

TJS

<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #15-0550/SALE OF PROPERTY – A PORTION OF THE FORMER BED OF DICKMAN STREET

CITY of  
BALTIMORE  
**MEMO**



TO

DATE:

The Honorable President and  
Members of the City Council  
City Hall, Room 400  
100 North Holliday Street

August 7, 2015

At its regular meeting of August 6, 2015, the Planning Commission considered City Council Bill #15-0550 for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain parcel of land known as a portion of the former bed of Dickman Street, designated as Lot 7 on the Resubdivision Plat dated December 29, 1989, and no longer needed for public use; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report that recommended approval of City Council Bill #15-0550 and adopted the following resolution; eight members being present (eight in favor).

**RESOLVED**, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #15-0550 be passed by the City Council.

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

TJS/WA

Attachment

- cc: Ms. Kaliopé Parthemos, Chief of Staff  
Mr. Colin Tarbert, Deputy Mayor for Economic and Neighborhood Development  
Mr. Leon Pinkett, Assistant Deputy Mayor for Economic and Neighborhood Development  
Ms. Angela Gibson, Mayor's Office  
The Honorable Rochelle "Rikki" Spector, Council Rep. to Planning Commission  
Ms. Barbara Zektick, DOT  
Ms. Natawna Austin, Council Services  
Mr. Larry Jenkins, Law Department  
Mr. Chris Corey, SGS Law, LLC (Representing Tribune Media)



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### STAFF REPORT



*Thomas J. Stosur*  
Director

**August 6, 2015**

**REQUEST:** City Council Bill #15-0550/Sale of Property- A Portion of the Former Bed of Dickman Street

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain parcel of land known as a portion of the former bed of Dickman Street, designated as Lot 7 on the Resubdivision Plat dated December 29, 1989, and no longer needed for public use; and providing for a special effective date.

**RECOMMENDATION:** Approval

**STAFF:** Christina Hartsfield

**COMPREHENSIVE PLANNER:** Brent Flickinger

**PETITIONER:** Tribune Media

**OWNER(S):** Mayor and City Council of Baltimore

#### **SITE AREA**

Site Conditions: The subject property is a .24 acre parcel of Dickman Street between Hanover Street and Insulator Drive that is effectively a paper street and is not identifiable by any other means other than a Resubdivision Plat, dated December 29, 1989. This parcel is a part of the planted buffer between South Hanover Street and the west lawn of the Baltimore Sun property. It is indistinguishable from the Baltimore Sun property and lies within the fenced area.

#### **HISTORY**

This portion of Dickman Street is a part of the comprehensive development of the Port Covington Planned Unit Development. Ordinance No. 162, adopted July 11, 1988, authorized the closing of this portion of Dickman Street, which is consistent with a Developer's Agreement between CSX, the City, and the Baltimore Sun Company dated April 4, 1988. The Resubdivision Plat, designating this parcel as "Lot 7", was approved by the Planning Commission on November 9, 1995 and recorded January 29, 1995.

#### **CONFORMITY TO PLANS**

Comprehensive Master Plan: This City Council Bill is compatible with the Comprehensive Master Plan for Baltimore City, specifically LIVE; Goal 1: Build Human and Social Capital by Strengthening Neighborhoods; Objective 2: Strategically Redevelop Vacant Properties throughout the City.


**ANALYSIS**

City Council Bill #15-0550 would authorize a portion of the former bed of Dickman Street, Lot 7 in the "Resubdivision Plan", to be conveyed to Tribune Media, the owners of the Baltimore Sun Properties, in accordance to the Development Agreement dated April 4, 1988. The property, for all intents and purposes, is being treated as part of the Baltimore Sun Properties and Tribune Media is currently paying taxes on land. The parcel is inaccessible to the public and is not improved with any built structures.

This sales ordinance will allow the disposition and conveyance of the subject property, which is not needed for public purpose. The subject bill is consistent with the Comprehensive Master Plan for Baltimore City and with the development intent of Port Covington.

Community Notification:

No community organizations were notified of this action.



**Thomas J. Stosur**  
**Director**