


FROM	NAME & TITLE	Theodore Atwood, Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of General Services 800 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 11-0680		

DATE: April 21, 2011

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 11-0680 introduced by the Council President on behalf of the Administration (Department of General Services).

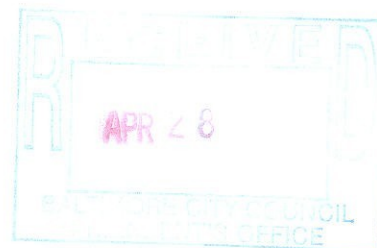
The purpose of the Bill is to condemn and close certain streets and alleys bounded by Reisterstown Road, Rogers Avenue, Gist Avenue and Hayward Avenue, as shown on Plat 254-A-40A in the Office of the Department of General Services.

Ordinance 06-257, the Planned Unit Development for Mondawmin Mall, created a new development plan to revitalize and modernize the shopping center. These plans include residential uses as permitted in the R-10 Zoning District along with other allowed B-2 and B-3 uses listed in the PUD for the area currently occupied by the Motor Vehicle Administration facility (MVA). Hilltop Center Limited Partnership, the owner of the Hilltop Shopping Center and several adjacent lots is planning an expansion of their shopping center. The expansion will include a new regional office for the MVA once their lease expires at the Mondawmin Mall. By consolidating certain lots and portions of street and alley beds with the Hilltop Shopping Center, the development site will be able to accommodate the new MVA facility, customer parking, and an MVA test track.

City Council Bill 11-0680 and companion legislation (City Council Bills 11-0679 and 11-0681), if approved, will allow for the opening, closing, and sale of the portions of street and alley beds needed for consolidation and development.

The following streets and alleys are proposed to be condemned and closed:

- An approximately 50 foot wide by 531 foot long portion of Tippet Avenue located perpendicular to and between Lewiston Avenue and a 15 foot alley;
- An approximately 10 foot wide by 91 foot long alley located perpendicular to Tippet Avenue and to the rear of the properties known as 4026, 4028, 4030, and 4032 Lewiston Avenue;



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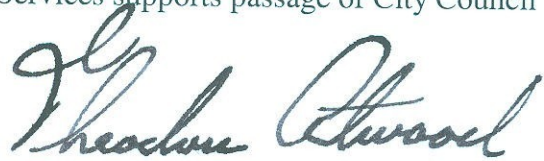
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- An approximately 50 foot wide by 85 foot long portion of Rockfield Avenue located perpendicular to and between Tippet Avenue and a 16 foot alley, and adjacent to the properties known as 5401/5443 and 5451 Tippet Avenue;
- An approximately 12 foot wide by 100 foot long alley located perpendicular to Lewiston Avenue and bounded by the properties known as 4041 and 4045 Lewiston Avenue and 5341 and 5343 Hayward Avenue;
- A varying-in-width alley approximately 300 feet long and located perpendicular to and between Reisterstown Road and Tippet Avenue; and
- A varying-in-width alley located perpendicular to West Rogers Avenue and ending perpendicular to Tippet Avenue.

Any City-owned utilities not to be abandoned or relocated are protected under sections 3, 4 and 6 of the legislation.

Based on these findings, the Department of General Services supports passage of City Council Bill 11-0680.



Theodore Atwood
Director

TA/MMC:pat