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FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR		
	SUBJECT	CITY COUNCIL BILL #10-0625/ SALE OF PROPERTY – 1600 GUILFORD AVENUE		

TO

DATE:

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

January 14, 2011

At its regular meeting of January 13, 2011 the Planning Commission considered City Council Bill #10-625, which is 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 known as 1600 Guilford Avenue (Block 0429, Lot 023) 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 #10-0625 and adopted the following resolution, nine members being present (nine in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #10-0625 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/WYA/ttl

Attachments

cc:

- Ms. Kaliopé Parthemos, Deputy Mayor
- Ms. Sophie Dagenais, Chief of Staff
- Ms. Angela Gibson, Mayor's Office
- The Honorable Bill Henry, City Council Commission Representative
- Ms. Nikol Nabers-Jackson, DHCD
- Ms. Karen Randle, City Council Services
- Mr. Walter Horton, Department of Real Estate



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman



Thomas J. Stosur
Director

STAFF REPORT

January 13, 2013

REQUEST: City Council Bill #10-0625/ Sale of Property – 1600 Guilford Ave

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 known as 1600 Guilford Avenue (Block 0429, Lot 023) and no longer needed for public use; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Kenneth Hranicky

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

OWNER: Mayor and City Council

SITE/GENERAL AREA

Site Conditions: The property 1600 Guilford Avenue is located at the northwest corner of Guilford Avenue and Federal Street. The site is occupied by a school building complex. The parcel measures approximately 233' x 320'. The parcel is approximately 1.712 acres in size and is zoned R-8.

General Area: The subject property is located in the Greenmount West Neighborhood. The area is predominantly residential with some commercial and light industrial.

HISTORY

- Ordinance Number 78-669, approved April 17, 1978, established the Greenmount West Urban Renewal Plan.
- Amendment No. 7, dated February 24, 2003, approved by the Mayor and City Council of Baltimore by Ordinance No. 03-538, dated May 9, 2003.

CONFORMITY TO PLANS

This proposal to sell the subject property is consistent with the Baltimore City Comprehensive Master Plan LEARN Goal 1, Objective 2: Enhance Schools and Libraries as Neighborhood Assets - Ensure reuse of surplus school facilities is timely and compatible with surrounding neighborhoods.

ANALYSIS

Baltimore City Public Schools surplused the school building at 1600 Guilford Avenue in April 2005. A lease, with an option to buy, was agreed upon by the Department of Housing and Community Development and Baltimore Montessoria School in 2008. Baltimore Montessori School is a public charter school. The property will be sold to Baltimore Montessori School. The subject property is currently an active school serving K-4 grades. Part of the structure is also leased to the local community group Greenmount West for community meetings.

The Sales Ordinance will allow for the disposition of the property and the continued operation of Baltimore Montessori School at this location. It is staff's finding that the subject property is surplus and can be sold. Planning is in support of City Council Bill #10-0625 that authorizes the sale and to allow the City to dispose of the lots for redevelopment purposes.

Staff has notified the New Greenmount West Community Association, Inc. Central Baltimore Partnership and Greenmount West Community Development of this action.



**Thomas J. Stosur,
Director**