


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #11-0702 /CITY STREETS – CLOSING – AIR RIGHTS OVER ORLEANS STREET, 189.30 FEET WEST OF WOLFE STREET		

TO

DATE:

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

20 June 2011

At its regular meeting of June 16, 2011, the Planning Commission considered City Council Bill #11-0702 for the purpose of condemning and closing air rights over Orleans Street, 189.30 feet west of Wolfe Street, as shown on Plat 346-A-52C 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 staff report which recommended approval of closing the air rights over Orleans Street and adopted the following resolution six members being present (six in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #11-0702 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
 Mr. David Tanner, BMZA
 Mr. Geoffrey Veale, Zoning Administration
 Ms. Nikol Nabors-Jackson, DHCD
 Ms. Barbara Zektick, DOT
 Ms. Karen Randle, Council Services
 Ms. Elena DiPietro, Law Dept.
 Ms. Marcia Collins, DPW
 Mr. Paul Barnes, DGS

PLANNING COMMISSION

STAFF REPORT

May 15, 2008

REQUEST: Street Closing/ Portion of Air Rights in the 1800 Block of Orleans Street

RECOMMENDATION: Approval

STAFF: Kenneth Hranicky

PETITIONERS: John Hopkins University

OWNER: Mayor and City Council of Baltimore

SITE/GENERAL AREA

Site Conditions: The City right-of-way affected by the street closing of the air rights is located above a portion of the 1800 block of Orleans Street between North Wolfe Street and Broadway. The properties adjacent to or abutting the street closings are zoned B-2-2 to the south and B-3-2 to the north.

General Area: The site is located in the Dunbar Broadway neighborhood. This area is characterized by medical, commercial, office and residential uses.

HISTORY

There have been no previous Planning Commission actions on this site.

CONFORMITY TO PLANS

This proposed air rights street closing for Johns Hopkins Hospital is in conformance with the Baltimore City Comprehensive Master Plan with respect to that addresses the City's Comprehensive Master Plan's Earn Section, Goal 1, Objective 1: Retain and Attract Businesses in all Growth Sectors.

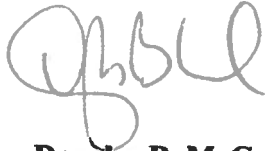
ANALYSIS

The proposed air rights street closing is located in the 1800 block of Orleans Street. The proposed street closing is being requested in order to facilitate the construction of a pedestrian bridge which will connect to their existing 4 story parking garage to the proposed Children's Hospital Tower. The applicant owns both properties on the north and south ends of the proposed pedestrian bridge. The pedestrian bridge will be approximately 70 feet long and 22 feet wide and will occupy approximately 1,550 square feet of right-of-way space over Orleans Street. It is staff's opinion that the specific air rights portion of Orleans Street can be closed without adversely affecting the surface use of Orleans Street. Therefore, it can be closed, declared surplus right-of-way, and be disposed of.

The following outlines the staff's additional review requirements for this project:

- Site Plan: The site plan for the new hospital and pedestrian bridge was reviewed and tentatively approved May 7, 2008 by the Site Plan Review Committee (SPRC). Plans submitted for building permit must conform to those SPRC approved drawings.
- Architecture Building Elevation Drawings: The Department conducted a thorough review that included Planning, BDC and UDARP members. In 2006 there were four review meetings that concluded with final approval in March, 2006. On April 24, 2008, Johns Hopkins hosted the UDARP panel highlighting current construction conditions, updated design and material selection.

Staff notified Butchers Hill Association, Inc., Citizens for Washington Hill, East Baltimore Community Corporation, Southeast Community Development Corporation, Banner Neighborhoods Comm. Corp., Jefferson Court Comm. Assoc., Fells Prospect, Inc., and C.A.R.E. of this Planning Commission action.



Douglas B. McCoach, III
Director