

TJS

FROM	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 #14-0425/ SALE OF PROPERTIES – PARKING STRUCTURES – 11 SOUTH EUTAW STREET, 22 SOUTH GAY STREET, 101 SOUTH PACA STREET, AND 210 SAINT PAUL PLACE

CITY of  
BALTIMORE  
**MEMO**



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

DATE: September 5, 2014

At its regular meeting of September 4, 2014, the Planning Commission considered City Council Bill #14-0425, 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 properties, with parking structures, known as 11 South Eutaw Street (Ward 04, Section 10, Block 0655, Lot 008A), 22 South Gay Street (Ward 04, Section 11, Block 1350, Lot 012), 101 South Paca Street (Ward 04, Section 09, Block 0666, Lot 002), and 210 Saint Paul Place (Ward 04, Section 01, Block 0608, Lot 014); and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #14-0425 and adopted the following resolution; nine members being present (nine in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #14-0425 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. Kaliope 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. David Tanner, BMZA
- Mr. Geoffrey Veale, Zoning Administration
- Ms. Sharon Daboin, DHCD
- Ms. Barbara Zektick, DOT
- Ms. Elena DiPietro, Law Dept.
- Ms. Natawna Austin, Council Services
- Mr. Henry Raymond, Finance Dept.
- Mr. Pete Little, PABC
- Ms. Melissa Krafchik, PABC



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### STAFF REPORT



*Thomas J. Stosur*  
Director

**September 4, 2014**

**REQUEST:** City Council Bill #14-0425/ Sale of Properties – Parking Structures – 11 South Eutaw Street, 22 South Gay Street, 101 South Paca Street, and 210 Saint Paul Place:

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 properties, with parking structures, known as 11 South Eutaw Street (Ward 04, Section 10, Block 0655, Lot 008A), 22 South Gay Street (Ward 04, Section 11, Block 1350, Lot 012), 101 South Paca Street (Ward 04, Section 09, Block 0666, Lot 002), and 210 Saint Paul Place (Ward 04, Section 01, Block 0608, Lot 014); and providing for a special effective date.

**RECOMMENDATION:** Approval

**STAFF:** Eric Tiso

**PETITIONER:** The Administration (Parking Authority of Baltimore City)

**OWNER:** Mayor and City Council of Baltimore

#### **SITE/GENERAL AREA**

11 South Eutaw Street: This property is located on the southeastern corner of the intersection with West Redwood Street, containing 0.818 acres, and is currently zoned B-5-2. The property is improved with a building containing an eight-story parking garage, with eight stories of residential above. This property is located within the Market Center Urban Renewal Plan (URP) area. The Hippodrome Theater is located one block to the north

22 South Gay Street: This property is located on the northwestern corner of the intersection with Water Street, containing 0.923 acres, and is currently zoned B-5-2. The property is improved with a building containing an eight-story parking garage, with 21 stories of residential above. This property is located within the Central Business District Urban Renewal Plan (URP) area. The Charles Benton Building is located one block to the north.

101 South Paca Street: This property is located on the southeastern corner of the intersection with West Lombard Street, containing 0.727 acres, and is currently zoned B-5-1. The property is improved with a building containing a seven-story parking garage. This property is located within the Inner Harbor West Urban Renewal Plan (URP) area. The University of Maryland Medical Center campus is located immediately to the west.

210 Saint Paul Place: This property is located on the west side of the street, and continues through to North Charles Street. The lot contains 0.388 acres, is currently zoned B-4-2, and is improved with a building containing a nine-story parking garage. This property is located within the Central Business District Urban Renewal Plan (URP) area. The Mercy Hospital campus is located to the east and north.

## **ANALYSIS**

History: The Parking Authority of Baltimore City (PABC) manages seventeen garages for the City, four of which are proposed for sale in this bill. About a decade ago, the City received several unsolicited offers to purchase parking assets. At the time, the garages were underperforming, and would have been undervalued. Over the past decade, the City has been able to make several improvements in the operations of these garages through efficiencies, and parking rates are now at market levels.

Rationale for Sale: This proposal is timed for a “seller’s market” where the City will have several bidders that will enjoy low interest rates. It will also eliminate responsibility for garages in areas with other parking options and that have limited use for garages as a development tool. The sale will reduce debt and budget pressure, while bringing in upfront capital for other purposes. Analysis of the sale by the Finance Department also indicates that the value exceeds expected cashflow from continued City ownership. These sales will simultaneously eliminate future budget risk, such as from reduced future demand for parking lowering revenues, required major repairs, and liability.

The staff finds that these properties are no longer needed for public purposes, and therefore should be sold.

Community Notification: The following community organizations have been notified of this action: The Downtown Partnership, Inc., Westside Renaissance, Inc., and the Market Center Merchants Association.



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