



# MEMORANDUM

STEPHANIE  
RAWLINGS-BLAKE,

PAUL T. GRAZIANO,  
Commissioner

To: The Honorable President and Members of the Baltimore City Council  
c/o Karen Randle, *Executive Secretary*

From: Paul T. Graziano, *Commissioner*

Date: January 27, 2011

Re: **City Council Bill 10-0624 - Planned Unit Development - Amendment 1 -  
Greenmount West - Arts and Entertainment**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 10-0624, which was introduced for the purpose of approving certain amendments to the Development Plan of the Greenmount West - Arts and Entertainment District Planned Unit Development.

City Council Bill 10-0624 would extend the boundaries of the current Greenmount West Arts and Entertainment Planned Unit Development to include the long vacant Lebow factory building located at 1500 Barclay Street. The developer, Seawall Development, intends to renovate the four story abandoned building for reuse as a public school facility. The proposed school would be a City-wide magnet academy for fashion, design and architecture with an eventual enrollment of 550 students and maximum staff of 37 teachers.

DHCD Code Enforcement Legal Section vigorously litigated the owners of the building starting in October, 2008 to compel them to rehabilitate the site or demolish the building. A ruling by the Baltimore Circuit Court in August, 2009 granted the City the authority to appoint a receiver and proceed with the demolition of the building. The owners then appealed the Circuit Court's ruling and a stay of the demolition was ordered in April, 2010 by the Maryland Court of Appeals while the matter was under deliberation. Subsequent to these events, a sale of the property was negotiated and Seawall Development obtained rights to redevelop the site.

The Department of Housing and Community Development supports the adoption of City Council Bill 10-0624.

PTG:pmd

cc: Ms. Angela Gibson, *Mayor's Office of Government Relations*  
Ms. Kaliope Parthemos, *Deputy Mayor*

