

FROM

NAME & TITLE	CHRIS RYER, DIRECTOR
AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
SUBJECT	CITY COUNCIL BILL #19-0438 /CLOSING-NORTH DURHAM STREET and a 16-FOOT ALLEY

CITY of
BALTIMORE
MEMO



TO

DATE:

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

October 21, 2019

The Department of Planning is in receipt of City Council Bill #19-0438, which is for the purpose of condemning and closing North Durham Street, extending from East Eager Street Northerly 433 feet, more or less, to the south side of East Chase Street; and a 16-foot alley, extending from the west side of North Durham Street 136.8 feet, more or less, to the west side of North Wolfe Street, as shown on Plat 341-A-45A in the Office of the Department of Transportation This bill is a companion bill to City Council Bill #19-0437 which is for the opening of North Durham Street.

The Department of Planning recommends approval of City Council Bill #19-0438 with the condition that upon the future sell of the street bed it would remain open as a private right-of-way for public use and not consolidated into any adjacent parcels.

The opening and closing of North Durham Street will help facilitate the eventual sale of the street bed of Durham Street to East Baltimore Development, Inc. (EBDI) and any future owners, as a portion of the street bed in currently improved with a portion of the existing Eager Park. To the west, new townhomes are currently under construction along this portion of Durham Street. While it is beneficial for the City to transfer ownership of this portion of the Durham Street, it is necessary that the bed remain a separate parcel from Eager Park and remain as a private right-of-way. The new homes are addressed to Durham Street and will need to retain street frontage, in this case as proposed private street frontage.

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: Mr. Nicholas Blendy, Mayor's Office
Mr. Matthew Stegman, Mayor's Office
Ms. Nina Themelis, Mayor's Office
The Honorable Edward Reisinger, Council Rep. to Planning Commission
Mr. Colin Tarbert, BDC
Mr. Derek Baumgardner, 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
Mr. Dominic McAlily, Council Services
Mr. William Burgee, DHCD