



## MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council  
c/o Natawna Austin, Executive Secretary

From: Alice Kennedy, Housing Commissioner



Date: May 4, 2023

### **Re: City Council Bill 23-0374 - Sale of Property - 707 East 34th Street**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 23-0374 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 that is located at 707 East 34th Street (Block 4053, Lot 076) and is no longer needed for public use; and providing for a special effective date.

DHCD strategically acquires and disposes of real property to create housing and economic development opportunities for Baltimore's neighborhoods. DHCD's Development Division is tasked with disposing of City owned real property on behalf of the Mayor and City Council of Baltimore City. DHCD uses RFP's to seek developers or development teams for large scale projects that require extensive experience in urban revitalization initiatives, a proven track record of community partnerships, and financial and organizational capacity to successfully implement and complete complex redevelopment projects within a timely period.

If enacted, City Council Bill 23-0374 would allow for either the public or private sale of 707 East 34th Street. The property is estimated at .95 acres and is improved by a 3-story 30,036 sq/ft building. The property is located in the Waverly neighborhood in the 14<sup>th</sup> Council District. The property is zoned R-7. The property was formerly used as an elementary school building, constructed in 1959 and was later known as the Waverly Middle School.

The Department of Planning coordinates with City agencies for the disposition of surplus Baltimore City Schools. As part of the [21st Century Schools Initiative](#), Baltimore City Schools are required to [surplus 26 school buildings](#). The properties are all owned by the Mayor and City Council and are being surplus to the City over the next 10 years to determine re-use of each site. Resulting from this process, in 2019 DHCD's Development Division issued a public RFP for 707 East 34th Street and the property was awarded to Schreiber Brothers Development and Brick by Brick Solutions, LLC.

Their development plan is an innovative adaptive re-use project that repurposes the building into a zero-energy Teacher's "Village" focused on housing teachers at affordable rates. A zero-energy building produces enough renewable energy to meet its own annual energy consumption requirements. The development program was created with the goal of promoting teacher



retention and providing resources open to the community. The plan will include roughly 37, 1–2-bedroom units targeted to young teachers entering the field in a close-knit living setting to promote camaraderie and encourage teacher retention. On-site parking and electric vehicle car-share will eliminate nearby parking pressures.

DHCD supports the Administration’s disposition of the property as the site is no longer needed for public use. DHCD is in active negotiations with the developer and are well on our way towards a Land Disposition Agreement.

We respectfully request a **favorable** report on Council Bill 23-0374.

*AK/sm*

*cc: Ms. Nina Themelis, Mayor’s Office of Government Relations*