


TJA

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #15-0562/SALE OF PROPERTY – 10 SOUTH FREDERICK STREET		

TO

DATE:

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

October 30, 2015

At its regular meeting of October 29, 2015, the Planning Commission considered City Council Bill #15-0562 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 10 South Frederick Street (Ward 04, Section 11, Block 1351, Lot 003) 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 #15-0562 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 #15-0562 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
- Mr. Dan Taylor, Baltimore Development Corporation
- Mr. Gaylord Dutton, Baltimore Development Corporation



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

October 29, 2015

REQUEST: City Council Bill #15-0562/Sale of Property – 10 South Frederick 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 certain property known as 10 South Frederick Street (Ward 04, Section 11, Block 1351, Lot 003) and no longer needed for public use; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Christina Hartsfield

COMPREHENSIVE PLANNER: Kate Edwards

PETITIONER: Baltimore Development Corporation, Inc.

OWNER(S): Mayor and City Council of Baltimore

SITE AREA

Site Conditions: The subject property is a surface parking lot in the block of Frederick Street between East Baltimore Street and Water Street. It is 2,557 square feet in size and zoned B-5-2.

General Conditions: This site is located within the Central Business District Urban Renewal Plan Area. It also lies within the Critical Area and regulated floodplain.

HISTORY

No prior Planning Commission history exists for this property.

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

The subject property was deeded to the City from the Baltimore Type and Composition Corporation on February 25, 1981. It is currently being used as a surface parking lot for the Baltimore Police Department. In April 2015, a Request for Proposal (RFP) was published

seeking development proposals for the purchase and reuse of 10 South Frederick Street, as well as adjacent properties 17, 19 and 23 South Gay Street. The RFP promotes the development of these properties in a way that will further job creation, generate taxes, preserve historic architecture, and promote economic growth of the Central Business District.

For all intents and purposes, City Council Bill #15-0562 is a companion to Ordinance 15-363, which authorized the sale of 17, 19, and 23 South Gay Street. This bill would authorize the sale and disposition of 10 South Frederick Street, which is no longer needed for public use. This sale ordinance is consistent with the City's goal to adaptively reuse underutilized and underperforming properties in the Central Business District.

Community Notification:

The Downtown Partnership of Baltimore, Inc. and Central District Police-Community Relations Council were notified of this action.

A handwritten signature in black ink, appearing to read "Thomas J. Stosur". The signature is fluid and cursive, with a prominent loop at the end of the last name.

Thomas J. Stosur
Director