


TJA

<b>FROM</b>	<b>NAME &amp; TITLE</b>	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	<b>AGENCY NAME &amp; ADDRESS</b>	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	<b>SUBJECT</b>	CITY COUNCIL BILL #15-0502/SALE OF PROPERTY NS WORCESTER STREET 417-10 NW RIDGELY STREET		

DATE:

TO

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

April 10, 2015

At its regular meeting of April 9, 2015, the Planning Commission considered City Council Bill #15-0502 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 property known as NS Worcester Street 417-10 NW Ridgely Street (Block 833, Lot 001A) 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 staff report from their previous action on May 15, 2014 that recommended approval of closing the aforementioned streets and/or alleys. Thus, the Planning Commission recommended approval of City Council Bill #15-0502 and adopted the following resolution; nine members being present (nine in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #15-0502 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. Kaliop Parthemous, Chief of Staff  
 Mr. Colin Tarbert, Deputy Mayor for Economic and Neighborhood Development  
 Mr. Leon Pinkett, Assistant Deputy Mayor for Economic and Neighborhood Development  
 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  
 Ms. Sharon Daboin, DHCD  
 Ms. Barbara Zektick, DOT  
 Ms. Natawna Austin, Council Services  
 Mr. Walter Horton, Department of Real Estate  
 Ms. Elena DiPietro, Law Dept.  
 Ms. Melissa Krafchik, PABC  
 Mr. David Framm, DGS



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### STAFF REPORT



*Thomas J. Stosur*  
Director

**May 15, 2014**

**REQUEST:** Street Closing/Closing Portion of Worcester Street between Ridgely Street and B. & O. Rail Right-of-Way

**RECOMMENDATION:** Approval

**STAFF:** Alexandra Hoffman

**COMPREHENSIVE PLANNER:** Jill Lemke

**PETITIONER:** 1400 Hull Street, LLC

**OWNER(S):** Mayor and City Council

#### **SITE AREA**

Site Conditions: The subject property is a portion of the 1800 block of Worcester Street, east of Ridgely Street that terminates at the B. & O. Rail Right-of-Way to the west.

General Conditions: The Subject Property is located in the Carroll-Camden Industrial Area southwest of the Central Business District, southeast of Carroll Park and northwest of the Middle Branch. The area benefits from proximate access to I-95 and I-295.

#### **ANALYSIS**

This proposed street closing would impact a portion of the 1800 block of Worcester Street that is east of Ridgely Street and terminates at the B. & O. Rail Right-of-Way. The petitioner is 1400 Hull Street, LLC who owns various properties on either side of the subject portion of Right-of-Way (block plat attached for reference). The other properties that are adjacent to the subject portion of Right-of-Way include Lot 1A and 1450 Ridgely Street. Lot 1A is a 0.0224-acre parcel owned by the Mayor & City Council which 1400 Hull Street, LLC is in the process of acquiring. The remaining parcel, 1450 Ridgely Street is an existing personal storage facility accessed from Ridgely Street and no access from this portion of Worcester Street. The subject portion of Worcester Street has utilities within the area which may limit future development.

It is staff's finding that upon the sale of the Mayor & City Council parcel (Lot 1A) to the Petitioner, the subject portion of the 1800 block of Worcester Street is not needed to provide access to adjacent properties since all the properties will be under the same ownership. Thus the

subject portion of the 1800 block of Worcester Street is no longer needed for a public purpose and can be closed, the right-of-way declared surplus property and sold.

The Petitioner, 1400 Hull Street, LLC, purchased the properties for an existing contracting business. The Petitioner plans to use the subject portion of Worcester Street to provide parking associated with this contracting business.

### **CONFORMITY TO PLANS**

Comprehensive Master Plan: This proposed street closing is compatible with the Comprehensive Master Plan for Baltimore City, specifically:

#### **LIVE**

Goal 1: Build Human and Social Capital by Strengthening Neighborhoods

*Objective 2:* Strategically Redevelop Vacant Properties throughout the City

#### **EARN**

Goal 1: Strengthen Identified Growth Sectors

*Objective 5:* Retain and Attract Businesses in Construction

Carroll Camden Urban Renewal Plan: The subject portion of Worcester Street is located within the Carroll-Camden Industrial Urban Renewal Plan which does not further restrict the proposed use.

### **COMMUNITY NOTIFICATION**

The Carroll-Camden Business Association has been notified of the requested action.



**Thomas J. Stosur**  
Director