


TJA

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #18-0175 / CITY STREETS – STREETS AND ALLEYS BOUND BY BIDDLE, GREENMOUNT, CHASE, AND FALLSWAY		

TO

DATE:

February 2, 2017

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

At its regular meeting of February 1, 2018, the Planning Commission considered City Council Bill City #18-0175, for the purpose of condemning and closing all streets and alleys bounded by East Biddle Street, Greenmount Avenue, East Chase Street, and Fallsway, as shown on Plat 331-A-14A in the Office of the Department of Transportation; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #18-0175 and adopted the following resolution, seven members being present (seven in favor).


RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #18-0175 be passed by the City Council.

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

TJS/ET

Attachment

cc: Mr. Pete Hammen, Chief Operating Officer  
Mr. Jim Smith, Chief of Strategic Alliances  
Ms. Karen Stokes, Mayor's Office  
Mr. Colin Tarbert, Mayor's Office  
The Honorable Edward Reisinger, Council Rep. to Planning Commission  
Mr. David Tanner, BMZA  
Mr. Geoffrey Veale, Zoning Administration  
Ms. Sharon Daboin, DHCD  
Mr. Patrick Fleming, DOT  
Ms. Elena DiPietro, Law Department  
Ms. Natawna Austin, Council Services  
Mr. Francis Burnszynski, PABC  
Ms. Catherine Zoppo, Real Estate

<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	Street Closing/ Closing of Several Streets and Alleys Lying in Blocks 1165B, 1166, 1167, 1168 - Johnston Square		

**TO**

DATE:

Ms. Michelle Pourciau, Director  
Department of Transportation  
417 East Fayette Street, Benton Building

September 29, 2017

This is to inform you that on September 28, 2017, the Planning Commission, finding no further public need, recommended approval to close several streets and alleys lying in blocks 1165B, 1166, 1167, 1168 within the Johnston Square neighborhood. The specific streets and alleys are identified in the attached staff report.

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: Mr. Pete Hammen, Chief Operations Officer  
Mr. Jim Smith, Chief of Strategic Alliances  
Ms. Karen Stokes, Mayor's Office  
Mr. Kyrion Banks, Mayor's Office  
The Honorable Edward Reisinger, Council Rep. to Planning Commission  
Ms. Marcia Collins, DPW  
Mr. David Framm, DOT  
Mr. Francis Burnszynski, PABC



Catherine E. Pugh  
Mayor

## PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

### STAFF REPORT



Thomas J. Stosur  
Director

September 28, 2017

**REQUESTS:** Street Closing/Closing of Several Streets and Alleys Lying in Blocks 1165B, 1166, 1167, and 1168 (Barclay St., Brentwood Ave., Forrest St., Nursery Pl., and associated alleyways between E. Biddle St. and E. Chase St.)

**RECOMMENDATION:** Approval

**STAFF:** Matthew DeSantis, AICP

**PLANNING DISTRICT:** Eastern

**PETITIONER:** Baltimore Housing (DHCD)

**OWNER:** The Mayor and City Council

#### **SITE/GENERAL AREA**

**Site Conditions:** The majority of the properties adjacent to these proposed streets and alleys to be closed are vacant lots. There are extant, vacant rowhomes on E. Biddle Street between Barclay Street and Brentwood Avenue and also between Forrest Street and Nursery Place. There are also three extant rowhomes located on Brentwood Avenue.

**General Area:** The streets/alleys proposed to be closed are located in the Johnston Square neighborhood in East Baltimore. The area is roughly bounded by the Jones Falls Expressway to the west, E. Biddle Street to the north, Greenmount Avenue to the west, and E. Chase Street to the south.

#### **HISTORY**

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

#### **ANALYSIS**

**Proposal:** The Department of Housing and Community Development (DHCD) has requested the Department of Transportation to close several streets and alleys lying in blocks 1165B, 1166, 1167, and 1168 as indicated on the plats below:

