


FROM	NAME & TITLE	Theodore Atwood, Acting Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of General Services 800 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 10-0583		

DATE: September 14, 2010

TO
 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 10-0583 introduced by the Council President on behalf of the Administration (Department of General Services).

The purpose of the Bill is to permit, subject to certain conditions, the construction and maintenance of portions of a building projecting into the right-of-way, on the southwest side of the Jones Falls Expressway (I-83), of the property known as 1401 North Charles Street.

The University of Baltimore is constructing a new John and Frances Angelos Law Center building at the corner of Charles Street and Mount Royal Avenue, once the site of a surface parking lot for faculty and staff. Design of the \$107 million building was awarded to Behnisch Architekten of Stuttgart, Germany and Ayers/Saint/Gross, Inc. Construction is planned to be completed in 2012 in time for the fall semester. Within the building footprint were four easements held by the City of Baltimore which were extinguished under Ordinance 10-276. City Council Bill 10-0583, if approved, would permit portions of the building to project into the southwest side of the Jones Falls Expressway right-of-way, an unimproved portion of expressway right-of-way. The projections occur at two corners of the structure. The northernmost projection occurs at levels 2 through 7 of the building and project approximately 1.7 feet into the right-of-way; and at levels 8 and 9 of the building, projecting approximately 2 feet into the right-of-way. The second projection occurs at levels 4 though 7 of the building, projecting approximately 1.5 feet into the right-of-way; and at levels 8 and 9 of the building, projecting approximately 1.5 feet into the right-of-way.

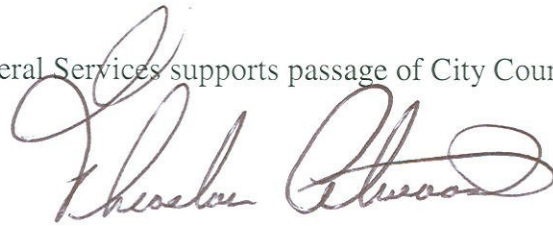
One of the conditions included in the City Council Bill to permit these projections in the right-of-way, is to require the State of Maryland for the University System of Maryland, on behalf of the University of Baltimore, to enter into a license agreement with the City of Baltimore. This licensing agreement was approved by the Board of Estimates on August 8, 2010. The agreement permits the University to use a portion of the unimproved Jones Falls Expressway right-of-way for landscaping and a courtyard area as part of the new Law Center building development. An annual licensing fee of \$9,500.00 will be paid to the City. The encroachments will project within this licensed area.



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Based on these findings, the Department of General Services supports passage of City Council
Bill 10-0583.

A handwritten signature in dark ink, appearing to read 'Theodore Atwood', with a large, stylized initial 'T'.

Theodore Atwood
Acting Director

TA/MMC:pat