



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman



Thomas J. Stosur
Director

STAFF REPORT

October 17, 2013

REQUEST: Street Closing/Closing Portion of Trenton Street

RECOMMENDATION: Approval subject to comments from the Department of General Services

STAFF: Kenneth Hranicky

PETITIONER: Maryland Institute College of Art, Inc.

OWNERS: Mayor and City Council

SITE/ GENERAL AREA

Site Conditions: The requested portion of Trenton Street closing lies between western edge of Shirk Alley to the western edge of the Block 387, Lot 23. Trenton Street is an improved right-of-way. The right-of-way is approximately 132 feet in length and 20 feet in width. The right-of-way serves as rear access to buildings fronting North Avenue and Falls Road. North of the street is zoned B-5 (transform C-2) and south of the street is zoned B-5 (transform I-MU).

General Area: The right-of-way is located in the Charles North neighborhood. The area is characterized by commercial, light industrial, residential and institutional uses.

HISTORY:

- No prior Planning Commission Actions on this site.

CONFORMITY TO PLANS

This action supports and conforms to the City of Baltimore Comprehensive Master Plan, Goal 1: Strengthen Identified Growth Sectors; Objective 1: Retain and Attract Businesses in all growth Sectors.

ANALYSIS

Maryland Institute College of Art has requested to close a portion of Trenton Street from western edge of Shirk Alley to the western edge of the property known as 131 W. North Avenue. MICA owns the properties abutting the proposed street closing. MICA is currently in the process of renovating its Studio Center facility located at 131 North Avenue. MICA

recently acquired the properties located across W. Trenton Street, known as 1801-1825 Falls Road. MICA intends to develop these properties as part of its campus and which will be used for its sculpture program. MICA intends to construct a bridge connecting the Falls Road properties with the North Avenue properties.

Planning staff finds that the subject street is no longer needed for public purposes and can be closed; the right-of-way declared surplus property and sold subject to the requirements of the Department of General Services.

Central District Police-Community Relations Council, Charles-North Community Association, Midtown Community Benefits District, Station North Arts & Entertainment District, and Central Baltimore Partnership were notified of this action.

A handwritten signature in black ink, appearing to read "Thomas J. Stosur". The signature is written in a cursive style with a large, stylized initial "T".

Thomas J. Stosur
Director