

<b>FROM</b>	<b>NAME &amp; TITLE</b>	THOMAS J. STOSUR, DIRECTOR
	<b>AGENCY NAME &amp; ADDRESS</b>	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET
	<b>SUBJECT</b>	STREET CLOSING / STADIUM SQUARE II, LLC. – CLOSING A PORTION OF 20-FOOT ALLEY (CREEK ALLEY)

CITY of  
BALTIMORE  
**MEMO**



**TO** Mr. Frank Murphy, Acting Director  
Department of Transportation  
417 East Fayette Street, Benton Building

DATE: September 19, 2016

This is to inform you that on September 15, 2016, the Planning Commission recommended approval of the closing a portion of a 20-foot alley located in block 962 known as Creek Alley.

A copy of the staff report is attached. Please note that while the report includes references to each associated bill related to this proposed action, the item was advertised for the Planning Commission meeting merely as a proposed street closing and heard as such. The three specific bills, as they have now been introduced by City Council, will be placed on the Planning Commission consent agenda for their upcoming meeting.

If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA

Attachment

- cc: Ms. Kaliope Parthemos, Chief of Staff  
 Mr. Colin Tarbert, Deputy Mayor for Economic and Neighborhood Development  
 Mr. Leon Pinkett, Assistant Deputy Mayor for Economic and Neighborhood Development  
 Ms. Angela Gibson, Mayor's Office  
 The Honorable Rochelle "Rikki" Spector, Council Rep. to Planning Commission  
 Ms. Marcia Collins, DPW  
 Mr. David Framm, DOT  
 Ms. Melissa Krafchik, PABC  
 Mr. Joseph Woolman, Esq.



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### STAFF REPORT



*Thomas J. Stosur*  
Director

**September 15, 2016**

#### **REQUESTS:**

- City Council Bill #16-0741/ City Streets – Opening – A Portion of Creek Alley  
For the purpose of condemning and opening a portion of a Creek Alley, extending from W. West Street southeasterly 56 feet to the southernmost extremity thereof, as shown on Plat 257-A-40 in the Office of the Department of Transportation; and providing for a special effective date.
- City Council Bill #16-0742/ City Streets – Closing – A Portion of Creek Alley  
For the purpose of condemning and closing a portion of a Creek Alley, extending from W. West Street southeasterly 56 feet to the southernmost extremity thereof, as shown on Plat 257-A-40 in the Office of the Department of Transportation; and providing for a special effective date
- City Council Bill #16-0743/ Sale of Property –A Portion of the Former Bed Creek Alley  
For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain parcel of land known as a portion of the former bed of Creek Alley, extending from W. West Street southeasterly 56 feet to the southernmost extremity thereof, and no longer needed for public use; and providing for a special effective date

#### **RECOMMENDATIONS:**

- City Council Bill #16-0741: Approval
- City Council Bill #16-0742: Approval
- City Council Bill #16-0743: Approval

**STAFF:** Matthew DeSantis, AICP

**PETITIONER:** The Administration (Department of Transportation)

**OWNER:** The Mayor and City Council

## **SITE/GENERAL AREA**

Site Conditions: The alley proposed for Opening, Closing, and Sale is located on the north side of the descriptive property known as Block 962 between 101 W. West Street and 125 W. West Street. Both properties, and in fact all properties on this block, are owned by Stadium Square II, LLC.

General Area: This portion of Creek Alley is located in the Sharp-Leadenhall neighborhood. This entire block, along with the block to the north and the block to the south are the location of the currently under-construction Stadium Square mixed-use development project.

## **HISTORY**

- On March 15, 2015 the Planning Commission recommended approval of the proposed amendment to the Sharp-Leadenhall Urban Renewal Plan CCB #15-0485.

## **ANALYSIS**

Proposal: This request for Opening, Closing, and Sale of a portion of the alley has been requested by Joseph Woolman, Esq. on behalf of Stadium Square II, LLC. Their desire to close this portion of the alley is in order to facilitate the development of the Stadium Square mixed use project. These bills have 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 portion of the dead-end alley proposed for closure is surrounded only by land owned by the applicant and part of the Stadium Square development, staff recommends that the Planning Commission find that there is no further need for public use of the alley. With that finding, staff then recommends approval for all three bills to effect the opening, closing, and sale of the alley to the applicant.

