


TJS

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 #11-0728/CITY STREETS-OPENING- CERTAIN STREETS AND ALLEYS BOUNDED BY HOFFMAN STREET, PROCTOR STREET, EAST PRESTON STREET, AND GREENMOUNT AVENUE		

TO

DATE:

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

August 5, 2011

At its regular meeting of August 4, 2011, the Planning Commission considered City Council Bill #11-0728, for the purpose of condemning and opening; certain street and alleys bounded by Hoffman Street, Proctor Street, East Preston Street, and Greenmount Avenue, as shown on Plat 321-A-32 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 agenda, summary and previous staff report which recommended approval of City Council Bill #11-0728 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 #11-0728 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/WYA/kh

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. Barbara Zektick, DOT
Ms. Karen Randle, Council Services
Ms. Marcia Collins, DPW
Mr. Paul Barnes, DGS

- 13. CITY COUNCIL BILL #11-0725/CITY STREETS – OPENING – CERTAIN ALLEYS BOUNDED BY BARCLAY STREET, 24TH STREET, GREENMOUNT AVENUE, AND 23RD STREET** (Administration – City Council President Young)
 For the purpose of condemning and opening certain alleys bounded by Barclay Street, 24th Street, Greenmount Avenue, and 23rd Street, as shown on Plat 336-A-33 in the Office of the Department of General Services; and providing for a special effective date. (Twelfth District)
- 14. CITY COUNCIL BILL #11-0726/CITY STREETS – CLOSING – CERTAIN ALLEYS BOUNDED BY BARCLAY STREET, 24TH STREET, GREENMOUNT AVENUE, AND 23RD STREET** (Administration – City Council President Young)
 For the purpose of condemning and closing certain alleys bounded by Barclay Street, 24th Street, Greenmount Avenue, and 23rd Street, as shown on Plat 336-A-33A in the Office of the Department of General Services; and providing for a special effective date. (Twelfth District)
- 15. CITY COUNCIL BILL #11-0727/SALE OF PROPERTY – FORMER BEDS OF CERTAIN ALLEYS BOUNDED BY BARCLAY STREET, 24TH STREET, GREENMOUNT AVENUE, AND 23RD 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 the former beds of certain alleys bounded by Barclay Street, 24th Street, Greenmount Avenue, and 23rd Street and no longer needed for public use; and providing for a special effective date. (Twelfth District)
- 16. CITY COUNCIL BILL #11-0728/CITY STREETS – OPENING – CERTAIN STREETS AND ALLEYS BOUNDED BY HOFFMAN STREET, PROCTOR STREET, EAST PRESTON STREET, AND GREENMOUNT AVENUE** (Administration – City Council President Young)
 For the purpose of condemning and opening certain streets and alleys bounded by Hoffman Street, Proctor Street, East Preston Street, and Greenmount Avenue, as shown on Plat 321-A-32 in the Office of the Department of General Services; and providing for a special effective date. (Twelfth District)
- 17. CITY COUNCIL BILL #11-0729/CITY STREETS – CLOSING – CERTAIN STREETS AND ALLEYS BOUNDED BY HOFFMAN STREET, PROCTOR STREET, EAST PRESTON STREET, AND GREENMOUNT AVENUE** (Administration – City Council President Young)
 For the purpose of condemning and closing certain streets and alleys bounded by Hoffman Street, Proctor Street, East Preston Street, and Greenmount Avenue, as shown on Plat 321-A-32A in the Office of the Department of General Services; and providing for a special effective date. (Twelfth District)

15. CITY COUNCIL BILL #11-0727/SALE OF PROPERTY – FORMER BEDS OF CERTAIN ALLEYS BOUNDED BY BARCLAY STREET, 24TH STREET, GREENMOUNT AVENUE, AND 23RD STREET

On November 4, 2010, the Planning Commission reviewed and approved subject to compliance with the Department of General Services' requirements, the closing of right-of- ways. The right-of-ways to be closed are located within the Barclay neighborhood area. The right-of-ways are alleys located in the rear of the 400 block of E. 23rd Street behind the addresses of 400 through 418 E. 23rd Street. CCB#11-0727 is the required legislation needed to formally sell the aforementioned right-of-way properties. This is the fourth step in a four step process. This request is consistent with the previous Planning Commission action, and staff remains in full support.

Recommendation: Approval

16. CITY COUNCIL BILL #11-0728/CITY STREETS – OPENING – CERTAIN STREETS AND ALLEYS BOUNDED BY HOFFMAN STREET, PROCTOR STREET, EAST PRESTON STREET, AND GREENMOUNT AVENUE

On April 21, 2011, the Planning Commission reviewed and approved subject to compliance with the Department of General Services' requirements, the closing of right-of- ways. The right-of-ways to be closed are located within the Johnston Square neighborhood area. The right-of-ways are a portion of Wirton Street and a 10 foot alley from Hoffman Street southerly to a 10 foot alley north of Preston Street. CCB #11-0728 is the required legislation to formally open the aforementioned street right-o-way properties, which are no longer needed for public purposes. This is the second step in a four step process. This request is consistent with the previous Planning Commission action, and staff remains in full support.

