



BALTIMORE HOUSING

SHEILA DIXON
Mayor

PAUL T. GRAZIANO
Executive Director, HABC
Commissioner, HCD

MEMORANDUM

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

From: Paul T. Graziano, Commissioner

Date: August 18, 2009

Re: **City Council Bill 09-0361 - Sale of Property - the Former Beds of
Two Portions of Penn Street**

The Department of Housing and Community Development has reviewed City Council Bill 09-0361, which was introduced 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 parcels of land known as the former beds of two portions of Penn Street and no longer needed for public use.

The closing and sale of portions of this street would facilitate the University of Maryland's Shock Trauma and Medical Center to add 10 new surgical rooms, additional beds and other program space, and increase the size of the rooftop helipad. In order to accommodate these needs, the Medical Center will construct a 7-story expansion on property currently occupied by a one-story brick structure. The design of the facility will also require extending the new structure into the Penn Street right-of-way, beginning at an 18-foot height above grade. Air rights already granted to the Medical Center in 1988 along this block of Penn Street will also need to be extended to accommodate the expanded helipad rooftop site. Both of these needed rights-of-way encroachments require closure of air rights. City Council Bill 09-0361, if approved, would authorize the sale, and companion legislation would authorize their closure of air rights to public use (City Council Bill 09-0360).

The Department of Housing and Community Development has no objection to the adoption of City Council Bill 09-0361.

PTG:pmd

cc: Ms. Angela Gibson
Ms. Diane Hutchins
Mr. Andrew Frank

