



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

November 7, 2013

REQUEST: Street Closings/ Closing of portions of the air-rights of the Orleans Street Viaduct, Bath Street and Front Streets

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

STAFF: Eric Tiso

PETITIONER: Edison Parking, LLC

OWNER: Mayor and City Council of Baltimore (Department of General Services)

SITE/GENERAL AREA

Site Conditions: 437 Fallsway is located on the northern corner of the intersection with Hillen Street. The property is zoned M-2-3, and is currently improved as a surface parking lot operated by the Department of General Services.

General Area: This site is located in the Penn-Fallsway neighborhood, adjacent to the Downtown area. This property, once the adjacent rights-of-way are closed, will be immediately adjacent to and functionally made part of the existing Edison Parking properties to the north. The Healthcare for the Homeless center is located across the street to the south, and the back of the Baltimore City Juvenile Justice Center is located across the street diagonally to the east. The Orleans Street viaduct is above and adjacent to the northern property line, and the elevated I-83 corridor is across the Fallsway to the west.

HISTORY

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

ANALYSIS

Project: Edison Parking has requested to close portions of the air-rights of the Orleans Street Viaduct, Bath Street, and Front Street. These portions are bounded on either side by both the existing Department of General Services (DGS) parking lot and the Edison Parking lot, and they serve no other access purposes. Following the closure, the street beds will be removed and made part of the overall site. Edison Parking will enter into a 99-year lease of the City's property, and will operate it as part of the larger surface parking lot. As part of the agreement, fifty parking spaces will be reserved for use by the City. A new entrance to the parking lot will be provided closer to the intersection of Fallsway and Hillen, along with new planting areas. This will

provide screening and beautification of the site, which is today simply enclosed by a chain-link fence. New street trees will be provided along Hillen Street and the Fallsway in new tree pits.

Planning staff finds that the subject streets and air-rights are no longer needed for public purposes and can be closed; the rights-of-way and air-rights declared surplus property and sold, subject to the requirements of the Department of General Services.

Notifications: The following community organizations have been notified of this action: the Central District Police-Community Relations Council, the Downtown Partnership of Baltimore, the Eastern District Police-Community Relations Council, the Jonestown Planning Council, and the Southeast Community Development Corporation.



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