



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

October 29, 2015

REQUEST: Street Closing/A Portion of Eden Street and Aliceanna Street

RECOMMENDATION: Approval

STAFF: Tamara Woods

PLANNING DISTRICT: Inner Harbor

COMPREHENSIVE PLANNER: Kate Edwards

PETITIONER: The Administration

OWNER(S): Mayor and City Council

SITE AREA

Site Conditions: The subject portion of Rights-of-Way are on the south side of Aliceanna Street at 700 S. Eden Street and the west side of Eden Street at 700-06 S. Eden Street and 711 S. Central Avenue. This parcel is currently improved with a surface parking lot.

General Conditions: The subject portion of Right-of-Way is located in the Inner Harbor neighborhood on a block bounded by Eden Street, Aliceanna Street, Central Avenue and Lancaster Street.

ANALYSIS

As it presently exists, the subject area for this street closing is within the Inner Harbor East neighborhood as it transitions to the surrounding historic districts of Little Italy and Fells Point, comprised of mostly two- and three-story rowhouses that include both commercial and residential uses. Formerly an industrial area, Harbor East is generally improved today with a series of high-density, mixed-use buildings concentrated around the President Street traffic circle, with the few industrial uses remaining in the eastern portion of the neighborhood. This proposal would close an 8' area of Aliceanna Street and a 19' area of Eden Street. The portion of Right-of-Way would be consolidated into the lot with the proposed development which they serve.

The Petitioner has requested that these streets be closed as part of a development proposal to build a new 22 story building with ground floor commercial and residences. The subject site for

the development is currently being rezoned from M-2-2 to B-2-4. The bill is currently awaiting signature by the Mayor. Staff supports the requested partial street closings.

CONFORMITY TO PLANS

Comprehensive Master Plan: This proposed street closing is compatible with the Comprehensive Master Plan for Baltimore City, specifically:

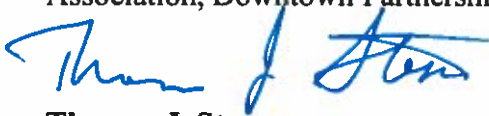
LIVE

Goal 1: Build Human and Social Capital by Strengthening Neighborhoods

Objective 1: Expand Housing Choices for All Residents

NOTIFICATION

The following groups were notified in advance of this hearing: the Little Italy Business Association (LIBA), Little Italy Community Organization-(LICO), Little Italy Property Owners Association, Downtown Partnership and the Fells Point Homeowners Association.



Thomas J. Stosur
Director