. Previously, the Commission, and Mayor and City Council approved a bill to allow the lot to remain for

two years, ending in November of 1993. This bill will extend the parking lot another three years.

Recommendation: Approval

8. City Council Bill #579 - This bill is to authorize the acquisition of a portion of two properties for the reconstruction of Key Highway. The reconstruction of Key Highway is one element in the plans for the South Baltimore peninsula, improving the traffic connection between I-95 and downtown. The details of the plans have been and will continue to be worked on in cooperation with the Bureau of Transportation, the Planning Department, the community groups and representatives from Harborview.

Recommendation: Approval

9. City Council Bill #582 - This recently introduced bill proposes to provide a supplementary capital appropriation to the Department of Public Works in the amount of \$900,000 for off-street parking. Revenues are derived from the refunding of certificates of participation. Staff is working with the Department of Finance and Treasury Management to ascertain details of this proposal.

Recommendation: Approval

10. City Council Bill #586 - This bill is to authorize the state to provide a Maryland Industrial Development Financing Authority Loan, not to exceed \$11,500,000 for the Baltimore International Culinary College to purchase two sites, one at 17 Commerce Street and the other at 24 West Franklin Street. Both sites will be refurbished and will have equipment installed.

Recommendation: Approval

11. Final Subdivision Plan/300 East Pratt Street - This subdivision is to create the site for redevelopment of the former News American property. Parcels will be created that result in the City retaining ownership of the 80' set back along Pratt Street, subsurface rights for a potential garage, and the acquisition parcel necessary on the north side of the site for the reconfiguration of Lombard Street. Future development plan approval by the Planning Commission will be required prior to the issuance of building permits.

Recommendation: Approval

12. Street Closing/Edison Parking - Edison parking is requesting the closing of a portion of Front, Terminal, Buren and Courtney Streets to consolidate and enlarge their existing off street parking lot. The existing lot is located along the Fallsway north of the Orleans Street Viaduct. Part of the closings on the north side of the site are being done in cooperation with the City's project realigning the street between Centre amend Monument to improve eastbound traffic movements.

Once closed the streets will be leased to Edison under an agreement with protects the City's interests in utilities and potential redevelopment of the site. The Site Plan Review Committee has reviewed and made minor modifications to the parking lot site plan. The lot is located in an industrial district and is permitted by right.

Recommendation: Approval

13. Final Subdivision and Development Plan/5900 Reisterstown Road - This request is to subdivide one lot into two lots at the corner of Reisterstown Road and Menlo Drive. The Commission previously approved the conditional use bill for two drive through restaurants with drive in windows on this site: a Taco Bell and a Hot-n-Now. The subdivision will allow a lot for the two restaurants separate from the lot for the existing commercial use. The site includes a shared access easement and a condition of staff's approval is that there be no new access along Reisterstown road.

Recommendation: Approval

14. Minor Amendment - Sinai Planned Unit Development - Sinai Hospital is proposing to construct an addition to the cafeteria on the south side of their main building. The plans have been reviewed by the community, staff and the Design Advisory Panel. In the near future the Planning Commission will review a master plan revision for the Sinai campus.

Recommendation: Approval

15. Final Subdivision and Development Plan/Transit Storage Company - The 3011-3099 Washington Boulevard property is to be divided into two lots. The site has seven buildings and the owner proposes to continue to subdivide so each building has an individual lot. As part of staff's review we have requested that they construct a sidewalk and plant street trees along Washington Boulevard. There is an existing worn path at this location and it is a route from the Morrell Park area to a commercial area at Patapsco Avenue and Washington Boulevard. The applicant has questions about this request and this is scheduled tentatively pending resolution of this issue.

Recommendation: Approval

18. City Council Bills #567 and 586 - These bills are to close Kirsch Court. In January of 1989, the Planning Commission approved the closing of this alley to allow Schumacher and Seiler to consolidate their lots. Since the previous approval, Rufus, Inc. took over the previous business and property and intends to renovate the property for their headquarters. This action is consistent with the previous action.

Recommendation: Approval

19. City Council Bill #573 - This action will provide a supplementary capital appropriation in the amount of \$11,000,000 for the Quarantine Road Landfill. The Planning Commission previously approved an Industrial Development Authority Loan for the Quarantine Road Landfill. This action authorizes a portion of the funds to be spent in the current budget year.

Recommendation: Approval

20. Street closing/ Baltimore Financial Centre - In June of 1992, the Planning Commission and subsequently the Mayor and City Council approved bill #250 amending the Financial District Urban Renewal Plan authorizing the closing of a portion of Redwood Street for the Baltimore Financial Center project. While the Commission authorized a 12' portion of the right of way to be closed (to the sidewalk), the ordinance passed with 15' designated. The applicant concurs that 12' only was the previous agreement. Staff is recommending that the closing be for the 12' width. This action is consistent with the previous Commission action.

While this item is on the consent agenda because it is consistent with the Commission's previous action, we have sent notifications to those who had a previous interest in the project.

Recommendation: Approval of closing of 12'