

FROM	NAME & TITLE	Steve Sharkey, Director	CITY of BALTIMORE MEMO
	AGENCY NAME & ADDRESS	Department of General Services 800 Abel Wolman Municipal Building	
	SUBJECT	CITY COUNCIL BILL 13-0290	



TO

DATE: November 26, 2013

The Honorable President and Members
of the Baltimore City Council
c/o Karen Randle
Room 400 – City Hall

I am herein reporting on City Council Bill 13-0290 introduced by the Council President on behalf of the Administration (Department of General Services).

The purpose of the Bill is to condemn and close air rights over a portion of Linden Avenue, extending 56.62 feet south of the intersection formed by the west side of Linden Avenue and the southeast side of Martin Luther King, Jr. Boulevard, as shown on Plat 310-A-22 in the Office of the Department of General Services.

Maryland General Hospital, owned by the University of Maryland Medical System, is planning to construct a new ambulatory care center on a wedge-shaped parcel near the intersection of Martin Luther King, Jr. Boulevard and Linden Avenue, and adjacent to an existing multi-level parking garage known as 831 N. Eutaw Street. A portion of the proposed structure is designed to cantilever over Linden Avenue, allowing the building design to enlarge its usable building footprint on the upper floors. The cantilevering design accommodates the City's desire to retain a portion of the property known as 890 Linden Avenue for creation of a right-turn lane on Martin Luther King, Jr. Boulevard at Linden Avenue. The height of the lowest portion of the cantilevered structure will still allow for unimpeded pedestrian and vehicular use of the right-of-way as well as accommodate a patient drop-off area.

The portion of air rights to be condemned and closed begins approximately 57 feet from where the southeast side of Martin Luther King, Jr. Boulevard meets the west side of Linden Avenue. The closed air rights would begin approximately 15 feet above the bed of Linden Avenue and extend southerly along the west side of Linden Avenue for a distance of approximately 112 feet, and extend into the Linden Avenue right-of-way by approximately 17 feet.

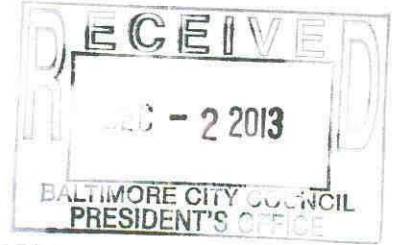
Based on these findings, the Department of General Services supports passage of City Council Bill 13-0290.

Respectfully,

STEVE SHARKEY
DIRECTOR

F

SS/MMC:ela



Visit our Website @ www.baltimorecity.gov