

FROM	NAME & TITLE	Shirley A. Williams, Acting Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 08-0036		

DATE: February 26, 2008

TO

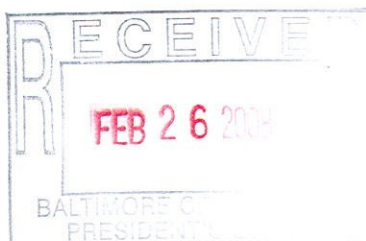
The Honorable President and Members
of the Baltimore City Council
c/o Karen Randle
Room 400 - City Hall

I am herein reporting on City Council Bill 08-0036 introduced by Council President Rawlings Blake on behalf of the Administration (Department of Public Works).

The purpose of the Bill is to condemn and close a portion of Monroe Street, contiguous to the southwest side thereof and extending from Reisterstown Road, southeasterly 253.5 feet, more or less, as shown on Plat 346-A-60A in the Office of the Department of Public Works.

Ordinance 77-348 designated certain properties located south of Liberty Heights Avenue, east of Tioga Parkway, north of Gwynns Falls Parkway, and west of Monroe Street and Reisterstown Road, as a Business Planned Unit Development (PUD). The PUD area is approximately 44.954 acres in size and includes the Mondawmin Mall Shopping Center and the Mondawmin Metro and bus station owned by the State of Maryland (MTA). The Motor Vehicle Administration (MVA) maintains a facility within the PUD. Ordinance 06-257 rescinded the original ordinance and replaced the Development Plan with a new plan.

The new Development Plan includes demolishing the existing supermarket building and the parking deck above, creating a new 28,000 square foot, single story retail space next to the existing shopping mall structure, and constructing a new 67,700 square foot, single story building next to the new retail structure for a new supermarket business. Another 127,000 square foot, single story retail structure will be built between the MVA facility and the shopping mall. The MVA facility will remain at its current location until 2011. Once MVA vacates this location, residential uses as permitted in the R-10 Zoning District are allowed, along with the other B-2 and B-3 uses listed under the PUD. Two retail pad sites are to be located to either side of a new Liberty Heights Avenue entrance to the shopping center. Changes to the Liberty Heights entrance will make it the identifying entrance to the site, with ingress and egress and a left turn exiting lane. Improvements to other entrances to the site will provide better connections to the surrounding roadways and reconfigured surface parking will provide the necessary off-street parking spaces for all of the retail uses. The internal circulation will be adjusted to accommodate the new developments and pedestrian pathways will be marked and well lighted.



F

The Honorable President and Members
of the Baltimore City Council
February 26, 2008
Page 2

To provide a sufficient footprint for the supermarket structure, the Plan requires an exchange of approximately 6,500 square feet of land with the MTA to square off the building site and to provide an expanded area for parking at the MTA transit site. City Council Bill 08-0036, if approved, would close a portion of Monroe Street right-of-way currently used for traffic exiting the Mall parking lot area onto Monroe Street. Companion legislation (City Council Bill 08-0037) would grant authority for its sale. As planned for in the PUD, the closed portion would provide the needed land area for expanded parking for the Mondawmin Mall Transit Station. The portion of right-of-way to be closed to public use and sold is an irregularly shaped parcel located contiguous to the southwest side of Monroe Street, extending from Reisterstown Road for a distance of approximately 253.5 feet. Any public utilities located in this portion of right-of-way and not to be abandoned are protected under Sections 3 and 4 of the legislation.

The Department of Public Works finds City Council Bill 08-0036 to be consistent with other Mayor and City Council actions and therefore supports its passage.


SHIRLEY A. WILLIAMS
ACTING DIRECTOR

SAW/MMC:pat