


TJS

<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 #12-0022 /SALE OF PROPERTIES- 1801 EAST OLIVER STREET AND 1731 LLEWELYN AVENUE		

**TO**

DATE:

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

February 24, 2012

At its regular meeting of February 23, 2012, the Planning Commission considered City Council Bill #12-0022, for the purpose of authorizing the Mayor and City Council to sell, at either public or private sale, all its interest in certain properties known as 1801 East Oliver Street (Ward 08, Section 10, Block 1495, Lot 001) and 1731 Llewelyn Avenue (Ward 08, Section 10, Block 1494, Lot 101) and no longer needed for public use; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #12-0022 and adopted the following resolution; five members being present (five in favor).

**RESOLVED**, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #12-0022 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. Kaliopé Parthemos, Deputy Mayor  
 Mr. Peter O'Malley, 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  
 Mr. Nicholas Blendy, DHCD  
 Ms. Barbara Zektick, DOT  
 Ms. Elena DiPietro, Law Dept.  
 Ms. Karen Randle, Council Services  
 Ms. Marcia Collins, DPW  
 Mr. Paul Barnes, DGS  
 Mr. Terrance E. Hancock, BDC



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*



*Thomas J. Stosur*  
Director

### STAFF REPORT

**February 23, 2012**

**REQUEST:** City Council Bill #12-0022/ Sale of Properties – 1801 East Oliver Street and 1731 Llewelyn Avenue

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 properties known as 1801 East Oliver Street (Ward 08, Section 10, Block 1495, Lot 001) and 1731 Llewelyn Avenue (Ward 08, Section 10, Block 1494, Lot 101) and no longer needed for public use; and providing for a special effective date.

**RECOMMENDATION:** Approval

**STAFF:** Kenneth Hranicky

**PETITIONER:** The Administration (Baltimore Development Corporation)

**OWNER:** Mayor and City Council

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

**Site Conditions:** The properties known as 1801 E. Oliver Street and 1731 Llewelyn Avenue are located on a block bounded roughly by E. Oliver and Llewelyn Street to the north, Rutland Avenue to the west, N. Wolfe Street to the east, and the Amtrak right-of-way to the south. The site is occupied by a parking lot and some large vacant buildings in various degrees of disrepair. The parcel measures approximately 3.51 acres. A portion of 1801 E. Oliver Street is zoned B-3-2 and 1731 Llewelyn Avenue and the remainder of 1801 E. Oliver Street is zoned M-1-2.

**General Area:** The subject property is located in the Broadway East neighborhood. The area is predominantly residential with some commercial and institutional. The properties are also located in the Broadway East National Historic District.

#### **HISTORY**

- Ordinance Number 88-156, approved July 6, 1988, established the Broadway East Urban Renewal Plan.
- Amendment No. 4, dated May 2, 2011, approved by the Mayor and City Council of Baltimore by Ordinance No. 11-534, dated November 22, 2011.

## **CONFORMITY TO PLANS**

The proposal to sell the subject property is consistent with the Baltimore City Comprehensive Master Plan LIVE Goal 1: Build Human and Social Capital by Strengthening Neighborhoods; LEARN Goal 3: Encourage a Culture of Learning by Enhancing Educational and Vocational Opportunities for all Baltimoreans. This proposal is also consistent with the Broadway East Urban Renewal Plan in: 1. Eliminate blighting influences through a combination of clearance for new development and rehabilitation of basically sound structures; 2. To bring about a general physical improvement in the area by coordinated private and public improvements; 3. To make every effort to preserve identified historic structures, and; 4. To support the East Baltimore Revitalization Area Master Plan.

## **ANALYSIS**

East Baltimore Development, Inc., (EBDI), Historic East Baltimore Community Action Coalition (HEBCAC) and Cross Street Partners LLC (CSP) propose to redevelop the site at 1801 E. Oliver Street and 1731 Llewelyn Street as the East Baltimore Farm and Food Center (EBFFC), one of the anchor locations in a larger healthy food campus in historic East Baltimore within and adjacent to the EBDI redevelopment area. This project, called the Baltimore Food Collaborative, will house a synergistic group of food-related businesses, services and programs focused on rebuilding Baltimore's local food economy.

The proposed uses for the EBFFC include urban farming using hoop houses, demonstration gardens, and community gardens; food processing and distribution facility for Big City Farms; a retail farm stand; commercial kitchen business incubator food processing center operating a FDA approved facility for scaled-up production; office space, and classroom space.

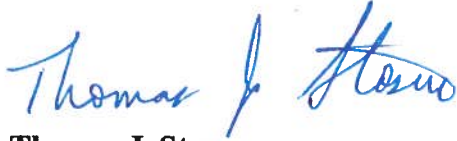
The site development plan calls for the land not needed for access, parking and for the remaining buildings to be fully utilized for demonstration and community gardens, a farm stand, public gathering spaces, and an urban farming operation. Big City Farms (BCF) will lease a portion of the land and be responsible for the financing and construction of the hoop houses. The three historic buildings at the north end of the site will be renovated using historic tax credits for food related uses with 26,780 square feet of gross building area. The garage building will be leased by BCF with 11,500 square feet for use as a food processing, storage and distribution facility for produce from BCF and other urban farmers. The machine and storage buildings have 10,500 square feet of ground floor space and will be connected by an enclosed hallway to be used by the Kitchen Business Incubator. The separation of buildings will allow one to be used as a FDA-approved food processing/canning facility and the other to be a Baltimore City Health Department approved kitchen and prep area for caterers and other food businesses. The 4,760 square feet of second floor space will be office and classroom space.

This development has not yet been to the Site Plan Review Committee. It is the development team's goals for Gold LEED certification for the redevelopment of the buildings.

The Sales Ordinance will allow for the disposition of the properties for the implementation of this project. It is staff's finding that the subject properties are not needed for public purposes

and can be sold. Planning is in support of City Council Bill #12-0022 that authorizes the sale and to allow the City to dispose of the lot for redevelopment purposes.

Staff has notified the Collington Square, Collington Square Non-Profit Corporation, Broadway East Community Association, Mooristown Federal Community Association, Historic East Baltimore Community Action Coalition, Inc.-(HEBCAC), East Baltimore Development Inc. (EBDI), and Washington Wolfe Gateway Community Association of this action.



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