Recommendation: Approval

17. CITY COUNCIL BILL #11-0729/CITY STREETS – CLOSING – CERTAIN STREETS AND ALLEYS BOUNDED BY HOFFMAN STREET, PROCTOR STREET, EAST PRESTON STREET, AND GREENMOUNT AVENUE

On April 21, 2011, the Planning Commission reviewed and approved subject to compliance with the Department of General Services' requirements, the closing of right-of- ways. The right-of-ways to be closed are located within the Johnston Square neighborhood area. The right-of-ways are a portion of Wirton Street and a 10 foot alley from Hoffman Street southerly to a 10 foot alley north of Preston Street. CCB #11-0729 is the required legislation to formally close the aforementioned street right-o-way properties, which are no longer needed for public purposes. This is the third step in a four step process. This request is consistent with the previous Planning Commission action, and staff remains in full support.

Recommendation: Approval



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

April 21, 2011

REQUEST: Street Closing/Closing a Portion of Wirton Street and a 10 Foot Alley

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

STAFF: Kenneth Hranicky

PETITIONER: Department of General Services

OWNER: Mayor and City Council

SITE/GENERAL AREA:

Site Conditions: The right-of-ways to be closed are located within the Johnston Square neighborhood area. The right-of-ways are a portion of Wirton Street and a 10 foot alley from Hoffman Street southerly to a 10 foot alley north of Preston Street. That portion of Wirton Street to be closed is approximately 250 feet in length and 40 feet wide and extends from Hoffman street south 250 feet. The proposed alley closing lies between Greenmount Avenue and Wirton Street. The alley is approximately 250 feet in length and is 10 feet wide. Together they occupy approximately 12,350 square feet.

General Area: The area is characterized by a mix of uses. To the immediate north is Greenmount Cemetery. To the east and south are residential homes and to the east is industrial. A railroad tunnel lies underneath a portion of the property along the northern edge. The ROW to be closed is located in R-8 zoning district. The area lies within the Johnston Square Urban Renewal Area.

HISTORY

- Ordinance Number 78-357, approved June 27, 1977, established the Johnston Square Urban Renewal Plan.
- Amendment No. 1, dated January 25, 1978 and revised March 29, 1978, approved by the Mayor and City Council of Baltimore by Ordinance No. 703, dated April 25, 1978.
- Amendment No. 2, dated April 9, 1979, approved by the Mayor and City Council of Baltimore by Ordinance No. 1110, dated June 27, 1979.
- Amendment No. 3, dated December 16, 1980 and revised April 6, 1981, approved by the Mayor and City Council of Baltimore by Ordinance No. 342, dated June 19, 1981.
- Amendment No. 4, dated July 19, 1982, approved by the Mayor and City Council of Baltimore by Ordinance No. 771, dated September 1, 1982.

- Amendment No. 5, dated September 24, 1985 and revised November 1, 1985, approved by the Mayor and City Council of Baltimore by Ordinance No. 569, dated December 13, 1985.
- Amendment No. 6, dated March 3, 1988, and revised June 9, 1988, approved by the Mayor and City Council of Baltimore by Ordinance No. 146, dated July 6, 1988.
- Amendment No. 7, dated June 11, 1990, approved by the Mayor and City Council of Baltimore by Ordinance No. 702, dated May 13, 1991.
- Amendment No. 8, dated April 27, 1993, approved by the Mayor and City Council of Baltimore by Ordinance No. 294, dated February 14, 1994.
- Amendment No. 9, dated December 5th, 2002, approved by the Mayor and City Council of Baltimore by Ordinance No. 456, dated December 19, 2002.

CONFORMITY TO PLANS

The proposal to close the alleys is compatible with LIVE Goal 1, Objective 2: Strategically Redevelop Vacant Properties throughout the City. This area is located in the Johnston Square Urban Renewal Plan area. The closing of the streets are in conformance with this Plan.

ANALYSIS

The Department of Housing and Community Development has requested the closing of Wirton Street and alley way to consolidate this area with other adjoining City-owned properties into one lot for the construction of affordable housing. This project involves the construction of a four-story apartment building with 74 units, in a mix of one-, two- and three-bedroom units, to be known as the Lillian Jones Apartments. Affordable will be 50% or below of median income. 14 units will be reserved for non-elderly persons with disabilities, and 8 units will be reserved to meet the Uniform Federal Accessibility Standards. Developer anticipates breaking ground November – December 2011. The project area is comprised of City-owned properties that are being transferred to the developer through a Land Disposition Agreement. The site is bounded by Greenmount Avenue on the west, East Hoffman Street on the north, Proctor Street on the east, and a 10' alley (north of East Preston Street) on the south. A sanitary line will be relocated to an area along Greenmount Avenue under the sidewalk to allow for this proposed building.

It is staff's finding that this street and alley are not needed to provide access to adjacent properties. Thus, the subject street and alley are no longer needed for public purposes and can be closed; the right-of-ways declared surplus property and sold.

In advance of today's hearing on this matter, staff mailed the East Baltimore Community Corporation, Inc., Eastern District Police-Community Relations Council, Herring Run Watershed Association and the Johnston Square Community Development Corporation notification of this action.

Gary W. Cole / for T. J. Stosur

Thomas J. Stosur
Director