


FROM	NAME & TITLE	Steve Sharkey, Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of General Services 800 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 15-0488		

DATE: April 2, 2015

TO

The Honorable President and Members
of the Baltimore City Council
c/o Natawna Austin
Room 400 – City Hall

I am herein reporting on City Council Bill 15-0488 introduced by the Council President on behalf of the Administration (Department of General Services).

The purpose of the Bill is to condemn and close (1) a 10-foot alley laid out in the rear of the property known as 1701 North Charles Street and (2) a 10-foot alley laid out in the rear of the properties known as 22-24 and 30 East Lanvale Street, as shown on Plat 227-A-22A in the Office of the Department of General Services; and providing for a special effective date.

The first subject alley runs perpendicular to East Lanvale Street and extends northerly along the rear of 1710 North Charles Street. The alley is approximately 10 feet wide by 85 feet long. The second subject alley runs perpendicular to Lovegrove Street and extends easterly along the rear of 22-24 and 30 East Lanvale Street. The alley is approximately 10 feet wide by 74 feet long. The alleys are located in the Charles North Neighborhood, one block north of Baltimore’s Penn Station. The area is mixed-use, consisting of commercial, residential and businesses uses. It is within the Charles North Urban Renewal Plan. Companion legislation (City Council Bill 15-0489) would authorize the sale of these former alley beds. The requester owns the adjacent lots, which were purchased from the Mayor and City Council of Baltimore as part of a Land Disposition Agreement dated October 20, 2010.

A development team of SA+A Development, EVI and Hybrid Development Group is planning a mixed use development project to be built near the northeast corner of North Charles Street and East Lanvale Street. This proposed building will consists of 85-95 market rate apartments on the upper floors and parking, common areas and retail space on the lower levels. The developer hopes to begin leasing units by early 2017. This project will be located at the gateway of the Station North Arts District. Any City-owned utilities not to be abandoned or relocated are protected under Sections 3, 4, and 6 of the legislation.

Based on these finding the Department of General Services supports passage of City Council Bill 15-0488.

Respectfully,



STEVE SHARKEY
DIRECTOR

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