


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 #14-0329/ SALE OF PROPERTY – FORMER BEDS OF CERTAIN STREETS AND ALLEYS BOUNDED BY GUILFORD AVENUE, EAST 21ST STREET, BARCLAY STREET, AND EAST 20TH STREET		

TO

DATE:

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

March 25, 2014

At its regular meeting of March 20, 2014, the Planning Commission considered City Council Bill #14-0329 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 Guilford Avenue, East 21st Street, Barclay Street, and East 20th Street (Ward 12, Section 12, Block 3806) and no longer needed for public use; 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 #14-0329 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 #14-0329 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. Kaliope 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*

June 7, 2012

REQUEST: Street Closing/Closing Several Alleys in the Vicinity of the 300 Block of Worsley Street

Street Closing/Closing Several Alleys in the Vicinity of the 400 Block of Worsley Street

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

STAFF: Kenneth Hranicky

PETITIONER: Department of Housing and Community Development, and Barclay Properties LLC.

OWNERS: Mayor and City Council of Baltimore

SITE/GENERAL AREA

Site Conditions: The proposed street and alleys closings are located Ward 12, Section 12, Blocks 3805 and 3806.

The proposed street and alleys closings for Block 3805 consist of four (4) alleys. The alleys are as follows: (1) the 4 foot wide alleyway that runs along the north side of Lots 63 through 69; (2) the 3 foot alley that runs along the western boundary of Lot 62; (3) the 10 foot alley that runs along the northern edge of lots 52 through 62; (4) and the 10 foot alley that runs along the eastern edge of Lot 52.

The proposed streets and alley closings for Block 3806 consist of six (6) ROWs. The ROWs are as follows: (1) Worsley Street extending from Guildford Avenue to the western edge of Lot 64; (2) an approximately 2 foot wide alley running along the southern edge of Lot 64 for approximately 45 feet; (3) a 10 foot wide alley that runs along the western edge of Lots 63 through 60; (4) a 10 foot alley that runs along the western edge of lot 79; (5) a 10 foot alley that runs along the eastern edge of Lot 94; and, (6) all of 20½ Street between Guilford Avenue and Barclay Street.

The area in and around the proposed street closings are characterized by cleared land, new construction, existing buildings, and rehabilitated structures. A portion of Block 3805 is zoned B-3-2 and the remainder of Block 3805 and all of Block 3806 is zoned R-9.

General Area: The site is located in the Barclay neighborhood. The area is predominantly residential row houses with institutional uses nearby.

HISTORY

- Ordinance #927, approved on December 13, 1978 established the Barclay Urban Renewal Plan.
- Ordinance #251, approved on March 23, 1989 amended the Barclay Urban Renewal Plan
- June 16, 2005, Planning Commission adopted Small Area Plan/Barclay-Midway-Old Goucher.

CONFORMITY TO PLANS

This project is consistent with the Comprehensive Master Plan's LIVE section, Goal One: Build human capital by strengthening Neighborhoods, Objective One: Expand housing choices for all residents.

ANALYSIS

In the spring of 2005, the Housing Authority of Baltimore City (HABC) released a Request for Qualifications (RFQ) for the redevelopment of a portfolio of City-controlled properties in the Barclay/ Old Goucher neighborhood of Baltimore City. In January 2006, Telesis Corporation was selected by Baltimore Housing and the community to lead the revitalization of Barclay/ Old Goucher. The goal of the plan is to transform the neighborhood into a stable, mixed-income community with quality open spaces, community facilities and employment opportunities.

Pursuant to the RFQ, the Plan must provide a sufficient amount of affordable units to accommodate current residents and a significant number of moderate and market rate units to create a stable and diverse mix of incomes and tenure. The RFQ parcels are to be redeveloped into strong neighborhood assets in close accordance with the Planning Commission adopted Barclay – Midway - Old Goucher Small Area Plan.

