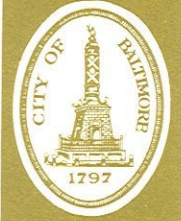


TJS

<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 <sup>th</sup> FLOOR
	SUBJECT	CITY COUNCIL BILL #09-0377/ACQUISITION OF PROPERTY- BLOCK 6990, LOTS 1-7, AND BLOCK 6991, LOTS 1-26

CITY of  
BALTIMORE  
**MEMO**



**TO**

DATE:  
September 9, 2009

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

At its regular meeting of September 3, 2009 the Planning Commission considered City Council Bill #09-0377, which is for the purpose of authorizing the Mayor and City of Baltimore to acquire, by purchase or condemnation, the fee simple or other interests in certain property known as Block 6990, Lots 1 through 7, and Block 6991, Lots 1 through 26, and needed to create a public park; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommends approval of City Council Bill #09-0377 and adopted the following resolution, eight (8) members being present (eight in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #09-0377 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/WA/kh

Attachments

cc:

- Mr. Andy Frank, Deputy Mayor
- Mr. Demuane Millard, Chief of Staff
- Ms. Angela Gibson, Mayor's Office
- The Honorable "Rikki" Spector, City Council Commission Representative
- Ms. Nikol Nabors-Jackson, DHCD
- Mr. Larry Greene, Council Services
- Mr. Walter Horton, Real Estate
- Ms. Mary Porter, Department of Recreation and Parks

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Sheila Dixon  
Mayor

## PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

### STAFF REPORT



Thomas J. Stosur  
Director

September 3, 2009

**REQUEST:** City Council Bill 09-0377/Acquisition of Property – Block 6990, Lots 1-7, and Block 6991, Lots 1-26

For the purpose of authorizing the Mayor and City Council of Baltimore to acquire, by purchase or condemnation, the fee simple or other interests in certain property known as Block 6990, Lots 1 through 7, and Block 6991, Lots 1 through 26, and needed to create a public park; and providing for a special effective date.

**RECOMMENDATION:** Approval

**STAFF:** Martin French

**PETITIONER(S):** Mayor and City Council (Department of Recreation and Parks)

**OWNER:** James G. Robinson

#### **SITE/ GENERAL AREA**

**Site Conditions:** The subject property is located in the southeastern portion of Baltimore City, and lies to the south and west of a dense residential area, between a railroad right-of-way and the eastern City line. The site is relatively level and covered with gravel and asphalt, and is currently used as parking for commercial vehicles and trailers. The properties in Block 6990 total approximately 0.69 acre; the properties in Block 6991 total approximately 1.72 acres, for a combined total of approximate 2.4 acres of land.

**General Area:** The subject property lies between a predominantly industrial area to its south and west, and a predominantly residential area to its north and east. The residential area which is closest to this property is the St. Helena community, which is situated in both Baltimore City and Baltimore County. The property is within the Southeast Neighborhoods Development and Southeastern Improvement Association neighborhood areas also.

#### **HISTORY**

There are no previous legislative or Planning Commission actions regarding the property.

## CONFORMITY TO PLANS

This action is consistent with the City of Baltimore's Comprehensive Master Plan, with respect to increasing Baltimore's green infrastructure, and with the Southeast Neighborhoods Development (SEND) Area Master Plan, with respect to improving parks and other green space, including St. Helena Park (County), and with respect to creating a unified park/ trail system throughout the SEND cluster by working with Baltimore County to develop the Heritage Trail and St. Helena Park.

## ANALYSIS

The Baltimore County Department of Recreation and Parks plans to expand its St. Helena Park onto adjacent property in Baltimore City. In order to implement its park expansion project, which will serve both City and County residents, Baltimore County has asked the City to assist in acquiring the needed privately-owned property within the City. Since Baltimore County does not have the power of eminent domain in Baltimore City, it is necessary for the City to acquire the needed private property. Baltimore County will reimburse the City for the cost of acquiring the property. The subject properties along with Lot 8 of Block 6990, which is already owned by the Mayor and City Council, will remain the property of the City of Baltimore after acquisition. Additionally, the County will be responsible for development and maintenance of the portion of St. Helena Park that is in the City. Also, in order to insure that the new portion of the park is properly maintained, the City's Department of Recreation and Parks will enter into a Memorandum of Understanding with the Baltimore County Department of Recreation and Parks.

Thus, City Council Bill 09-0377 is the required legislation that will allow the City to acquire the privately-owned property needed for the St. Helena Park expansion project.

Staff notified Southeast Neighborhoods Development, the Southeastern Improvement Association, and the Baltimore County Office of Community Conservation, which is acting on behalf of the County's Department of Recreation and Parks at this time, of this action.



**Thomas J. Stosur**  
Director