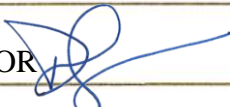



FROM	NAME & TITLE	CHRIS RYER, DIRECTOR 	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #22-0215/ CITY STREETS – CLOSING – TWO 10 FOOT ALLEYS		

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

DATE: May 5, 2022


The Department of Planning is in receipt of City Council Bill #22-0215, which is for the purpose of condemning and closing of two 10 Foot Alleys bounded by East 23rd Street, Greenmount Avenue and East 22nd Street, as shown on a plat numbered 303-A-19A, dated September 14, 2021, prepared by the Survey Section, and filed in the Office of the Department of Transportation; and providing for a special effective date.

The Department of Planning recommends **approval** of City Council Bill #22-0215. The purpose of this closure is to allow for the consolidation of properties for the development of multi-family housing. The Planning Commission reviewed and approved this alley closure in their meeting of February 20, 2020.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

cc: Ms. Natasha Mehu, Mayor's Office
Ms. Nina Themelis, Mayor's Office
Mr. Ethan Cohen, Mayor's Office
The Honorable Eric Costello, Council Rep. to Planning Commission
Mr. Matthew Stegman, City Council President's Office
Ms. Nikki Thompson, City Council President's Office
Mr. Colin Tarbert, BDC
Ms. Kathleen Byrne, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Stephanie Murdock, DHCD
Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Mr. Liam Davis, DOT
Ms. Natawna Austin, Council Services

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	STREET CLOSING / CLOSING TWO 10 FOOT ALLEYS, REAR OF 415-441 EAST 23 RD STREET, AND BETWEEN 403 AND 415 EAST 23 RD STREET, FOR TELESIS BALTIMORE CORPORATION		

DATE:

TO

Mr. Steve Sharkey, Director
 Department of Transportation
 417 East Fayette Street, Benton Building 5th Floor

February 24, 2020

This is to inform you that on February 20, 2020, the Planning Commission recommended approval of the closing of two 10 foot alleys, to the rear of 415-441 East 23rd Street, for Telesis Baltimore Corporation in Block 3815. A copy of the staff report is attached. The purpose of this closure is to allow for the consolidation of properties for the development of multi-family housing.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

cc: Ms. Marcia Collins, DPW
 Mr. David Framm, DOT
 Mr. Francis Burnszynski, PABC
 Ms. Tiffany Sims, Telesis



Bernard C. "Jack" Young
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



Chris Ryer
Director

February 20, 2020

REQUEST: Street Closing/ Closing two ten-foot alleys, rear of 415-441 East 23rd Street and between 403 and 415 East 23rd Street, for Telesis Baltimore Corporation

RECOMMENDATION: Approval

STAFF: Eric Tiso

PETITIONER: Telesis Baltimore Corporation

OWNER: Mayor and City Council of Baltimore or the Housing Authority of Baltimore City

SITE/GENERAL AREA

Site Conditions: These alleys are located in the 400 block of East 23rd and East 22 ½ Street. The alleys are adjacent to unimproved properties that have been previously cleared.

General Area: This site is located in the Barclay neighborhood, which is predominantly residential in character, with some institutional uses such as the Baltimore City Public Schools District Office on East North Avenue at North Calvert Street. The Barclay Park is two blocks to the west, and there are commercial uses along the Greenmount corridor on the eastern edge of the neighborhood.

HISTORY

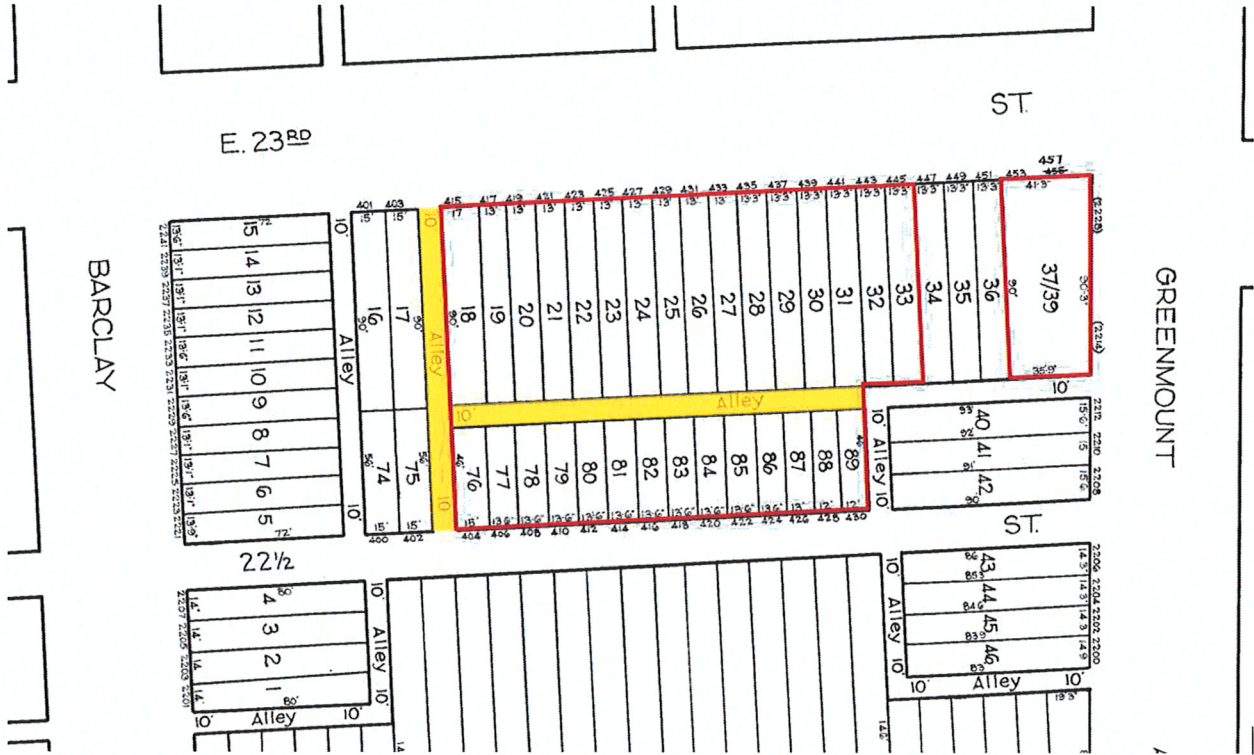
There are no previous legislative or Planning Commission actions regarding this site.

ANALYSIS

Background: This alley closure is at the request of the Telesis Baltimore Corporation, which is assembling the surrounding cleared parcels in order to create a single parcel for redevelopment. The project will include three new-construction multi-family buildings with 34 dwelling units that look like groups of townhomes. Unrelated to this alley closure, but a part of the overall project, a mixed use building will be built on the southwestern corner of East 23rd Street and Greenmount Avenue, on the eastern end of this block.

These alleys are surrounded by properties owned either by the Mayor and City Council, or by the Housing Authority, and have since been cleared. For that reason, the portions of these alleys to be closed do not serve any further public purpose and may be closed and sold. The proposed development has been reviewed by the Site Plan Review Committee (SPRC), and comments have been given to the design team. As part of that development review, existing utilities in the alleys to be closed will either be relocated or abandoned in place.

The alleys to be closed are highlighted below in yellow, with the proposed development area outlined in red within Block 3815:



Notification: The Greater Greenmount Association has been notified of this action.


Chris Ryer
Director