DISC 1100

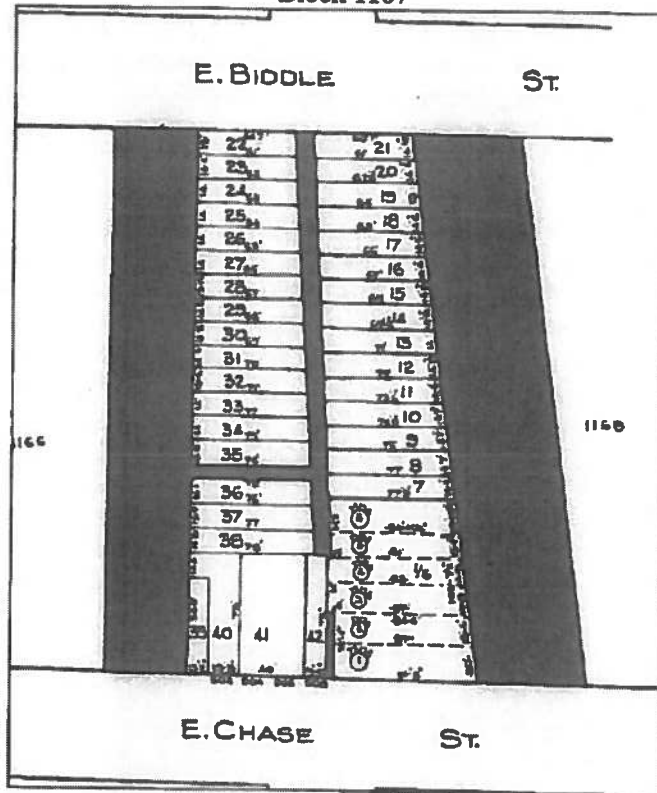
E. BIDDLE ST.

1162 E

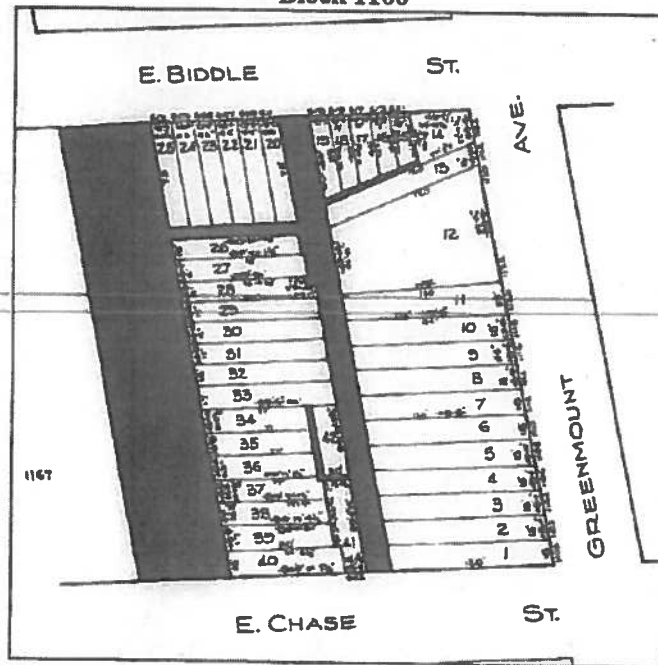
1167

E. CHASE ST.

**Block 1167**



**Block 1168**



The majority of the properties adjacent to the streets and alleys proposed to be closed are owned by the Mayor and City Council. This is the result of many years of active acquisition on the part of the City in effort to reduce blight and consolidate parcels for future redevelopment. The Johnston Square neighborhood has seen much recent redevelopment activity, from the completed Lillian Jones apartment building, the recent closing of Proctor Street in order to facilitate a future residential project, and the closing of alleyways in the proximity of Ambrose Kennedy Park in order to enable its renovation and expansion.

The City has been actively pursuing the outstanding adjacent properties that it does not currently own. Eleven of these properties are either vacant lots or unoccupied structures. The other three properties in question are currently occupied. DHCD has been working with the owners/occupants of these properties throughout this entire acquisition process. Due to the length of the property acquisition and street closure processes, DHCD has requested that this proposal be considered by the Planning Commission at this time. The property owners of all of these non City-owned properties have been notified of this Planning Commission hearing.

This action has been referred to the Planning Commission for review as an extension of the Master Plan review authority assigned by the City Charter, Art. VII, §§72 and 74. Given that the streets proposed for closure are overwhelmingly surrounded by Mayor and City Council properties and as this request is consistent with years worth of blight removal and property acquisition, staff recommends that the Planning Commission find that there is no further need for public use of the street and alleys and that they can be closed. Needless to say, a resolution will need to be had between the City and any private property owners – especially any occupants – before any of the proposed streets or alleys are legally closed through the City Council Ordinance process.

**Community Notification:** The Rebuilding Johnston Square community association has been notified of this action.

A handwritten signature in black ink, appearing to read "Thomas J. Stosur". The signature is fluid and cursive, with the first name "Thomas" and last name "Stosur" clearly distinguishable.

**Thomas J. Stosur**  
**Director**