


<b>FROM</b>	NAME & TITLE	DOUGLAS B. MCCOACH, III - DIRECTOR <i>July/for D. Ke...</i>	CITY of <b>BALTIMORE</b>  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 <sup>th</sup> FLOOR		
	SUBJECT	CITY COUNCIL BILL #08-0088/SALE OF PROPERTY- 712 CATHEDRAL STREET		

DATE:

June 27, 2008

**TO**

The Honorable President and  
 Members of the City Council  
 City Hall, Room 400  
 100 N. Holliday Street  
 Baltimore, MD 21202

At its regular meeting of June 26, 2008 the Planning Commission considered City Council Bill #08-0088, which is for the purpose of authorizing the sale of property located at 712 Cathedral Street. The 712 Cathedral Street property is improved with several buildings, including a newly renovated brownstone building. These buildings are occupied and used as a public high school by the Baltimore School for the Art. This public high school offers concentrations in classical music, theater, dance, theatre production and visual art. This bill is required legislation that will allow the property to be sold to the Baltimore City Public School System.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #08-0088 and adopted the following resolution, eight members being present (eight in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #08-0088 be passed by the City Council.

If you have questions, please contact Mr. Gary Cole, Deputy Director at 410-396-8337.

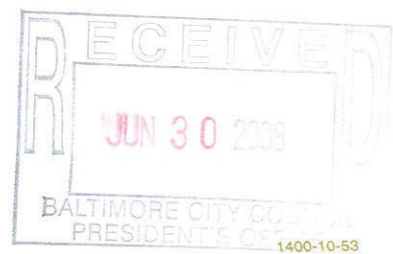
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Attachments

cc:

- Mr. Andy Frank, Deputy Mayor
- Mr. Demuane Millard, Mayor's Office
- Ms. Angela Gibson, Mayor's Office
- The Honorable "Rikki" Spector, City Council Commission Representative
- Ms. Nikol Nabors-Jackson, DHCD
- Ms. Deepa Bhattacharyya, Law Department
- Ms. Jennifer Coates, Council Services
- Ms. Danise Bowden, Department of Real Estate
- Mr. Angelo Hernandez, DHCD

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## PLANNING COMMISSION

### STAFF REPORT

June 26, 2008

**REQUEST:** CCB# 08-0088 / Sale of Property - 712 Cathedral Street

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property located at 712 Cathedral Street (Block 0523, 5 Lot 003) and no longer needed for public use; and providing for a special effective date.

**RECOMMENDATION:** Approval

**STAFF:** Melvin Hicks

**PETITIONER:** Mayor & City Council

**OWNER:** Department of Housing & Community Development

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

**Site Conditions:** The subject site is currently an improved with a school building with an addition of a large three-story brownstone. The City owned property is approximately .829 ± acres in size and is zoned OR-03.

**General Area:** The subject property is in Mount Vernon neighborhood and this area is characterized with nationally known cultural institutions, large mansions and rowhouses and historic churches. East of the property is Mount Vernon Place and the Washington Monument and the Peabody Institute. To the south is Walters Art Gallery. To the west is Antique Row, along Howard Street. To the north, along Charles Street is the commercial district, with the various shops and stores and eateries.

#### **HISTORY**

- Ordinance #281, approved June 22, 1964 established the Mount Vernon Urban Renewal Plan.
- Ordinance #229, approved May 21, 1964 established the Commission for Historic and Architectural Preservation and designated Mount Vernon as a Historic and Architectural District.
- Ordinance #281, approved June 22, 1964 established the Mount Vernon Renewal Plan.
- Ordinance #1167, approved December 2, 1967 approved Amendment No. 1, dated January 26 1967
- Ordinance #1167, approved December 2, 1967 approved Amendment No. 1, dated January 26 1967
- Amendment No. 2, dated June 2, 1967, approved by the Board of Estimates of the Mayor and City Council on June 14, 1967.
- Amendment No. 3, dated August 1, 1969, approved by the Board of Estimates of the Mayor

