


<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #14-0358 /SALE OF PROPERTY 31 SOUTH PAYSON STREET		

**TO**

DATE: May 2, 2014

The Honorable President and  
 Members of the City Council  
 City Hall, Room 400  
 100 North Holliday Street

At its regular meeting of May 1, 2014, the Planning Commission considered City Council Bill #14-0358, for the purpose of authorizing the Mayor and City Council to sell, at either public or private sale, all its interest in certain property located at 31 South Payson Street, and no longer needed for public use.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #14-0358 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 #14-0358 be passed by the City Council.

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, Deputy Chief for Economic and Neighborhood Development
- Mr. Alex Sanchez, Chief of Staff
- Ms. Angela Gibson, Mayor's Office
- The Honorable Rochelle "Rikki" Spector, Council Rep. to Planning Commission
- Mr. David Tanner, BMZA
- Mr. Geoffrey Veale, Zoning Administration
- Ms. Sharon Daboin, DHCD
- Ms. Barbara Zektick, DOT
- Ms. Elena DiPietro, Law Dept.
- Ms. Karen Randle, Council Services
- Ms. Marcia Collins, DPW
- Mr. David Framm, DGS
- Ms. Melissa Krafchik, PABC



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

## STAFF REPORT



*Thomas J. Stosur*  
Director

**May 1, 2014**

### **REQUESTS:**

- CCB #14-0353/ Sale of Property – 1511 Ashburton Street
- CCB #14-0354/ Sale of Property – 1315-1327 Division Street
- CCB #14-0355/ Sale of Property – 1749-1757 Gorsuch Avenue
- CCB #14-0356/ Sale of Property – 811 West Lanvale Street
- CCB #14-0357/ Sale of Property – 1220 East Oliver Street
- CCB #14-0358/ Sale of Property – 31 South Payson Street

**RECOMMENDATION:** Approval for each bill.

**STAFF:** Eric Tiso

**PETITIONER:** The Administration (Department of Housing and Community Development)

**OWNER:** The Mayor and City Council

### **SITE/GENERAL AREA**

1511 Ashburton Street: This property is located on the south side of the end of Ashburton Street, south of the intersection with Baker Street, and is currently zoned R-6. The site contains 5.038± acres of land.

1315-1327 Division Street: This property is located on the northeastern side of the street, approximately 111' northwest of the intersection with West Lanvale Street, and is currently zoned R-8. The property measures 103' by 172' and is improved with a two-story building that was built in 1877 and was originally used as a school.

1749-1757 Gorsuch Avenue: This property is located on the southwest side of the street, approximately 177' northwest of the intersection with Harford Road, and is currently zoned R-6. The property measures 57.5' by 90' and is improved by a two-story former firehouse.

811 West Lanvale Street: This property is located on the southeast side of the street, approximately 128' northeast of the intersection with North Fremont Avenue, and is currently zoned R-8. The property contains 1.027± acres of land, and is improved by a 2 ½-story building.

1220 East Oliver Street: This property is located on the northwestern corner of the intersection with Harford Avenue, and is currently zoned B-1-2. The property contains 6,597± square feet of land, and is improved by a 2 ½-story building.

31 South Payson Street: This property is located on the northeastern corner of the intersection with Frederick Avenue, and extends north to the intersection with Hollins Street, and is currently zoned R-8. The property contains 0.7± acres of land, and is improved by a two-story building.

### **CONFORMITY TO PLANS**

These sales are compatible with the Baltimore City Comprehensive Master Plan's LIVE section, Goal 1: Build Human and Social Capital by Strengthening Neighborhoods; Objective 2: Strategically Redevelop Vacant Properties Throughout the City.

### **ANALYSIS**

1511 Ashburton Street: This is the site of the former Lillian M. Jackson school building. It came into the Department of Housing and Community Development's (DHCD) inventory via Baltimore City Public Schools System (BCPSS) surplus.

1315-1327 Division Street: This building was built in 1877 and originally served as a school (PS103) until it was transferred to DHCD via the surplus process. This site is located within the Old West Baltimore National Register Historic District. City Council Bill #13-0288 is currently in review, and proposes to landmark this property. The Planning Commission recommended approval of the bill in its meeting on November 21, 2013.

1749-1757 Gorsuch Avenue: This building was previously used as a firehouse (Engine 33) that was closed in 2000. It was also previously used in the 2004 film *Ladder 49*. This site is located within the Coldstream Homestead Montebello Urban Renewal Plan (URP) area. It came into the DHCD's inventory via the surplus process.

811 West Lanvale Street: This building was originally built as a 2 ½-story mansion that was later adapted for school use in the late 1950s. It came into the DHCD's inventory via Baltimore City Public Schools System (BCPSS) surplus. This site is located within the Old West Baltimore National Register Historic District, and is a registered local landmark.

1220 East Oliver Street: This two-story building was built as a firehouse in 1905, and was later closed in 2000. It came into the DHCD's inventory via the surplus process. This site is located within the Oliver Urban Renewal Plan (URP) area.

31 South Payson Street: This building was used as part of the Enoch Pratt Free Library system. This library branch has been closed and transferred to DHCD via the surplus program.

The Department of Housing and Community Development (DHCD) would like to request proposals and offers for all of these properties via a surplus sale. These surplus sales are designed to receive offers and ideas from developers for properties that have been highly sought after for a number of years. The Goal is to give all interested parties an opportunity to submit offers and creative proposals for DHCD to review and potentially award based on the highest

and best use. These six bills will authorize the sale of the properties listed. The staff recommends that these properties are not needed for public purposes, and so can be sold.

Community Notification: The following community organizations have been notified of this action: Ash-Co-East/Coppin Heights Neighborhood Association, Bon Secours Baltimore Health System, Boyd/Booth Concerned Citizens Organization, Citizens For Community Improvement, Coldstream-Homestead-Montebello Community Development Corporation, Communities Organized To Improve Life (COIL), Coppin Heights Community Development Corporation, the Dolphin Pool Association, HarBel Community Association, Oliver Community Association, Operation Reachout-Southwest (OROSW), Upton Planning Committee, and the Upton West Community Association.



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