



Catherine E. Pugh  
Mayor

## PLANNING COMMISSION

Sean D. Davis, Chairman

### STAFF REPORT



Thomas J. Stosur  
Director

September 6, 2018

**REQUEST:** Street Closing/ Department Of Housing And Community Development – Closing of Bauernschmidt Alley and Two 10-Foot Alleys in the Vicinity of Oliver, Washington and Federal Streets

**RECOMMENDATION:** Approval

**STAFF:** Eric Tiso, AICP

**PETITIONER:** Department of Housing and Community Development, c/o Mr. Bill Burgee

**OWNER:** Mayor and City Council of Baltimore, and the Mary Harvin Transformation Center

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

Site Conditions: This proposed street and alley closing is located in City Block 1480, a roughly triangular area that is bounded by North Washington Street on the west, Federal Street on the North, North Gay Street on the southeast, and a short portion of East Oliver Street on the south. Bauernschmidt Alley connects to the eastern side of the 1500-block North Washington Street, roughly in the middle of the block. It turns northeasterly, and intersects the south side of Federal Street, opposite of where North Castle Street intersects Federal Street. The two captioned 10-foot alleys connect North Washington Street, continuing past Bauernschmidt Alley, and Federal Street.

General Area: This site is located in the center of the Broadway East neighborhood, a predominantly residential area, that is diagonally bisected by North Gay Street, which has institutional and commercial uses along its length, including the Southern Baptist Church, Oliver Senior Center, and Humanim to the northeast of this project area, and the Mary Harvin Apartments, immediately to the north. The residential stock in this area is predominantly rowhomes, with multifamily housing.

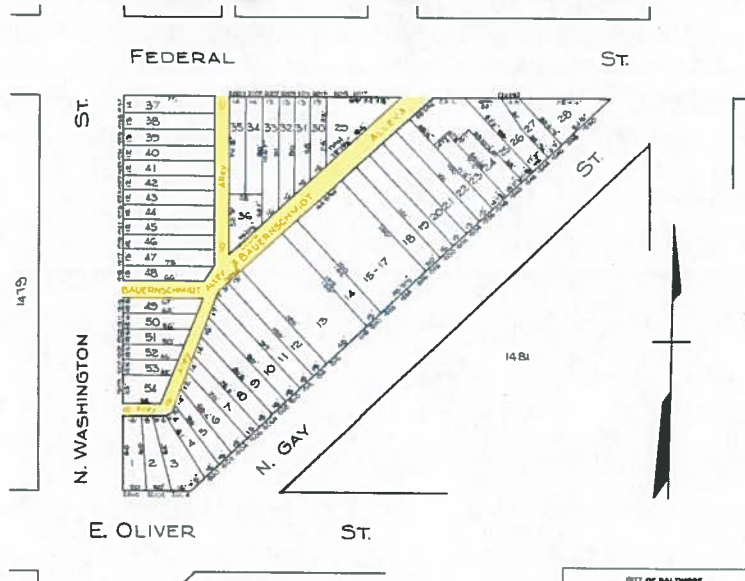
#### **HISTORY**

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

#### **ANALYSIS**

Background: The Department of Housing and Community Development (DHCD) has requested the Department of Transportation to close a portion of Bauernschmidt Alley and two 10-foot alleys. This closure is intended to create a developable parcel to enable construction of The Southern View Apartments, which is the latest planned addition to the neighborhood North of EBDI. The project is being spearheaded by Bishop Donte Hickman of the Southern Baptist

Church. This proposed 88-unit residential building will consist of mainly 1- and 2-bedroom units with just a handful of 3-bedroom units, which will be targeted to those with incomes below 60% and 50% AMI. The project is being financed by 4% Low-Income Housing Tax Credits (LIHTCs) as well as other funding sources from the Developer, City and State. This project will be built to a high standard of quality, including a top-of-the-line fitness facility, library, community room, sky patio, washers and dryers in every unit, granite counters, stainless steel appliances, and some hard surface flooring. Beautiful landscaping, including multiple pocket parks and sitting areas, will surround the building.



This action has been referred to the Planning Commission for review as an extension of the Master Plan review authority assigned by the City Charter, Art. VII, §§72 and 74. Given that the street and alleys proposed for closure are overwhelmingly surrounded by Mayor and City Council properties, staff recommends that the Planning Commission find that there is no further need for public use of the street and alleys, and that they can be closed. Introduction of City Council Bills will also be required to complete the formal closure, and will be presented to the Planning Commission in a future meeting once they are introduced.

Notification: The Broadway East Community Association has been notified of this action.

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