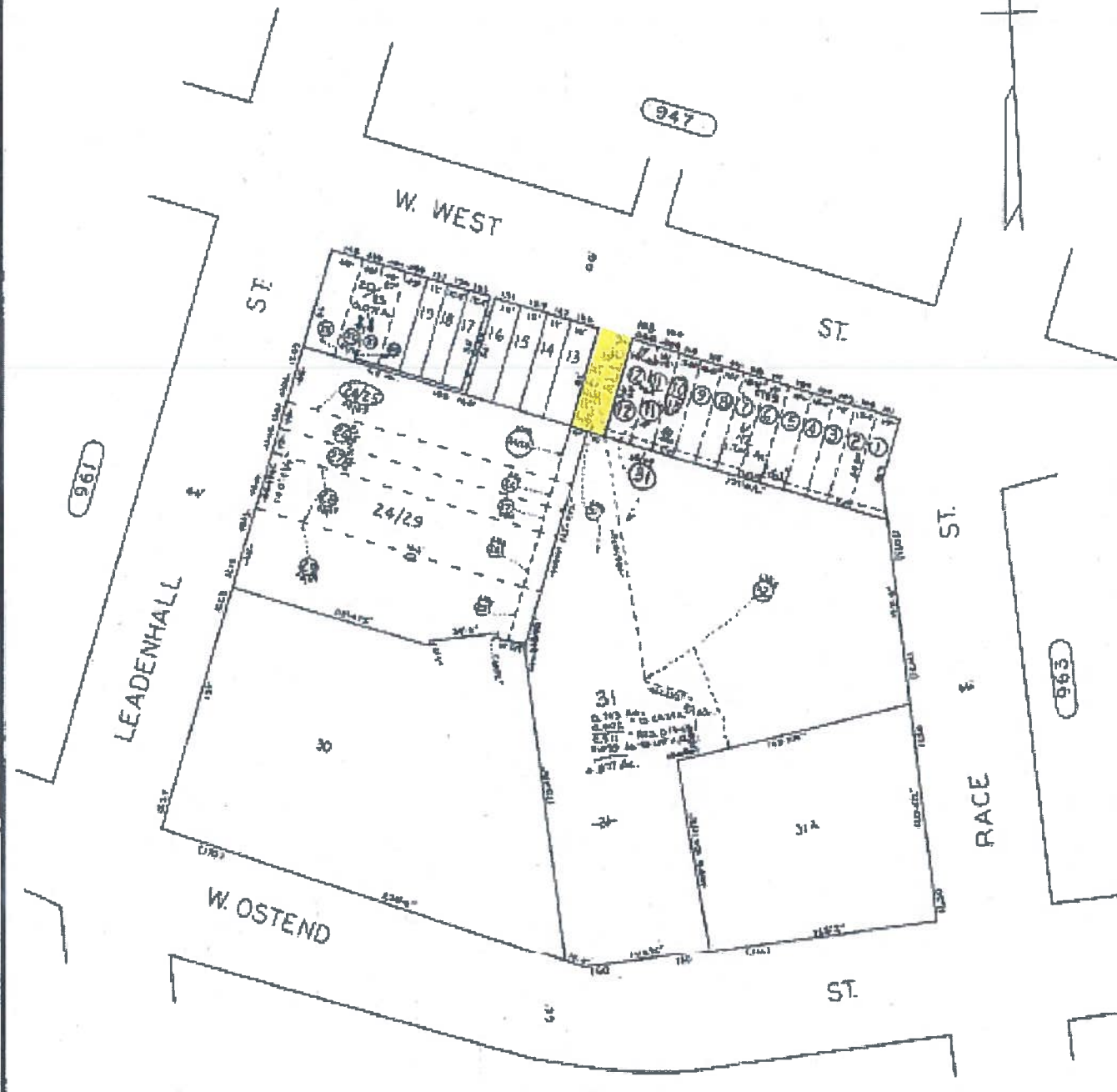
Community Notification: The Sharp-Leadenhall Planning Committee, South Baltimore Partnership, and Leadenhall Baptist Church have been notified of this action.



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

**REVISIONS**

Lot 1-12 COMD PER DEC 9 C.S. 4633  
 Lot 24/25-27 31/32 COMD PER APP/DEED C.S. 1015  
 LOTS 24/25, 26 TO 29, COMD PER APP; SALADIE  
 LOTS 24, 25, 26 & 29 COMD PER DEED C.S. 46-076  
 Lot 31 P.W. RES DEED CH. 54, 04-198  
 LOTS 1-12 COMD PER DEED CH. 54, 10-116 (18-11)



TRACED BY S.J. WOODHEAD  
 LETTERED BY S.J. WOODHEAD  
 CHECKED BY

**NOTICE**  
 THIS IS A REAL PROPERTY PLAT AS PROVIDED  
 FOR UNDER ARTICLE 70-40 OF THE CITY CHARTER  
 IT IS COMPILED FROM TITLE AND OTHER  
 SOURCES AND IS NOT AN AUTHENTIC SURVEY.

CITY OF BALTIMORE  
 DEPARTMENT OF PUBLIC WORKS  
 PROPERTY LOCATION DIVISION  
 WARD 23 SECTION 7  
 BLOCK 962  
 SCALE 1" = 100' DATE 1-18-1944