


TJS

<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 <sup>th</sup> FLOOR		
	SUBJECT	CITY COUNCIL BILL #11-0650/ SALE OF PROPERTIES 601-603, 621, 701, 709, 750, 801, AND 810 McCABE AVENUE		

**TO**

DATE:

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

March 25, 2011

At its regular meeting of March 24, 2011 the Planning Commission considered City Council Bill #11-0650, 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 properties known as 601-603, 621, 701, 709, 750, 801, and 810 McCabe Avenue and are 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 #11-0650 and adopted the following resolution, seven members being present (seven in favor).

**RESOLVED**, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #11-0650 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. Kaliope Parthemos, Deputy Mayor
- Ms. Thomasina Hiers, Chief of Staff
- Ms. Angela Gibson, Mayor's Office
- The Honorable Bill Henry, City Council Commission Representative
- Ms. Nikol Nabors-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

**March 24, 2011**

**REQUEST:** City Council Bill #11-0650 / Sale of Property – 601- 603, 621, 701, 709, 750, 801 and 810 McCabe 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 that are known as 601- 603, 621, 701, 709, 750, 801 and 810 McCabe Avenue and no longer needed for public use; and providing for a special effective date.

**RECOMMENDATION:** Approval

**STAFF:** Melvin Hicks

**PETITIONER(s):** Department of Housing & Community Development (DHCD)

**OWNER:** Mayor and City Council of Baltimore, on behalf of DHCD

### **SITE/GENERAL AREA**

**Site Conditions:** The eight subject properties are vacant row houses and duplex style houses. The area is zoned R-6.

**General Area:** The subject properties are located in North Central Baltimore in the Winston-Govans neighborhood. This community is characterized by a mixture of single family attached row houses, semi-detached homes, and detached homes.

### **HISTORY**

On February 2, 2006, the Planning Commission approved The York Road Community Strategic Neighborhood Action Plan (SNAP).

### **CONFORMITY TO PLANS**

The sale of these eight properties complies with The York Road Community Strategic Neighborhood Action Plan (SNAP) and the Comprehensive Master Plan's Live Section, Goal 1, Objective 2: Strategically Redevelop Vacant Properties throughout the City.

### **ANALYSIS**

City Council Bill #11-0650 authorizes the sale of eight properties known as 601- 603, 621, 701, 709, 750, 801 and 810 McCabe Avenue. These properties are located in North Central

Baltimore in the Winston-Govans neighborhood. The community has been working with the City of Baltimore (Department of Housing and Community Development) to redevelop vacant and abandoned residential properties. The goal is to provide affordable housing, put properties back on the City's tax roll, and help eliminate blight. The sale of the eight properties for redevelopment by the Department of Housing is consistent with the community's desire to rejuvenate the neighborhood by comprehensively rehabilitating vacant houses. There are several developers that have invested in housing rehabilitation of this neighborhood. The City plans to sell these properties to Chesapeake Habitat for Humanity. This non-profit organization plans to provide affordable for sale homes through their sweat equity home rehabilitation model.

Therefore, it is staff's findings that the aforementioned properties are no longer needed for public facility purposes and can be sold for neighborhood redevelopment purposes.

Staff notified Govans Ecumenical Development Corporation-(GEDCO), Greater Homewood Community Corporation, Inc., North Baltimore Neighborhood Coalition, Northeast Development Alliance, Inc. (NEDA), Woodbourne-McCabe Neighborhood Association, Inc., York Road Partnership, Department of Real Estate, and the City Council representative of this action.

A handwritten signature in cursive script that reads "Thomas J. Stosur".

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