

TJA

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #12-0078 / CITY STREETS- CLOSING –CERTAIN STREETS AND ALLEYS BOUNDED BY SUN STREET, THE CSX TRANSPORTATION, INC. RAILROAD RIGHT OF WAY, VERA STREET, AND CHESAPEAKE AVENUE

CITY of
BALTIMORE
MEMO



TO

DATE: June 12, 2012

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

At its regular meeting of June 7, 2012, the Planning Commission considered City Council Bill #12-0078 for the purpose of condemning and closing certain streets and alleys bounded by Sun Street, the CSX Transportation, Inc. Railroad right of way, Vera Street, and Chesapeake Avenue, as shown on Plat 114-A-55A 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 #12-0078 and adopted the following resolution 9 members being present (9 in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #12-0078 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 Chief for Economic and Neighborhood Development
- Mr. Alex Sanchez, Chief of Staff
- Ms. Angela Gibson, Mayor's Office
- The Honorable Rochelle "Rikki" Spector, Council Rep. to Planning Commission
- Mr. David Tanner, BMZA
- Mr. Geoffrey Veale, Zoning Administration
- Mr. Nicholas Blendy, DHCD
- Ms. Barbara Zektick, DOT
- Ms. Karen Randle, Council Services
- Ms. Elena DiPietro, Law Dept.
- Ms. Marcia Collins, DPW
- Mr. Paul Barnes, DGS



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

January 13, 2011

REQUEST: Street Closing/Portions of Brady Avenue, Tate Street, Fairfield Road, Remley Street, Weedon Street, Carbon Avenue and Various Alleys

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

STAFF: Kenneth Hranicky

PETITIONER: Baltimore Development Corporation

SITE/GENERAL AREA:

Site Conditions: The right-of-ways to be closed are located within the Fairfield industrial area. They are as follows: (1) Carbon Avenue from Sun Street through the intersection of Carbon Avenue and Tate Street; (2) Brady Avenue from Sun Street going east to the western edge of Fairfield Road; (3) Brady Avenue from the eastern edge of Fairfield Road through Weedon Street; (4) Fairfield Road from Brady Avenue north to Carbon Avenue; (5) Weedon Street from Chesapeake Avenue north to Brady Avenue; (6) Remley Street from Chesapeake Avenue north through the intersection of Remley Street and Brady Avenue and (7) all alleys located within Blocks 7361, 7362, 7363, 7364, 7365, and 7366, .

General Area: The area is characterized by heavy industrial uses. The area is located in M-3 zoning district.

HISTORY

- Ordinance Number 04-810, approved October 6, 2004, established the Fairfield Urban Renewal Plan.

CONFORMITY TO PLANS

The proposal to close various streets and alleys in Fairfield is compatible with EARN Goal 1, Objective 1: Retain and Attract Businesses in all Growth Sectors.

ANALYSIS

The Baltimore Development Corporation has requested condemnation proceedings to close certain streets and alleys bounded by Sun Street, Chesapeake Avenue, Weedon Street and Carbon Street. These ROWs fall within the boundary of the Fairhaven Redevelopment Site. The ROW closings will become part of 5 parcels of land for disposition. Parcel 1, bounded by

Sun Street to the west, Carbon Avenue to the North, Fairfield Road to the west and Brady Avenue to the south will be used as a storage area. Parcel 2, bounded by Fairfield Road to the west, Carbon Road to the north, Remley Street to the east and Brady Avenue to the south, will be sold to an abutting property and a warehouse is proposed for Parcel 3 that is bounded by Sun Street to the west, Brady Avenue to the north, Fairfield Road to the east and Chesapeake Avenue to the south. Parcels 4 & 5 have no development plans at this time.

All streets and roads proposed to be closed are 60 feet wide. Alley widths vary from 10 feet to 20 feet in width. The combined lengths of all street and alley closings are approximately 7,265 feet. Some of the streets and all of the alleys included in the request were identified for acquisition and disposition in the Fairfield Urban Renewal Plan. All remaining abutting properties are either under City control or the consent owners was secured.

It is staff's finding that these streets and alleys are not needed to provide access to adjacent properties. Thus, the subject streets and alleys 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 Brooklyn and Curtis Bay Coalition, Community of Curtis Bay Association, and the Concerned Citizens For A Better Brooklyn notification of this action.



