


FROM	NAME & TITLE	Theodore Atwood, Acting Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of General Services 800 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 10-0515		

TO

DATE: August 12, 2010

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

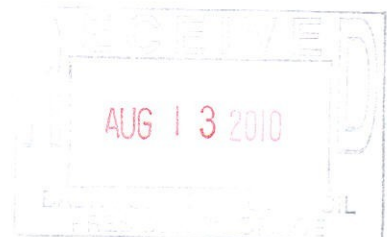
I am herein reporting on City Council Bill 10-0515 introduced by the Council President on behalf of the Administration (Department of General Services).

The purpose of the Bill is to authorize the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain parcels of land known as the former beds of (1) Woodall Street, extending from Fort Avenue, southwesterly to Clemm Street, and (2) Clemm Street, extending from Key Highway, southwesterly to the southeastern most extremity thereof, and no longer needed for public use.

Ordinance 07-0428 designated the properties known as 1500 Woodall Street, 1605 Key Highway, and 1801 Key Highway as a Business Planned Unit Development (PUD) and approved the Development Plan submitted by the applicant, Chesapeake Paperboard Centre, LLC. Together, these properties consist of approximately 9.36 acres within the Locust Point area of Baltimore City. The PUD is a mixed use development which includes up to 50,000 square feet of office space, up to 110,000 square feet of retail (including restaurants), and a maximum of 250 dwelling units. Ordinance 09-180 amended the PUD and Development Plan to increase the allowable square footage for office space (from 50,000 to 57,000 square feet) and for retail space (from 110,000 to 116,000 square feet).

City Council Bill 10-0515, if approved, would authorize the sale of the former beds of Clemm and Woodall Streets. Chesapeake Paperboard Centre, LLC would like to legally incorporate the unimproved portion of Clemm Street into the development site and would like to use the portion of Woodall Street as a private street accessing the development. A new access road from the development to Key Highway is located to the north of Clemm and Woodall Streets. Companion legislation (City Council Bill 10-0514) would condemn and close these rights-of-way to public use. A full width perpetual easement will be retained for any municipal utilities and services not to be abandoned or relocated (lines 17 and 18 of page 2 of the legislation).

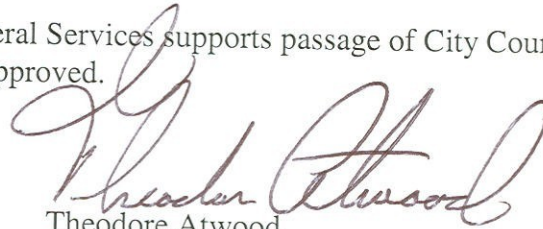
The portions of rights-of-way to be closed and sold are described as follows:



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- An approximately 66 foot wide by 250.5 foot long portion of Clemm Street, located perpendicular to the easterly side of Key Highway and extending easterly to its terminus; and
- An approximately 66 foot wide by 415 foot long portion of Woodall Street, located perpendicular to and between the southerly side of East Fort Avenue and northerly side of Clemm Street.

Based on these findings, the Department of General Services supports passage of City Council Bill 10-0515 provided the closing ordinance is approved.



Theodore Atwood
Acting Director

TA/MMC:pat