The proposal calls for a 4 phase plan that covers most of the area north of North Avenue, west of Greenmount Avenue, south of 25th Street and east of Hargrove Street. The redevelopment plan calls for a mixture of rental and homeownership housing including market rate rental with scattered rehabilitated buildings and parks and community gardens throughout the Plan area. The plan calls for approximately 322 residential units over the four phases of development. 199 of the units will be rental and the remaining 123 units will be homeownership. Of the rental units, 134 (67%) will be affordable with 65 being market rate. Homeownership units will consist of 22 (17%) affordable and 101 (83%) market rate units.

Phase 1 consists of 103 housing units with replacement public housing (43), low-income rental (15), market rate rental (4), new town houses (24), and rehabilitated townhouses (17). Phase 1

includes also at least 4,000 square feet of community space, improvements to Calvert Street Park, and other streetscape improvements along Calvert and Barclay Streets. In this phase, replacement public housing and homeownership constitute about an equal portion of the budget.

Phase 2 is planned for 60 units and focuses on rehabilitated homeownership along Calvert Street and Guilford Avenue. Barclay Square Park is developed along with the residences surrounding it on the 300 block of E. 20th Street.

Phase 3 is planned for 68 units. In Phase 3, the eastern half of the Barclay Square area is completed. This phase is primarily new construction, with a small component of rehabilitated homeownership on E. 23rd Street.

Phase 4 contains the most diverse mix of uses of any of the four development phases. In this phase, in addition to 75 residential units, about 4,000 square feet of retail/community space will be created. The commercial focus of this phase will be on Greenmount Avenue.

The request for the proposed street closings are for activities within Phase 1 and 2. The 400 block of Worsley Street is part of Phase 1. Phase 1 will include new three story single family townhouses with a three story building of stacked flats at the end. The units are brick on the first two floors with an asphalt shingle mansard third floor. Alternate units have Hardie-Plank bays at the second floor fronts. Salvaged marble steps are being used for front stoops. Because of existing underground gas utility lines along the curb, landscaping will be provided in front of each home. Off-street parking is provided in the rear. UDARP approved Phase 1 in September, 2009. Phase 1 received Site Plan Review Committee approval August, 2009.

Phase 2 includes 67 dwelling units and 57 parking spaces, a mid-block pedestrian walkway, and a new community gathering space. The units will consist of primarily three-story brick rowhouses to be consistent with the surrounding block. The units along 21st street are two-story with rear elevation of Hardie-Plank above first floor brick. Stormwater management would be accommodated in the boulevard area through bio-retention gardens as well as the use of pervious paving in the walkway and parking areas. Trees and other plantings would be native species planted in masses.

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 inner blocks include alley housing hidden away from the main corridors. Most of the property stock in and around Barclay Square is either public housing or part of the Barclay Townhome Section 8 portfolio. 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. The Barclay Square design builds upon this existing strength, and adds landscaped open space throughout the area to soften the neighborhood. The open space is necessary in this area because the Calvert Street Park and Mund Park on Greenmount

Avenue are located several blocks away and on highly trafficked corridors. The Barclay Square Park will provide residents with a centrally located green space. Newly constructed housing will look onto the park, as well as the green median. The town homes located across from the park on the 300-block of 20th Street will be rehabilitated, as will the historic townhouses adjacent to the park on the west end of 20th Street. This will be a mixed-income area, with a variety of housing options.

The goal of the developer is to make Barclay Housing Project an Enterprise Green Community. Enterprise Green Communities are first and foremost affordable housing developments and are further judged over the following categories:

1. Integrative Design
2. Location and Neighborhood Fabric
3. Site Improvements
4. Water Conservation
5. Energy Efficiency
6. Materials Beneficial to the Environment
7. Healthy Living Environment
8. Operations and Maintenance

Recognizing that the project is an affordable housing development, the developer is very conscious of the rising energy costs and its impact on the residents.

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.

Thomas J. Stosur
Director