- and City Council on December 17, 1969.
- Amendment No. 4, dated March 3, 1971, approved by the Board of Estimates of the Mayor and City Council on March 24, 1971.
- Amendment No. 5, dated January 3, 1972, approved by the Board of Estimates of the Mayor and City Council on March 22, 1972.
- Amendment No. 6, dated April 6, 1973, approved by the Mayor and City Council by Ordinance No. 435, dated July 19, 1973.
- Amendment No. 7, dated May 10, 1976, approved by the Mayor and City Council by Ordinance No. 120, dated June 30, 1976.
- Amendment No. 8, dated May 15, 1978, and revised on July 7, 1978, approved by the Mayor and City Council by Ordinance No. 841, dated July 19, 1978.
- Ordinance #1187, approved October 12, 1979 was the last amendment to the Mount Vernon Historic District designation.
- Amendment No. 9, dated December 1, 1992, approved by the Mayor and City Council by Ordinance No. 213, dated May 13, 1993.
- Ordinance No. 00-81, approved November 3, 2000 approved by the Mayor and City Council of Baltimore to acquire, by purchase or condemnation, the fee simple interest or other interest in the property located at 704 Cathedral Street, which is needed for the School for the Arts.
- Amendment No.10, dated September 23, 2002, approved by the Mayor and City Council by Ordinance No. 03-518, dated April 23, 2003.
- November 17, 2004, The Board of Estimates approved the Three Party Agreement by and between The Mayor and City Council of Baltimore, a Maryland Municipal Corporation The Baltimore School for the Arts Foundation, Inc., a Maryland non-profit corporation and The Baltimore City Board of School Commissioners of the Baltimore City Public School System regarding new construction and the rehabilitation of the two buildings at 712 Cathedral Street in Baltimore City, Maryland occupied by the Baltimore School for the Arts, which includes the former 704 Cathedral Street consolidated January 24,2005.
- Amendment No. 1, dated March 23, 2005 regarding new construction and the rehabilitation of the two buildings at 712 Cathedral Street in Baltimore City, Maryland occupied by the Baltimore School for the Arts, which includes the former 704 Cathedral Street consolidated January 24,2005.
- Ordinance #06-206, approved April 26, 2006 established a new Mount Vernon Urban Renewal Plan.
- Amendment No. 3, dated June 21, 2006 regarding new construction and the rehabilitation of the two buildings at 712 Cathedral Street in Baltimore City, Maryland occupied by the Baltimore School for the Arts, which includes the former 704 Cathedral Street consolidated January 24,2005.

### **CONFORMITY TO PLANS**

This proposal is consistent with the recent adopted Mount Vernon Urban Renewal Plan and Baltimore City Comprehensive Master Plan LIVE Goal 2, Objective 4: Protect and Enhance the Preservation of Baltimore's Historic Buildings and Neighborhoods.

### **ANALYSIS**

City Council Bill #08-0088 authorizes the sale of the property located at 712 Cathedral Street. The 712 Cathedral Street property is improved with several buildings, including a newly

renovated brownstone building. These buildings are occupied and used as a public high school by the Baltimore School for the Art. This public high school offers concentrations in classical music, theater, dance, theater production and visual art. This bill is the required legislation that will allow the property to be sold to the Baltimore City Public School System.

This sale of property would be the first of this type. This bill would make this the first public school that would be titled under and owed by the school system. This action is necessary to allow Baltimore School for the Arts to utilize historic tax credits for future renovations to the school. Without this legislation, the school would not be eligible to receive tax credits while titled under and owned by Mayor and City Council.

Therefore, it is staff's findings that the 712 Cathedral Street property be declared surplus and sold to the Baltimore City Public School System.

Staff has notified Baltimore School for the Arts, Department of Housing & Community Development, Baltimore City Public School System, Mt. Vernon Cultural District, Mt. Vernon-Belvedere Association and City Council Representative of this action.



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**Douglas B. McCoach, III**  
**Director**