



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

June 11, 2015

REQUEST: Street Closing/ Closing Portion of Franklin Street – 3600 West Franklin Street

RECOMMENDATION: Approval

STAFF: Alexandra Hoffman

PLANNING DISTRICT: Southwest

COMPREHENSIVE PLANNER: Kyle Leggs

PETITIONER: The Administration
(On behalf of the Housing Authority of Baltimore City)

OWNER(S): Mayor and City Council

SITE AREA

Site Conditions: The subject portion of Right-of-Way is on the south side of West Franklin Street east of Allendale Street where West Franklin Street dead ends into a City-owned parcel, 3600 West Franklin Street. This parcel is improved by a Housing Authority of Baltimore City apartment building. Directly to the south is Mary E. Rodman Elementary School, a park that extends to West Mulberry Street and associated recreation center.

General Conditions: The subject portion of Right-of-Way is located in the Lower Edmondson Village neighborhood one block south of the intersection of Allendale Street and Edmondson Avenue, the northern boundary of the neighborhood.

ANALYSIS

As it presently exists, West Franklin Street east of Allendale Street provides alley access for a row of houses to the north that front on Allendale Street and then dead ends at 3600 West Franklin Street, a Housing Authority of Baltimore City apartment building. There are three groupings of perpendicular parking spaces on the south side of West Franklin Street along the north side of the park. Although all of these parking spaces are presently signed for residents of the apartment building at 3600 West Franklin Street, the northern portion of the westernmost group lies within the Right-of-Way. This proposal would close the portion of Right-of-Way that includes the northern half of these parking spaces so they can be consolidated into the lot with

the apartment building which they serve. No physical changes to West Franklin Street are proposed and access to the alley behind the Allendale Street homes would not be affected.

Petitioner Request

The Petitioner, the Housing Authority of Baltimore City, has an agreement to lease the apartment building at 3600 West Franklin Street to Enterprise Homes, Inc., who will be completing extensive interior capital improvements to the existing structure. The requested action will clarify control of the parking spaces on the south side of this block of West Franklin Street and is necessitated for Enterprise Homes to obtain financing for the proposed improvements.

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 1: Expand Housing Choices for All Residents

Edmondson Village Area Master Plan: The subject portion of Right-of-Way is located within the Edmondson Village Area Master Plan (adopted by the Planning Commission on June 14, 2007), which does not make recommendations pertaining to the proposed action.

COMMUNITY NOTIFICATION

The Allendale Community Association, Inc., Lower Edmondson Village Community Association, Southwest Better Neighborhood Association, City Council President Bernard C. "Jack" Young and the Eighth District Councilwoman Helen Holton have been notified of the requested action.



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Figure 1: Block Plat

