



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

November 18, 2010

REQUEST: City Council Bill #10-0599/Franchise – Private Pedestrian Bridgeway over the 1500 Block of Presstman Street

For the purpose of granting a franchise to New Song Urban Ministries, LLC, to construct, use, and maintain a private pedestrian bridgeway above and across a portion of the 1500 block of Presstman Street right-of-way, connecting the New Song Academy building on the north side of Presstman Street with an Academic and Community building to be constructed on the south side of Presstman Street, subject to certain terms, conditions, and reservations; and providing for a special effective date.

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

STAFF: Ervin McDaniel

PETITIONER(S): Department of General Services on behalf of the Mayor and City Council

OWNER: Mayor and City Council

SITE/ GENERAL AREA

Site Conditions: The requested franchise is for a private pedestrian bridgeway above and across the 1500 block of Presstman Street.

General Area: The franchise requested is located within the Sandtown-Winchester neighborhood. This neighborhood is characterized by both residential and institutional uses.

HISTORY

Ordinance #701, approved on April 17, 1978 established the Sandtown-Winchester Urban Renewal Plan.

CONFORMITY TO PLANS

This project is compatible with the City's Comprehensive Master Plan's Learn Section, Goal #4: Ensure Safe and Convenient Transportation to and from Educational Facilities, Objective 1: Improve Pedestrian and Bicycle Access to Schools and Libraries.

ANALYSIS

City Council Bill #10-0599 proposes a franchise to allow a private bridgeway above and across a portion of the 1500 block of Presstman Street. New Song Urban Ministries is proposing to construct a pedestrian bridgeway approximately 66 feet long by 10 feet wide by 14 feet high and will be at least 17 feet above the street bed at its lowest point. The bridgeway will connect the proposed new building (new classrooms, meeting rooms, recreation rooms offices and storage space) on the south side of Presstman Street to the existing Academy building on the north side of Presstman Street. The bridge is designed as one level with aluminum storefront windows with decorative mesh sun shading, metal panel cladding and curved standing seam metal roofing.

The following outlines the staff's review of this project:

- Site Plan: The site plan for the pedestrian bridge was approved by the Site Plan Review Committee on June 9, 2010. The site plan shows the location of the bridge crossing Presstman Street connecting the existing structure to the proposed new structure.
- Bridgeway Elevations: The exterior building materials being used for the bridge include aluminum storefront windows with decorative mesh sun shading, metal panel cladding and curved standing seam metal roofing. The color of the metal panel for the bridge will match the accent colors of the building.

Sandtown Habitat Homeowners' Association, Sandtown-Winchester Community in Partnership, Sandtown-Winchester Improvement Association and Sandtown-Winchester Square Homeowners Association were notified of this action.

Thomas J. Stosur
Director