


FROM	NAME & TITLE	David E. Scott, P.E., Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 09-0281		

DATE: March 18, 2009

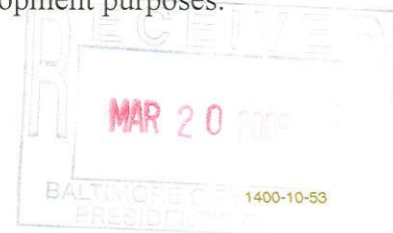
TO The Honorable President and Members
of the Baltimore City Council
c/o Karen Randle
Room 400 - City Hall

I am herein reporting on City Council Bill 09-0281 introduced by Council President Rawlings Blake on behalf of the Administration (Department of Public Works).

The purpose of the Bill is to authorize the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain parcels of land known as the former beds of certain streets or portions of them lying within the Middle East Urban Renewal Project, bounded by Ashland Avenue, McDonogh Street, Chase Street, and Washington Street, and no longer needed for public use.

Ordinance 79-1202 established the Urban Renewal Plan for Middle East, and was last amended by Ordinance 05-124. This Urban Renewal Plan, along with plans for Washington Village, Johnston Square, Broadway East, Oliver, and Gay Street 1, provide an overall plan for portions of East Baltimore near Johns Hopkins Hospital for a biotechnological and residential redevelopment. North Avenue, Patterson Park Avenue, Monument Street, Montford Avenue, Fayette Street, Collington Avenue, Orleans Street, Wolfe Street, Madison Street, Eden Street, Eager Street, Fallsway, Hoffman Street and Ensor Street generally bound these five urban renewal areas. The goal of the plans is to create homeownership and employment opportunities, improve neighborhood areas and facilities, and reduce crime and grime. These comprehensive urban renewal plans require the acquisition, rehabilitation, or demolition of properties within certain areas, and the creation of new disposition lots. Certain abutting streets and alleys are needed to be closed to public use for their incorporation into new disposition lots. Street openings and closings within the Middle East Urban Renewal Plan were accomplished under Ordinances 02-463 and 02-464, 04-842 and 04-843, and 06-364 and 06-365.

Ordinance 05-160 established a New East Baltimore Community Planned Unit Development within the Middle East Urban Renewal Area, and is roughly bounded by East Chase Street, East Madison Street, North Washington Street, and North Broadway. Two new residential buildings were constructed; however, plans for the easternmost building were developed using inaccurate survey dimensions. As a result, the building projects approximately 1.5 feet into the west side of the North Rutland Avenue public right-of-way, along the building's entire length. To correct this error, a corresponding 1.5 foot width of right-of-way, between Ashland Avenue and East Eager Street, needed to be closed to public use, along with additional closures of portions of public ways needed for the PUD's redevelopment purposes.



Ordinances 09-105 and 09-106 opened and closed these portions of rights-of-way to public use. City Council Bill 09-0281, if approved, would permit the sale of the following portions of former street beds:

- An approximately 30 foot wide by 432.5 foot long portion of the former bed of North Chapel Street, between East Eager and East Chase Streets;
- An approximately 5 foot wide by 432.5 foot long former portion of North Wolfe Street, along the west side of the right-of-way, between East Eager and East Chase Streets;
- An approximately 5 foot wide by 432.5 foot long former portion of North Wolfe Street, along the east side of the right-of-way, between East Eager and East Chase Streets;
- An approximately 6 foot wide by 432.5 foot long former portion of North Rutland Avenue, along the east side of the right-of-way, between East Eager and East Chase Streets;
- An approximately 6 foot wide by 432.5 foot long former portion of North Rutland Avenue, along the west side of the right-of-way, between East Eager and East Chase Streets; and
- An approximately 1.5 foot wide by 432.5 foot long former portion of North Rutland Avenue, along the west side of the right-of-way, between East Eager Street and Ashland Avenue.

Any public utilities present in these former portions of rights-of-way and not to be abandoned or relocated, would be subject to a full width perpetual easement, as noted on page 3, lines 7 and 8 of the legislation.

Based on these findings, the Department of Public Works supports passage of City Council Bill 09-0281.



David E. Scott, P.E.
Director

DES/MMC:pat