

FROM

NAME & TITLE	William M. Johnson, Director
AGENCY NAME & ADDRESS	Department of Transportation 417 E. Fayette Street 5 th Floor
SUBJECT	City Council Bill# 15-0517 Sale of Property – Air Rights over a Portion of a 10-Foot Alley in the Rear of 435 – 439 East Lafayette Avenue

CITY OF
BALTIMORE

MEMO



TO

DATE:
June 2, 2015

The Honorable President and Members of the City Council
c/o Natawna Austin, Executive Secretary
City Hall, Room 400


The Department of Transportation (DOT) is pleased to report on City Council Bill #15-0517 / Sale of Property / Air Rights over a Portion of a 10-Foot Alley in the Rear of 435 – 439 East Lafayette Avenue, which authorize the Mayor and City Council of Baltimore to sell, at public or private sale, all its interest in the air rights alley referenced in the bill’s title. This sale would apply to the air rights over a portion of a 10-foot alley in the rear of 435 – 439 East Lafayette Avenue, and would extend westerly 56 feet, more or less, from Greenmount Avenue, and would have a special effective date.

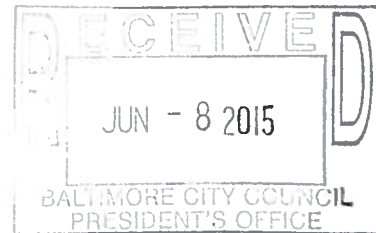
The portion of air rights to be sold consist of approximately 560 square feet in plane and begins no less than 17 feet above the alley bed, which will remain clear for vehicular access and utility maintenance. Companion legislation, City Council Bill 15-0515 and City Council Bill 15-0516, would condemn and open and close these same air rights.

The Department of Housing and Community Development (DHCD), owns all of the properties adjacent to the subject portions Right-of-Way and will be consolidating the properties for redevelopment. As all properties are City-owned, the Right-of-Way is no longer needed for a public purpose and can be closed, declared surplus property and sold. The development team secured by DHCD has successfully completed an apartment building for artist housing and several for-sale townhomes in the 1500 block of Greenmount Avenue called City Arts. That same team is marketing this project as a second phase of City Arts, to be known as City Arts II. A utility investigation has been completed and the developer, at their sole expense, will relocate or abandon the City-owned utilities. The new project would include a 60-unit apartment building, five townhomes, and a sally port below where the air rights are proposed to be closed.

Based on these findings, DOT recommends a favorable report of City Council Bill #15-0517.

Thank you for this opportunity to comment.

Respectfully,

William M. Johnson
Director



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