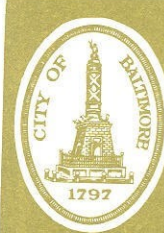


FROM	NAME & TITLE	Theodore Atwood, Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of General Services 800 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 11-0673		

TO

DATE: May 6, 2011

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 11-0673 introduced by the Council President on behalf of the Administration (Baltimore Development Corporation).

The purpose of the Bill is to authorize the Mayor and City Council of Baltimore to grant a Perpetual Easement for Egress through the parcel or parcels of land known as a portion of 215 Park Avenue (Block 600, Lots 12/14), and 207 Park Avenue (Block 600, Lot 10) as shown on Plat R.W. 20-36328 and filed in the Office of the Department of General Services.

The Westside Initiative is a public/private partnership that will redevelop and renew the west side of Downtown Baltimore. The impacted area is bounded by Charles Street to the east, Pratt and Camden Streets to the south, Martin Luther King, Jr. to the west, and Chase Street to the north. The emphasis is to create a predominately residential, mixed use community that will provide an interconnection with surrounding City market areas and communities.

The north side of the 100 block of West Lexington Street, located between Park Avenue and North Liberty Street, is within the Westside development area. This block has the ability to provide pedestrian level retail spaces with residential units above. A secondary means of egress must be available to make use of the upper floors of these buildings. City Council Bill 11-0673, if approved, would create a perpetual easement through City-owned property known as 215 Park Avenue. This 7-foot wide alley-like easement would allow for egress from the rear of the properties fronting on West Lexington Street. The legislation provides two easement options: Option A would create an easement within the City-owned property (215 Park Avenue) and along the north and east property lines of Lot 10 (207/209 Park Avenue), a portion of the east property line of Lot 8/9 (116-120 West Lexington Street), the rear of Lots 4, 5, 6, and 7, and ending at west property line of Lot 3; Option B would move the easement to within and along the south property line of Lot 10 should the City acquire and demolish this property at a later time.

Based on these findings, the Department of General Services supports passage of City Council Bill 11-0673.

Theodore Atwood

Theodore Atwood
Director

TA/MMC:pat

