



Catherine E. Pugh  
Mayor

## PLANNING COMMISSION

Sean D. Davis, Chairman

### STAFF REPORT



Chris Ryer  
Director

March 28, 2019

**REQUEST:** Street Closing/ Closing of Inloes Alley and Two 3 Foot Alleys in the vicinity of Park Avenue and West Mulberry Street

**RECOMMENDATION:** Approval

**STAFF:** Eric Tiso

**PETITIONER:** Park Avenue Partners, LLC

**OWNER:** Park Avenue Partners, LLC

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

Site Conditions: This site is located in Block 563, which is the block northwest of the intersection of Park Avenue and West Mulberry Street. The site is improved with several structures, including: a former parking structure that has been demolished recently, vacant townhomes facing Park Avenue, and a six-story inner-block building known as 409 Tyson Street.

General Area: This site is located on the northern edge of the Downtown area, in an area transitioning to lower buildings, and is located within both the Market Center National Register Historic District, and the Howard Street Commercial local historic district. In the southwestern corner of this area, on the northeastern corner of the intersection of West Mulberry Street and Tyson Street is the former Martick's building (214 West Mulberry Street). The Baltimore Basilica is located two blocks to the east.

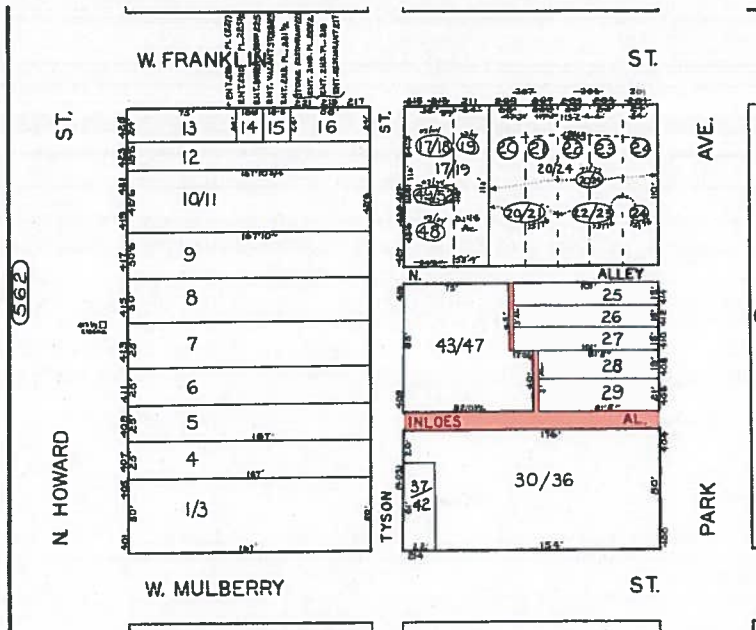
#### **HISTORY**

There are no previous legislative or Planning Commission actions regarding this site, however, the Martick's building was considered for demolition by the Commission for Historical and Architectural Preservation (CHAP) on February 12, 2019.

#### **ANALYSIS**

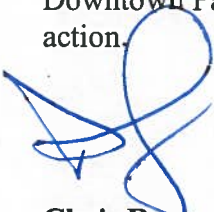
Background: This proposal includes new construction for a five-story building on the site of the former parking structure (Lot 30/36 below). The existing attached structures fronting on Park Avenue (Lot 25-29) will have their rear former additions removed, and will be renovated for use as a restaurant. The existing building at 409 Tyson Street (Lot 43/47) will also be renovated for use as a mixed-use building for retail and a hotel.

**Block 563**



**Closing:** 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 surrounded by properties owned by the applicant, 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. A City Council Ordinance will be needed to formally complete the closing process. Once introduced, that bill will be referred to the Planning Commission at a future date.

**Notification:** The Market Center Merchants Association, the UniverCity Partnership, the Downtown Partnership, and the Mount Vernon Belvedere Association have been notified of this action.

  
**Chris Ryer**  
 Director