Thomas J. Stosur
Director



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

SUMMARY

June 7, 2012



Thomas J. Stosur
Director

3. PLANNING COMMISSION SCHEDULE JULY 2012 – AUGUST 2013

Recommendation: Adoption

4. BALTIMORE CITY LANDMARK LIST/ST. ALPHONSUS HALL – 125 WEST SARATOGA STREET (Eleventh District)

On May 8, 2012, the CHAP Commission reviewed and recommended approval of Landmark designation for the St. Alphonsus Hall located at 125 West Saratoga Street. St. Alphonsus Hall was an important site for Baltimore's German and Lithuanian communities throughout its history, serving as a school, parish hall and convent for St. Alphonsus Church. St. Alphonsus Hall allowed the Germans and Lithuanians to retain their religious and ethnic ties while also helping them assimilate into society at large. Even after the school ceased to serve specific ethnic communities, it was valued by many Baltimoreans of various religious and cultural backgrounds for its quality education.

Staff has notified the following of this action: Downtown Partnership, Baltimore Heritage, Baltimore AIA Chapter, Baltimore City Historical Society, Preservation and Councilman William Cole, IV representing the 11th district.

Recommendation: Approval

5. BALTIMORE CITY LANDMARK LIST/SHELLEY HOUSE – 3849 ROLAND AVENUE (Fourteenth District)

On May 8, 2012, the CHAP Commission reviewed and recommended approval of Landmark designation for the Shelley House, located at 3849 Roland Avenue. The Shelley House is the oldest documented concrete house in Baltimore City, built in 1905-1906. Designed by Baltimore architect John E. Lafferty for Dr. Albert Shelley, this Colonial Revival home is an early example of reinforced concrete used in domestic architecture, predating many other concrete homes locally and nationally. Concrete was an early 20th century "miracle" building material that was versatile and fireproof, and gained popularity as an architectural material throughout the 20th century.

Recommendation: Approval

6. CLOSING OF A 9 FOOT ALLEY IN THE REAR OF THE 1900 BLOCK OF N. CASTLE STREET (Twelfth District)

The purpose of the proposed alley closing is to expand the size of the project area for the site known as the Columbus School located at 2000 E. North Avenue. The applicant is proposing to renovate the old school building and convert the structure into 50 residential dwelling units. The 9 foot alley and lots 53 thru 66 will be consolidated with the school building lot to provide parking for the project.

It is staff's finding that these ROWs are no longer needed for public purposes and can be closed, declared surplus property, and sold.

The East North Avenue Community Development Corporation and South Clifton Park Community Association have been notified of this action.

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

7. STREET CLOSING/CLOSING SEVERAL ALLEYS IN THE VICINITY OF THE 300 BLOCK OF WORSLEY STREET (Twelfth District)

STREET CLOSING/CLOSING SEVERAL ALLEYS IN THE VICINITY OF THE 400 BLOCK OF WORSLEY STREET (Twelfth District)

The area for the proposed street closings are part of the Barclay Square portion of the project. Barclay Square refers to the areas surrounding the intersection of Barclay and E. 20th Streets. Housing in this portion of the development area primarily consists of two and three story row homes. Many of the houses are single-family dwellings, but some of the town homes have been converted into multi-family units as well. The redevelopment plan focuses on improving Barclay Square with new construction and landscape design. Throughout the redevelopment area, there are many community gardens and informal spaces that residents have cared for and preserved.

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

Eastern District Police-Community Relations Council, Greater Homewood Community Corporation, Inc., People's Homesteading Group, Inc., Barclay Leadership Council Station North Arts & Entertainment District, and the Greater Greenmount Community Association, Inc. were notified in advance of this hearing.

Recommendation: Approval subject to comments from the Department of General Services

8. STREET CLOSING/ CLOSING OF PORTION OF DENMORE AVENUE AND ALLEYS (Sixth District)

The proposed street closings are at the request of Department of Housing and Community Development and the Department of Recreation and Parks. The Department of Recreation and Parks, in cooperation with the Ripken Foundation is proposing to build several athletic fields at this site.

