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FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #14-0452/ SALE OF PROPERTY - 17, 19 and 23 SOUTH GAY STREET		

TO The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

DATE: December 5, 2014

At its regular meeting of December 4, 2014, the Planning Commission considered City Council Bill #14-0452, 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 17, 19, and 23 South Gay Street (Ward 04, Section 11, Block 1351, Lots 014, 015, and 016), consisting of approximately 0.3 acres, 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 #14-0452 and adopted the following resolution; seven members being present (seven in favor).

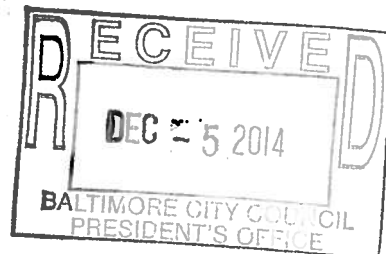
RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #14-0452 be passed by the City Council.

If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA

Attachment

- cc: Ms. Kaliopé Parthemos, Chief of Staff
 Mr. Colin Tarbert, Deputy Mayor for Economic and Neighborhood Development
 Mr. Leon Pinkett, Assistant Deputy Mayor for Economic and Neighborhood Development
 Ms. Angela Gibson, Mayor's Office
 The Honorable Rochelle "Rikki" Spector, Council Rep. to Planning Commission
 Mr. David Tanner, BMZA
 Mr. Geoffrey Veale, Zoning Administration
 Ms. Natawna Austin, Council Services
 Mr. Dan Taylor, Baltimore Development Corporation
 Mr. Gaylord Dutton, Baltimore Development Corporation



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Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

December 4, 2014

REQUEST: City Council Bill #14-0452/Sale of Property – 17, 19, and 23 S. Gay Street

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 17, 19, and 23 South Gay Street (Ward 04, Section 11, Block 1351, Lots 014, 015, and 016), consisting of approximately 0.3 acres, and no longer needed for public use; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Christina Gaymon

COMPREHENSIVE PLANNER: Alex Hoffman

PETITIONER: Baltimore Development Corporation, Inc.

OWNER(S): Mayor and City Council of Baltimore

SITE AREA

Site Conditions: The three subject properties – 17, 19, and 23 South Gay Street – are abutting lots located in the Downtown neighborhood, midway between E. Baltimore Street and Water Street. Each property is approximately 33' wide and 165' deep and is improved with a commercial building fronting Gay Street. The combined square footage of the three properties is 13,924 square feet. The land is zoned B-5-2.

General Conditions: This site is located within the Central Business District Urban Renewal Plan Area. It also lies within the Critical Area and regulated floodplain.

HISTORY

No prior Planning Commission history exists for these properties.

CONFORMITY TO PLANS

Comprehensive Master Plan: This City Council Bill is compatible with the Comprehensive Master Plan for Baltimore City, specifically LIVE; Goal 1: Build Human and Social Capital by Strengthening Neighborhoods; Objective 2: Strategically Redevelop Vacant Properties throughout the City.

ANALYSIS

City Council Bill #14-0452 would authorize the sale of 17, 19, and 23 South Gay Street. These properties have been vacant for approximately 15 years and have significant structural and air quality issues that would cost the City more than \$18 million to mitigate and repair. No other city agency expressed interest in reusing the properties, therefore they were declared surplus by the Department of General Services. This sales ordinance will allow the disposition and sale of the subject properties, which are no longer needed for public use.

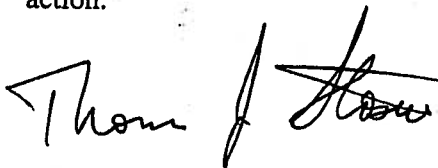
These properties were the focus of a study and subsequent report released by the Baltimore Efficiency and Economy Foundation (BEEF) in 2014, in which recommendations were provided for city-owned properties that could support the revitalization and rebranding of the office/commercial core immediately surrounding City Hall. Disposing the properties, which have a combined assessed value of \$1,392,000, to a buyer that would execute the highest and best value for the buildings was a key recommendation.

The proposed sale ordinance aligns with the recommendations outlined in the BEEF report and is consistent with the City's comprehensive goal to strengthen neighborhoods by strategically redeveloping vacant properties. It is also consistent with the objectives of the Central Business District URP, specifically to establish a positive image for the entire CBD, encourage private investment, and increase the tax base, employment and, residential opportunities.

The Baltimore Development Corporation is facilitating the redevelopment of the properties and has partnered with the Department of Real Estate to prepare a Request for Proposal for the disposition and redevelopment of the properties, pending approval of the requested sales ordinance.

Community Notification:

The Downtown Partnership of Baltimore, Inc., The Baltimore Efficiency and Economy Foundation, and Central District Police-Community Relations Council were notified of this action.



Thomas J. Stosur
Director