

TJA

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR
	SUBJECT	CITY COUNCIL BILL #10-0599/FRANCHISE – PRIVATE PEDESTRIAN BRIDGEWAY OVER THE 1500 BLOCK OF PRESSTMAN STREET

CITY of
BALTIMORE
MEMO



TO

DATE:
November 19, 2010

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 November 18, 2010 the Planning Commission considered City Council Bill #10-0599, which is for the purpose of granting a franchise to New Song Urban Ministries, LLC, to construct, use, and maintain a private pedestrian bridge way above and across a portion of the 1500 block of Presstman Street right-of-way, connecting the New Song Academy building on the north side of Presstman Street with an Academic and Community building to be constructed on the south side of Presstman Street, subject to certain terms, conditions, and reservations; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended amendment to and approval of City Council Bill #10-0599 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 #10-0599 be amended and 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.

TJS/WYA/ttl

Attachments

- cc: Ms. Kaliop Parthemos, Deputy Mayor
- Ms. Sophie Dagenais, Chief of Staff
- Ms. Angela Gibson, Mayor's Office
- The Honorable Bill Henry, City Council Commission Representative
- Ms. Nikol Nabors-Jackson, Department of Housing and Community Development
- Ms. Karen Randle, City Council Services
- Mr. Paul Barnes, Department of General Services
- Ms. Marcia Collins, Department of Public Works



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

November 18, 2010

REQUEST: City Council Bill #10-0599/Franchise – Private Pedestrian Bridgeway over the 1500 Block of Presstman Street

For the purpose of granting a franchise to New Song Urban Ministries, LLC, to construct, use, and maintain a private pedestrian bridgeway above and across a portion of the 1500 block of Presstman Street right-of-way, connecting the New Song Academy building on the north side of Presstman Street with an Academic and Community building to be constructed on the south side of Presstman Street, subject to certain terms, conditions, and reservations; and providing for a special effective date.

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

STAFF: Ervin McDaniel

PETITIONER(S): Department of General Services on behalf of the Mayor and City Council

OWNER: Mayor and City Council

SITE/ GENERAL AREA

Site Conditions: The requested franchise is for a private pedestrian bridgeway above and across the 1500 block of Presstman Street.

General Area: The franchise requested is located within the Sandtown-Winchester neighborhood. This neighborhood is characterized by both residential and institutional uses.

HISTORY

Ordinance #701, approved on April 17, 1978 established the Sandtown-Winchester Urban Renewal Plan.

CONFORMITY TO PLANS

This project is compatible with the City's Comprehensive Master Plan's Learn Section, Goal #4: Ensure Safe and Convenient Transportation to and from Educational Facilities, Objective 1: Improve Pedestrian and Bicycle Access to Schools and Libraries.

ANALYSIS

City Council Bill #10-0599 proposes a franchise to allow a private bridgeway above and across a portion of the 1500 block of Presstman Street. New Song Urban Ministries is proposing to construct a pedestrian bridgeway approximately 66 feet long by 10 feet wide by 14 feet high and will be at least 17 feet above the street bed at its lowest point. The bridgeway will connect the proposed new building (new classrooms, meeting rooms, recreation rooms offices and storage space) on the south side of Presstman Street to the existing Academy building on the north side of Presstman Street. The bridge is designed as one level with aluminum storefront windows with decorative mesh sun shading, metal panel cladding and curved standing seam metal roofing.

The following outlines the staff's review of this project:

- **Site Plan:** The site plan for the pedestrian bridge was approved by the Site Plan Review Committee on June 9, 2010. The site plan shows the location of the bridge crossing Presstman Street connecting the existing structure to the proposed new structure.
- **Bridgeway Elevations:** The exterior building materials being used for the bridge include aluminum storefront windows with decorative mesh sun shading, metal panel cladding and curved standing seam metal roofing. The color of the metal panel for the bridge will match the accent colors of the building.

Sandtown Habitat Homeowners' Association, Sandtown-Winchester Community in Partnership, Sandtown-Winchester Improvement Association and Sandtown-Winchester Square Homeowners Association were notified of this action.



Thomas J. Stosur
Director