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

The following community organizations were notified of this meeting: Cottage/Park Heights/Violet/Springhill/Ulman Avenues Non-Profit Association, Inc., Hidden Circle Community Association, Northwestern District Police-Community Relations Council, SEBBD&G, Development Corporation of Northwest Baltimore-(TDC), The Northwest Zoning Committee, Garrison Restorative Action and Community Empowerment Southwest Community Action Center, Fellowship Outreach Corporation, Inc., and the Park Heights Renaissance, Inc.

Recommendation: Approval subject to comments from the Department of General Services

9. MINOR AMENDMENT & FINAL DESIGN APPROVAL/GATEWAY AT WASHINGTON HILL PUD – TEMPORARY PARKING LOT – AREA “C” (Thirteenth District)

Capital Development, LLC proposes to construct an interim surface parking lot on the block bounded by Orleans, Fayette, Washington, and Wolfe Streets. This site corresponds to Area C in the Planned Unit Development. Until recently, the area was being used by Johns Hopkins Hospital as a temporary construction staging area for the adjacent hospital project. Hopkins has now expressed a desire to continue to use the site to satisfy unmet parking demand.

The Butchers Hill Association and Citizens for Washington Hill have been notified of the requested action.

Recommendation: Approval, subject to a 36-month time limit

10. MINOR AMENDMENT & FINAL DESIGN APPROVAL/BAYVIEW PUD – NEW EMERGENCY DEPARTMENT EXPANSION AND POWER PLANT BUILDING (First District)

Johns Hopkins Real Estate proposes to make two additions within their Bayview Campus: First is a one- and three-story structure to house an expanded emergency department, a pediatric inpatient unit, and an adult observation unit. The building will replace the existing “B” Building North and is adjacent to the existing main hospital and Nathan Shock Drive. The second campus addition is a purely utilitarian electric generator building, designed to meet energy capacity needs.

The Bayview Community Association and Greektown Community Development Corporation have been notified of the requested action.

Recommendation: Approval

11. CITY COUNCIL BILL #12-0084/ MIDTOWN COMMUNITY BENEFITS DISTRICT AND MANAGEMENT AUTHORITY - RENEWAL THROUGH JUNE 30, 2016

The requested legislation authorizes a renewal of the Midtown Community Benefits District. In 1995, this Benefits District was established. The overarching goal of a benefits district is to collect funds through an additional property tax surcharge in order to provide services above and beyond normal City services. In the case of Midtown, they cover approximately 175 blocks in the communities north of downtown. Their fees are used primarily for the purposes of greening, safety and sanitation.

Benefits districts must be renewed every four years. The Midtown Community Benefits District will cease on June 30, 2012, unless City Council Bill #12-0084 is passed. This bill extends the Benefits District for four more years to June 2016.

The following community organizations have been notified of this action: The Midtown Community Benefits District, the Mt. Vernon-Belvedere Association, the Mt. Royal Improvement Association, the Mt. Vernon Cultural District, the Madison Park Improvement Association, Inc., the Charles Street Development Corporation, and the Charles-North Community Association.

Recommendation: Approval

CONSENT AGENDA

12. CITY COUNCIL BILL #12-0070/CITY STREETS – CLOSING – 15- FOOT ALLEY

For the purpose of condemning and closing a 15-foot alley, laid out in the rear of the properties known as 4406 and 4410 Pall Mall Road, as shown on Plat 332-A-28A in the Office of the Department of General Services; and providing for a special effective date. (Sixth District)

Planning Commission considered this street closing at the April 21, 2011 hearing. The request is for the closing a portion of an alley closing laid out in the rear of the properties known as 4406 and 4410 Pall Mall Road. The applicant owns all adjacent property. Thus, the right-of-way area is not needed for public purposes and can be declared surplus or excess right-of-way.

Recommendation: Approval

13. CITY COUNCIL BILL #12-0071/SALE OF PROPERTY - FORMER BED OF A 15-FOOT ALLEY

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain parcel of land known as the former bed of a 15-foot alley laid out in the rear of the properties known as 4406 and 4410 Pall Mall Road and no longer needed for public use; and providing for a special effective date. (Sixth District)

Planning Commission considered this street closing at the April 21, 2011 hearing. The request is for the closing a portion of an alley closing laid out in the rear of the properties known as 4406 and 4410 Pall Mall Road. The applicant owns all adjacent property. Thus, the right-of-way area is not needed for public purposes and can be declared surplus or excess right-of-way.

