



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

May 7, 2015

REQUEST: Street Closing/Closing Portion of Water Street and Hollingsworth Street

RECOMMENDATION: Approval with the consent of the owners of 114 and 120 E Lombard Street

STAFF: Alexandra Hoffman

PLANNING DISTRICT: Downtown South

COMPREHENSIVE PLANNER: Alexandra Hoffman

PETITIONER: The Administration
(On behalf of Calvert and Lombard, LLC)

OWNER(S): Mayor and City Council

SITE AREA

Site Conditions: The subject portions of Right-of-Way are Water Street between Grant and Calvert Streets and Hollingsworth Street between Lombard and Water Streets.

General Conditions: The subject portions of Right-of-Way are located in the Central Business District on the block bounded by Redwood Street to the north, Calvert Street to the east, Lombard Street on the south and Light Street to the west.

ANALYSIS

This proposed street closing would impact two portions of Right-Of-Way interior to the block bounded by Redwood Street to the north, Calvert Street to the east, Lombard Street on the south and Light Street to the west (see Figure 1: Block Plat, attached). The Petitioner, Calvert and Lombard, LLC, has been awarded the surrounding Mayor and City Council-owned parcels through a Request For Proposal process for mixed use redevelopment. The proposed street closings were initiated in 2005 as part of the original Request for Proposal issuance, but were delayed until this time. Closing the subject portions of Right-of-Way will allow for the consolidated ownership of the properties, facilitating the planned redevelopment.

A utility investigation has been completed and the developer at their sole cost and expense will relocate or abandon the City-owned utilities.

The Petitioner has been awarded all of adjacent parcels by the City except 114 and 120 East Lombard Street. The owner of 120 East Lombard Street has provided the Petitioner with written consent to the proposed street closing. The previous owner of 114 East Lombard Street had also provided written consent to the proposed street closing, but that property was acquired in January by the Maryland Transit Administration for use associated with the proposed Redline. The Petitioner is in negotiations with the new owner for 114 East Lombard Street to obtain their written consent. If this consent is granted, it is staff's finding that the subject portions of Right-of-Way are not needed to provide access to adjacent properties. Thus, with the written consent from the owners of 114 and 120 East Lombard Street the Right-of-Way is no longer needed for a public purpose and can be closed, declared surplus property and sold.

Petitioner Request

The Petitioner, PMC Property Group, is redeveloping the properties known as 26, 30, 32, and 34 South Calvert Street and 31-35 Grant Street as a mixed-use residential and retail project with 167 market-rate rental apartments as well as about 7,000 square feet of first floor retail space. The proposed street closings will permit the Petitioner to connect the Calvert Street and Grant Street properties through elevated pedestrian bridges with the beds of Water and Hollingsworth Streets to remain open to pedestrian traffic and landscaped as an amenity to residents of the project.

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

Objective 2: Strategically Redevelop Vacant Properties throughout the City

Goal 2: Elevate the Design and Quality of the City's Built Environment

Objective 3: Promote Transit Oriented Development (TOD) and Mixed-use Development to Reinforce Neighborhood Centers and Main Streets

Central Business District Urban Renewal Plan: The subject portions of Right-of-Way are located within the Central Business District Urban Renewal Plan which does not further restrict the proposed action.

COMMUNITY NOTIFICATION

The owners of 114 and 120 East Lombard Street, Downtown Partnership of Baltimore, City Council President Bernard C. "Jack" Young and the Eleventh District Councilman Eric Costello have been notified of the requested action.



Thomas J. Stosur
Director

Figure 1: Block Plat

