



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

May 4, 2017

REQUESTS: Street Closing/Closing of Proctor Street, Proctor Alley and a Ten Foot Alley in the Vicinity of East Chase Street and Homewood Avenue

RECOMMENDATION: Approval

STAFF: Tamara Woods

PLANNING DISTRICT: Eastern

PETITIONER: Baltimore Housing (DHCD)

OWNER: The Mayor and City Council

SITE/GENERAL AREA

Site Conditions: The streets and alleys proposed to be closed are adjacent to properties that are owned by the Mayor and City Council. There are no buildings that front the streets.

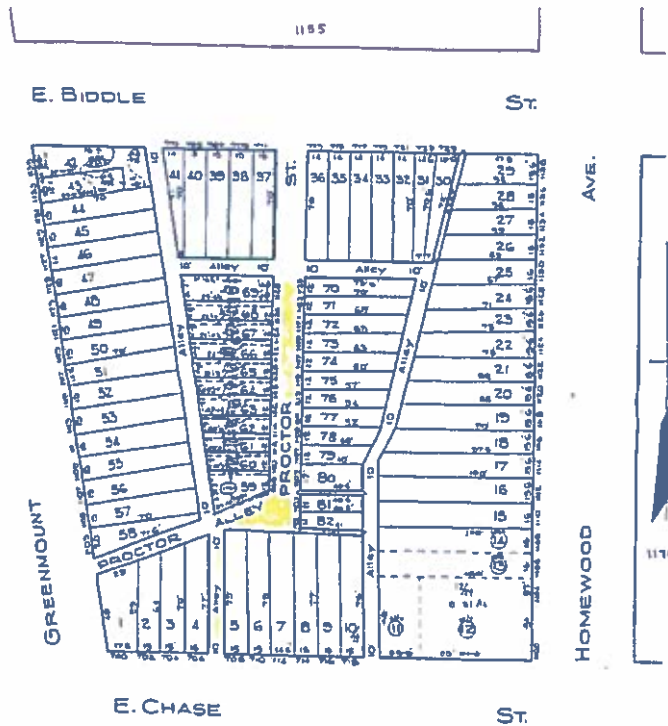
General Area: The streets proposed to be closed are located in the Johnston Square neighborhood in East Baltimore. This area is a residential neighborhood comprised of mostly rowhomes with a few multi-family buildings. The site is also along the Greenmount Avenue corridor, which has seen a lot of redevelopment over the past several years through renovation of existing structures and new construction of multi-family buildings and other community uses.

HISTORY

No prior history for this site.

ANALYSIS

Proposal: The Department of Housing and Community Development (DHCD) has requested the Department of Transportation to close: 1.) Proctor Street, 2.) Proctor Alley and 3.) A ten foot alley in the vicinity of East Chase Street and Homewood Avenue, as indicated on the plat below.



DHCD has acquired all of the abutting properties in this area. The purpose of the closings is to help facilitate land assembly for a redevelopment parcel. They will be consolidated with the abutting parcels for disposition and future redevelopment. There are utilities that need to be closed and any utilities not abandoned will be relocated under a Developers Agreement.

The proposed street closings are part of a broader vision to help redevelop Johnston Square and the Greenmount Avenue corridor. DHCD has contracted with The Reinvestment Fund (TRF) to redevelop this site for an affordable housing development. This particular street closing action would help pave the way for this development. The applicant will work with the Department of Transportation to continue with the formal process of closing the street.

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 streets proposed for closure are 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 can be closed.

Community Notification: The Rebuild Johnston Square Organization and City Councilman Robert Stokes have been notified of this action.

Thomas J. Stosur
Director