



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 12-0109		

TO

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

DATE:
July 30, 2012



I am herein reporting on City Council Bill 12-0109 introduced by the Council President on behalf of the Administration (Department of General Services).

The purpose of the Bill is to grant a franchise to CB Fayette Street Baltimore, LLC, to use and maintain two existing private pedestrian bridgeways above and across and two existing private tunnels under and across a portion of Marion Street right-of-way, subject to certain terms, conditions, and reservations.

Ordinance 937 of 1987 gave permission and authority to PKLB Limited Partnership, and its successors and assigns, to maintain and operate two existing and enclosed bridgeways and two existing subterranean tunnels within Marion Street right-of-way, between Howard Street and Kimmel Alley. The bridgeways and tunnels connect the premises referred to in the franchise as 302-306 West Fayette Street and 301-303-305-307-309 West Lexington Street. These properties are now known as 300-306 West Fayette Street and 118 North Howard Street, respectively. The term of the franchise was 25 years. The structures are described as follows:

- An existing enclosed bridgeway, located not less than 14 feet above the surface of Marion Street and approximately 20 feet long, 62 feet 9 ¾ inches wide, and 6 stories high, connecting the rear of 300-306 West Fayette Street to the rear of 118 North Howard Street, the center line of the bridgeway approximately 105 feet west of the west building line of North Howard Street;
- An existing enclosed bridgeway, located not less than 14 feet above the surface of Marion Street, with the first 6 stories of the bridgeway approximately 20 feet long and 40 feet 3 inches wide and the 7th level of the bridgeway approximately 20 feet long and 22 feet 9 inches wide, connecting the rear of 300-306 West Fayette Street to the rear of 118 North Howard Street, the center line of the bridgeway approximately 157 feet west of the west building line of North Howard Street;
- An existing tunnel approximately 20 feet long, 27 feet wide, and 24 feet 6 inches high, connecting the basement of 300-306 West Fayette Street with the basement of 118 North Howard Street, the west wall of the tunnel approximately 112 feet west of the west building line of North Howard Street ; and
- An existing tunnel approximately 20 feet long, 15 feet wide, and 7 feet high, connecting the basement of 300-306 West Fayette Street to the first floor of 118 North Howard Street, the center line of the tunnel approximately 163 feet west of the west building line of North Howard Street.

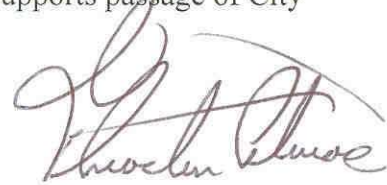


The Honorable President and Members
of the Baltimore City Council
July 19, 2012
Page 2

CB Fayette Street Baltimore, LLC is the current owner of the premises and is the successor in interest to the rights of PKLB Limited Partnership as the Grantee under Ordinance 937 of 1987. The new owner intends to maintain and operate the bridgeways and tunnels and wishes to renew the franchise for an additional 25 years.

In accordance with the Minor Privilege Schedule of Charges and Regulations as established and set by the Board of Estimates, an annual franchise fee of \$142,141.80 is recommended for the four existing encroachments into the Marion Street public way.

Based on these findings, the Department of General Services supports passage of City Council Bill 12-0109.

A handwritten signature in black ink, appearing to read 'Theodore Atwood', is written over a faint, illegible stamp or watermark.

Theodore Atwood
Director

TA/MMC:ela

Calculations for Franchise Ordinance (Council Bill 12-0109)

300-306 West Fayette Street

a) Bridgeway - $20' \times 62.81' = 1256.00\text{sf} \times \$36.80/\text{sf}^* = \mathbf{\$46220.80}$

b) Bridgeway - $20' \times 40.25' = 805.00\text{sf} \times \$36.80/\text{sf}^* = \mathbf{\$29624.00}$ (1st 6 stories)

$20' \times 22.75' = 455.00\text{sf} \times \$4.20/\text{sf}^* = \mathbf{\$1911.00}$ (7th story)

*Bridgeway calculations are based on \$15.80/sf for the 1st story + \$4.20/sf for each additional story.

c) Tunnel – $20' \times 27' \times 24.5' = 13230\text{cf} \times \$4.20/\text{cf} = \mathbf{\$55566.00}$

d) Tunnel – $20' \times 15' \times 7' = 2100\text{cf} \times \$4.20/\text{cf} = \mathbf{\$8820.00}$

Total = \$142141.80