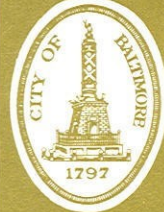


TJS

<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	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 #09-0392/SALE OF PROPERTY- 1630 ALICEANNA STREET		

DATE: October 15, 2009

**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 October 8, 2009 the Planning Commission considered City Council Bill #09-0392, which is for the purpose of authorizing the Mayor and City of Baltimore to sell, at either public or private sale, all its interest in certain property known as 1630 Aliceanna Street (Ward 02, Section 05, Block 1810, Lot 019), 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 recommends approval of City Council Bill #09-0392 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 #09-0392 be passed by the City Council.

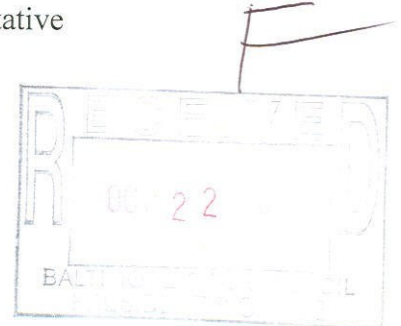
If you have questions, please contact Mr. Wolde Ararsa, Division Chief of the Land Use and Urban Design Division, at 410-396-4488.

TJS/WA/ttl

Attachments

cc:

- Mr. Andy Frank, Deputy Mayor
- Mr. Demuane Millard, Chief of Staff
- Ms. Angela Gibson, Mayor's Office
- The Honorable "Rikki" Spector, City Council Commission Representative
- Ms. Nikol Nabors-Jackson, DHCD
- Mr. Larry Greene, Council Services
- Ms. Mandy Martin, DHCD
- Ms. Marcia Collins, DPW
- Mr. Paul Barnes, DPW
- Mr. David Tanner, BMZA
- Mr. Geoffrey Veal, Zoning Administration





Sheila Dixon  
Mayor

## PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman



Thomas J. Stosur  
Director

### STAFF REPORT

October 8, 2009

**REQUEST:** City Council Bill #09-0392/Sale of Property - 1630 Aliceanna Street

**RECOMMENDATION:** Approval

**STAFF:** Robert Quilter

**OWNER:** Mayor and City Council

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

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

Site Conditions: 1630 Aliceanna Street is the former Fells Point Comfort Station. The two story building is surrounded by a variety of nineteenth and early twentieth century row buildings. It is located in the block of Aliceanna Street immediately west of Broadway and the Broadway Market.

General Area: One of the three original settlements from which Baltimore City arose, Fells Point exhibits a variety of architectural styles, from pre-Revolutionary War to post-Civil War. These buildings are of archaeological as well as aesthetic importance. In addition to its architectural features, Fells Point occupies a central role in the history of Baltimore. It was connected to the maritime trade in the early 19th century, participating in the shipbuilding industry that made Baltimore famous. Up to the present day, it has been populated by successive waves of immigrant communities, each of which has left its mark on the district. The urban fabric of the neighborhood is mainly brick rowhouse construction with larger symbolic institutional buildings, public market buildings and industrial buildings, all dating from several centuries. Broadway establishes the major north-south commercial spine for the neighborhood and includes wide sidewalks, a median to the north of the Broadway Markets and a public square to the south of the Markets as it terminates at Thames Street and the waterfront. East-west streets such as Eastern Avenue, Fleet and Aliceanna Streets are also commercial in character and use. Other north-south streets such as Bond, Wolfe and Ann Streets are generally residential in character, with limited commercial uses. Additionally, Fells Point has a matrix of smaller "alley streets" such as Bethel and Register that are narrow and were developed with smaller dwellings for artisans and laborers. Currently the community has a mixture of zoning.

## **HISTORY**

- Ordinance #75-999, approved October 14, 1975, established the Fells Point Urban Renewal Plan (URP).
- Ordinance #06-197, approved April 11, 2006, was the last amendment to the Fells Point URP.
- Ordinance #07-429, approved May 17, 2007, allowed for the rezoning of certain properties in Historic Southeast Baltimore
- Ordinance #07-435, approved May 17, 2007, established the Marketplace at Fells Point Planned Unit Development
- Ordinance #07-555, approved November 26, 2007, established the Fells Point Historic District and a review process by CHAP for Planned Unit Developments in said district.
- Ordinance #07-0569, approved November 27, 2007, repealed the existing Fells Point Urban Renewal Plan and established the Fells Point Waterfront Urban Renewal Plan.
- Ordinance #08-66, approved September 15, 2008, was Amendment #1 to the Marketplace at Fells Point Planned Unit Development.
- On June 9, 2009, the CHAP approved the final design for Fells Point Marketplace PUD, subject to CHAP Staff review of certain details.
- On June 25, 2009, the Planning Commission gave Final Design Approval for Marketplace at Fells Point PUD.

## **CONFORMITY TO PLANS**

The sale of this property and its transfer to be developed as part of the Marketplace at Fells Point PUD project meets the Comprehensive Plan's Live Goal 1, Objective 1; Earn Goal 1, Objective 1 and Play Goal 1, Objective 2.

## **ANALYSIS**

City Council Bill #09-0392 will authorize the Mayor and City Council of Baltimore to sell, at either public or private sale, all of its interest in the property known as 1630 Aliceanna Street.

The Baltimore Development Corporation (BDC) received a written unsolicited offer from South Broadway Properties, LLC dated February 23, 2009 to purchase and redevelop the City-owned property at 1630 Aliceanna Street, also known as the Fells Point Comfort Station, for incorporation into the Marketplace at Fells Point Redevelopment Project. In response to the unsolicited offer, BDC issued a public Request for Proposals (RFP) on March 25, 2009. BDC did not receive any responses to the public offering. The second floor of the Comfort Station is currently leased to the Baltimore Public Markets Corporation (BPMC) as part of BPMC's larger lease agreement with the City for the various City public market facilities. The Comfort Station is no longer utilized by BPMC and has remained vacant for several years. BPMC has indicated its willingness to voluntarily terminate its leasehold interest to facilitate the Marketplace at Fells Point Project. BDC will seek a fair market value sales price.

The property is located within the boundaries of the Marketplace at Fells Point PUD. Per the approved plans, the front portion of the former Comfort Station will be restored and the rear portion demolished and attached to the western block development proposed by the PUD. These plans have been approved by CHAP and the Planning Commission as part of the previous overall Final Design Approval.

Therefore, staff's analysis indicates that the property known as 1630 Aliceanna Street is no longer needed and may be sold.

Baltimore Hispanic Business Group, Broadway Area Business Association, Douglass Place C.A., Fells Point Community Organization, Fells Point Development Corporation, Fells Point Homeowners, Fells Prospect, Greenspace Action Partnership, Mid Point Community Association, Perkins Homes RAC, Preservation Society, Upper Fells Point I.A., Waterfront Coalition, Fells Point Task Force, Department of Transportation, Department of Recreation and Parks, Baltimore City Markets and BDC were notified of this meeting.

A handwritten signature in black ink, appearing to read "Thomas J. Stosur". The signature is fluid and cursive, with a large initial "T" and "S".

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