Recommendation: Approval

14. CITY COUNCIL BILL #12-0072/ ZONING – CONDITIONAL USE – AMENDING ORDINANCE 11-459

For the purpose of amending Ordinance 11-459 to reflect the lot consolidation that occurred after Ordinance 11-459 was enacted, by amending the property address of the housing for the elderly, formerly known as 4309-4311 Pimlico Road, to 4311 Pimlico Road. (Sixth District)

Planning Commission considered CCB #11-0678 (Enacted as Ordinance 11-459) at the April 21, 2011 hearing. The request is to reflect the lot consolidation resulting from the acquisition for the alley that separated the two lots and the site plan remains consistent from the Planning Commissions' previous approval.

Recommendation: Approval

15. CITY COUNCIL BILL #12-0077/CITY STREETS – OPENING – CERTAIN STREETS AND ALLEYS BOUNDED BY SUN STREET, THE CSX TRANSPORTATION, INC. RAILROAD RIGHT OF WAY, VERA STREET, AND CHESAPEAKE AVENUE

For the purpose of condemning and opening certain streets and alleys bounded by Sun Street, the CSX Transportation, Inc. Railroad right of way, Vera Street, and Chesapeake Avenue, as shown on Plat 114-A-55 in the Office of the Department of General Services; and providing for a special effective date. (Tenth District)

Planning Commission considered this street closing at their January 13, 2011 hearing. The request is for the closing of certain streets and alleys located in the Fairfield industrial area. All adjacent property owners have consented to the closing. Thus these rights-of-way areas are not needed for public purposes and can be declared surplus or excess right-of-way.

Recommendation: Approval

16. CITY COUNCIL BILL #12-0078/ CITY STREETS – CLOSING – CERTAIN STREETS AND ALLEYS BOUNDED BY SUN STREET, THE CSX TRANSPORTATION, INC. RAILROAD RIGHT OF WAY, VERA STREET, AND CHESAPEAKE AVENUE

For the purpose of condemning and closing certain streets and alleys bounded by Sun Street, the CSX Transportation, Inc. Railroad right of way, Vera Street, and Chesapeake Avenue, as shown on Plat 114-A-55A in the Office of the Department of General Services; and providing for a special effective date. (Tenth District)

Planning Commission considered this street closing at their January 13, 2011 hearing. The request is for the closing of certain streets and alleys located in the Fairfield industrial area. All adjacent property owners have consented to the closing. Thus these rights-of-way areas are not needed for public purposes and can be declared surplus or excess right-of-way.

Recommendation: Approval

17. CITY COUNCIL BILL #12-0079/ SALE OF PROPERTY – FORMER BEDS OF CERTAIN STREETS AND ALLEYS BOUNDED BY SUN STREET, THE CSX TRANSPORTATION, INC. RAILROAD RIGHT OF WAY, VERA STREET, AND CHESAPEAKE AVENUE

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain parcels of land known as the former beds of certain streets and alleys bounded by Sun Street, the CSX Transportation, Inc. Railroad right of way, Vera Street, and Chesapeake Avenue and no longer needed for public use; and providing for a special effective date. (Tenth District)

Planning Commission considered this street closing at their January 13, 2011 hearing. The request is for the closing of certain streets and alleys located in the Fairfield industrial area. All adjacent property owners have consented to the closing. Thus these rights-of-way areas are not needed for public purposes and can be declared surplus or excess right-of-way.

Recommendation: Approval

**18. MINOR AMENDMENT AND FINAL DESIGN APPROVAL/ UNION MILL
PLANNED UNIT DEVELOPMENT – AMENDMENT TO EXISTING
GENERAL ADVERTISING SIGN (Seventh District)**

ClearChannel operates a general advertising sign on the property of the Union Mill PUD. They have recently requested approval of an adjustment to the sign that would relocate the base by 10' and increase the angle in the "V" sign from 36 degrees to about 73 degrees in angle. The permit was referred to the BMZA for review, and was approved with conditions in their order dated October 18, 2011. Considering that the sign is located within the PUD and the base is shifted slightly, this affects the approved development plan, and thus requires approval from the Planning Commission for a minor amendment to the development plan, and for a final design approval of the sign's proposed configuration.

Recommendation: Approval

19. CIP TRANSFERS

Recommendation: Approval