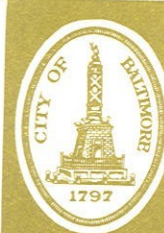


FROM	NAME & TITLE	GARY W. COLE, ACTING DIRECTOR <i>GC</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR		
	SUBJECT	CITY COUNCIL BILL #08-0149/SALE OF PROPERTY- 101 SOUTH ELLWOOD AVENUE		

TO

DATE:

October 3, 2008

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 25, 2008 the Planning Commission considered City Council Bill #08-0149, which is for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as 101 South Ellwood Avenue (Block 1752, Lot 1/54) and no longer needed for public use; and providing for a special effective.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #08-0149 and adopted the following resolution, six members being present (six in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #08-0149 be passed by the City Council.

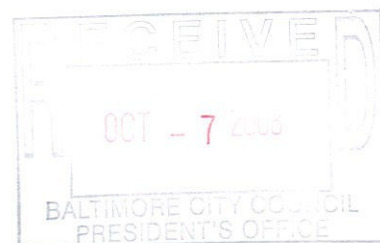
If you have questions, please contact Mr. Wolde Ararsa, Acting Division Chief of the Land Use and Urban Design Division, at 410-396-4488.

GC/ttl

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
Ms. Deepa Bhattacharyya, Law Department
Mr. Larry Greene, Council Services
Ms. Kim Clark, BDC
Mr. Walter Horton, Department of Real Estate



PLANNING COMMISSION

STAFF REPORT

September 25, 2008

REQUEST: CCB 08-0149/ Sale of Property – 101 South Ellwood Avenue

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as 101 South Ellwood Avenue (Block 1752, Lot 1/54) and no longer needed for public use; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Jennyffer Vargas

PETITIONER: Mayor and City Council

OWNER: Department of Housing and Community Development

SITE/GENERAL AREA

Site Conditions: The subject property known as 101 South Ellwood Avenue is improved with a former school building that is now vacant. The City owned property is approximately 1.16± acres in size and it is zoned R-8.

General Area: The subject property is located in the Baltimore-Linwood community and is within the Highlandtown/Patterson Park National Register Historic District. 101 South Ellwood Avenue is mostly surrounded by residential properties and Patterson Park, four blocks west.

HISTORY

There have been no previous Planning Commission actions pertaining to the subject site.

CONFORMITY TO PLANS

This property is not within an Urban Renewal Plan area. This proposed sale of City Property is consistent with the Baltimore City Comprehensive Master Plan LIVE Goal 1, Objective 2: Strategically Redevelop Vacant Properties throughout the City.

ANALYSIS

City Council Bill #08-0149 authorizes the sale of the property located at 101 South Ellwood Avenue. The subject property operated as Highlandtown Middle School until 2005 when it was closed and declared surplus property by the Baltimore City Public School System. This rectangular shaped City owned portion of land is approximately 1.16± acres in size. This bill is the required legislation that will allow the property to be sold by the City.

The Department of Housing and Community Development released an RFP for re-use of the subject property on May 19th 2008. The RFP calls for a project that will maintain some of the building's historic elements such as the Art Deco feature of the auditorium and the murals in the