



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### STAFF REPORT



*Thomas J. Stosur*  
Director

**February 4, 2010**

**REQUEST:** City Council Bill 09-0425/Sale of Property – NS Eastern Avenue 402-9 Feet West of Kane Street (Block 6345D, Lot 9)

**RECOMMENDATION:** Amend and Approve. Amendment is as follows:

- For all occurrences, replace "...west of Kane Street..." with "...EAST of Kane Street..."

**STAFF:** Ken Hranicky

**PETITIONER:** The Administration (Department of Real Estate)

**OWNER:** Mayor and City Council

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

Site Conditions: The property known as Block 6345D, Lot 9 is an unimproved lot located northwest of the I-95/Eastern Avenue interchange. It is an unimproved lot that has rail access along its western edge. There is a pedestrian bridge that extends from Kane Street to Quinton Street (Eastwood Neighborhood) on the east side of I-95, with a separate access ramp that leads onto the subject property. The access ramp to the pedestrian bridge on the site has been barricaded to prevent access to the subject site. The site is zoned M-2-1. The area is approximately 9.385 acres.

General Area: The property to be sold is bordered by I-95 to the east and shopping and light industrial to the west. The property is located in the Pulaski Industrial Area.

#### **HISTORY**

There have been no previous Planning Commission actions on this property

#### **CONFORMITY TO PLANS**

The proposal to authorize the sale of Block 6345D, Lot 9, is consistent with EARN Goal 3: Improve access to jobs and transportation linkages between businesses.

#### **ANALYSIS**

The Department of Real Estate has requested that the Mayor and City Council be authorized to sell its interest in the property known as Block 6345D, Lot 9. The property

will be sold to Maryland Transportation Authority (MdTA). MdTA intend to utilize this site as a rail yard. The site is located east of Kane Street and west of I-95, just north of Eastern Avenue. This parcel is being considered for an additional rail yard location. The property is adjacent to the Canton railroad mainline track and consists of woods, meadows, and a long abandoned recreational field. The subject site is currently vacant and unused and is a long and narrow, irregularly shaped parcel with no road frontage with the exception of a ten (10) foot wide easement that is physically inaccessible from Eastern Avenue. The former athletic fields are completely overgrown and the paved area of former tennis courts remains in disrepair. An abandoned baseball field and backstop are located on the south eastern portion of the site. In addition to the structures detailed above, several concrete headwalls and drains are present that divert stormwater from I-95 to open channels that run through the site. The City will need to retain the easements for an 18” sanitary sewer, a 48” and 60” storm drain and a pedestrian bridge that crosses this parcel.

Staff’s analysis indicates that the property known as Lot 9 of Block 6345D is no longer needed for City public use and can be sold.

Eastern Community Action Center, Southeast Community Development Corporation, Bayview Improvement Association, Eastwood Community Civic Association and the City Council Representative have been notified of this action.

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