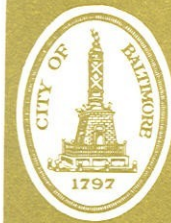


FROM	NAME & TITLE	GARY W. COLE, ACTING DIRECTOR <i>gwc</i>
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR
	SUBJECT	CITY COUNCIL BILL #08-0148/SALE OF PROPERTY- 121 NORTH GREENE STREET, BLOCK 617, LOT 15

CITY of
BALTIMORE
MEMO



DATE: September 15, 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 September 11, 2008 the Planning Commission considered City Council Bill #08-0148 authorizes the sale of property known as 121 North Greene Street, Block 617, Lot 015 which is located along the east side of North Greene Street that is bounded by Fayette Street to the south and Shad alley to the north. The lot is improved with a four story brick building. The University of Maryland, Baltimore proposes to improve the tree upper floors as the annex for the School of Medicine's Biomedical Research Facility. The University intends to lease the first floor to a compatible retail tenant.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #08-0148 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 #08-0148 be passed by the City Council.

If you have questions, please contact Mr. Wolde Ararsa, Acting Division Chief of Land Use and Urban Design, at 410-396-4488.

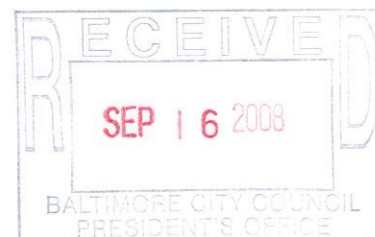
GC/ttl

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
Mr. Larry Greene, Council Services
Ms. Kim Clark, BDC

F



PLANNING COMMISSION

STAFF REPORT

September 11, 2008

REQUEST: City Council Bill #08-0148/Sale of Property – 121 North Greene Street
(Block 617, Lot 15)

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, North Greene Street (Block 617, Lot 15) and no longer needed for public use; and providing for a special effective date.

RECOMMENDATION: Approval.

STAFF: Kenneth Hranicky

PETITIONER: The Department of Housing and Community Development, on behalf of the Mayor and City Council

OWNER: Mayor and City Council

SITE/ GENERAL AREA

Site Conditions: The property known as 121 North Greene Street, Block 617, Lot 015 is located along the east side of North Greene Street between West Fayette Street and Shad Alley. The site is improved with a four story brick building. The parcel measure approximately 25 feet by 147 feet. The site is zone B-4-2.

General Area: The property lies within Downtown. Buildings in the immediate area are office buildings.

HISTORY

- Ordinance #579, establishing the Urban Renewal Plan for the Market Center, was approved on November 16, 1977.
- Ordinance No. 04-653, providing the latest amendment to the Charles/North Revitalization Area Urban Renewal Plan, was approved on March 25, 2004.

CONFORMITY TO PLANS

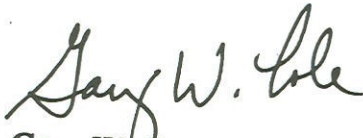
This proposed multi-story apartment building will operate in harmony with the goals and objectives of the Market Center Urban Renewal Plan. This project is also in conformance with the Baltimore City Comprehensive Master Plan with respect to EARN Goal #1, Strengthen Identified Growth Sectors, Objective #2: Retain and Attract Business in bioscience.

ANALYSIS

City Council Bill #08-0148 authorizes the sale of property known as 121 North Greene Street, Block 617, Lot 015 which is located along the east side of North Greene Street that is bounded by Fayette Street to the south and Shad alley to the north. The lot is improved with a four story brick building. In 2003, as part of the Westside Initiative Area, the City acquired the property through condemnation for future redevelopment purposes.

In April 2006 the Baltimore Development Corporation issued a Request for Proposal and the University of Maryland, Baltimore was selected as the developer. UMB proposes to improve the three upper floors as the annex for the School of Medicine's Biomedical Research Facility that is located across the street at 108 N. Greene Street. The University intends to lease the first floor to a compatible retail tenant. It is staff's findings that this property is being disposed of for redevelopment purposes as envisioned by the City.

Downtown Partnership of Baltimore, Inc., Market Center Merchants Association, West Lexington Street Merchants Association, and Westside Renaissance, Inc. were notified of this action.



Gary W. Cole
Acting Director