


<b>F R O M</b>	Name & Title	Walter J. Horton, Real Estate Officer	CITY OF BALTIMORE  <b>MEMO</b>	
	Agency Name & Address	Department of Real Estate 304 City Hall		
	Subject	City Council Bill 15-0517 Sale of Air Rights over a Portion of Lovegrove Street		

**To:** Honorable President and Members  
of the City Council  
c/o Natawana Austin  
Mayor's Legislative Liaison to the City Council  
400 City Hall

**Date:** May 27, 2015

As requested, we have reviewed the subject bill for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interests in the Air rights area over a portion of a 10 foot alley in the rear of 435-439 E. Lafayette Avenue, extending westerly 56± feet from Greenmount Avenue and no longer needed for public use; and providing for a special effective date.

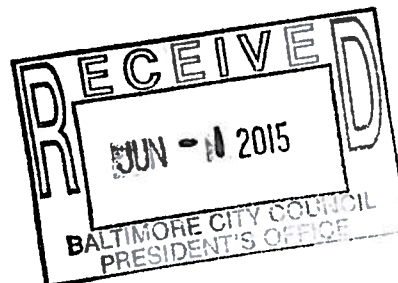
The development team consisting of Homes for America, The Reinvestment Fund (TRF) and Jubilee Baltimore was awarded the surrounding sites through a Request for Proposal (RPF) as offered by the Department of Housing and Community Development

The proposed development known as City Arts II will consist of a 60-unit apartment building for artist housing. In addition the development team proposes to construct five townhomes and an open park space. The air rights contain 560 square feet in a plane and will begin at a height 17 feet above the bed of the unnamed 10-foot alley extend to an elevation of unlimited height. The surface area of the alley will not be closed and any utilities located within the alley will not be abandoned or relocated.

Companion Bills 15-0515 and 15-0516 would authorize the opening and closing of the air rights area over the unnamed 10-foot alley.

The Department of Real Estate has no objections to the passage of City Council Bill 15-0517.

cc: Ms. Angela Gibson



*No obj*