


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 #17-0094/SALE OF PROPERTY NS EASTERN AVENUE UNDERPASS NWC MACON ST.		

TO

DATE:

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

September 28, 2017

The Department of Planning has been asked to review and consider City Council Bill #17-0094, for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all of its interest in certain property known as NS Eastern Avenue Underpass NEC Macon Street (Block 6326, Lots 1-10) and no longer needed for public use; and providing for a special effective date.

This bill was introduced at the request of the Department of Real Estate to surplus and sale the city-owned property comprising Block 6326, Lots 1-10. The lots create one, triangular-shaped parcel boarded by S. Macon Street to the east, Portugal Street to the north and the NS Eastern Avenue underpass to the south. Currently, the property is improved as a surface parking lot.

The City was solicited by Mr. Antonios Minadakis to purchase the land after decades of leasing the parcel from the City for use as a parking lot for his restaurant at 422-426 Macon Street. Upon receipt of the purchase request, the Department of Real Estate notified the Parking Authority, who indicated that they have no objection to the sale of property. Subsequently, the Department of Transportation, Public Works, and Recreation and Parks have also indicated that they have no interest in retaining the property. If purchased by Mr. Minadakis, he will continue to use the property as a parking lot.

A Public Utility Easement will be established and memorialized in the deed and contract of sale for existing water and sanitary mains, water and sanitary services, existing storm drains, conduit duct system and for future maintenance work. Additionally, a perpetual right of way and easement for ingress and egress to a pedestrian stairway from Eastern Ave along the western portion of the lot will also be established.

It is the City's general policy not to allow any private structures to be built over public utility systems. For this reason, a parking lot is one of the few viable development opportunities for the site. Built structures are restricted unless the purchaser, subject to approval of DOT, agrees to re-locate the conduit at their own expense.

If improved as a parking lot, the site must meet all site plan and landscape guidelines. Per Sec 14-331 of the Zoning Code, the "parking lot must be screened from public view in accordance with the requirements of the Baltimore City Landscape Manual." The parking lot will also be subject to review by the Site Plan Review Committee.

In consideration of the historical use of the site as a parking lot and the site's limited development opportunities, Department of Planning finds that this property is no longer needed for public purpose and can be surplus and sold. The Department of Planning has no objection to the approval of City Council Bill #17-0094.

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: Mr. Pete Hammen, Chief Operating Officer
Mr. Jim Smith, Chief of Strategic Alliances
Ms. Karen Stokes, Mayor's Office
Mr. Kyron Banks, Mayor's Office
Mr. Colin Tarbert, Mayor's Office
The Honorable Edward Reisinger, Council Rep. to Planning Commission
Mr. David Tanner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Sharon Daboin, DHCD
Mr. Patrick Fleming, DOT
Ms. Elena DiPietro, Law Dept.
Ms. Natawna Austin, Council Services
Mr. Francis Burnszynski, PABC
Mr. Walter Horton, Dept. of Real Estate