



## BALTIMORE HOUSING

STEPHANIE  
RAWLINGS-BLAKE  
Mayor

PAUL T. GRAZIANO  
Executive Director, HABC  
Commissioner, HCD

## MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council  
c/o Natawna Austin, Executive Secretary

From: Paul T. Graziano, Commissioner

Date: May 8, 2015

Re: **City Council Bill 15-0515 – City Streets – Opening – Air Rights over a  
Portion of a 10-Foot Alley in the Rear of 435-439 East Lafayette  
Avenue**

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The Department of Housing and Community Development (HCD) has reviewed City Council Bill 15-0515, for the purpose of condemning and opening air rights over a portion of a 10-foot alley in the rear of 435-439 East Lafayette Avenue, extending westerly 56 feet, more or less, from Greenmount Avenue, as shown on Plat 202-A-61 in the Office of the Department of General Services; and providing for a special effective date.

If enacted, this bill would start the process for authorizing the sale of certain air rights above an alley bed to support the development of five townhomes and a 60-unit apartment building along Greenmount Avenue. There are two pieces of companion legislation, City Council Bill 15-0516 which would close the condemned and open air rights and City Council Bill 15-0517 which would authorize the sale of the air rights above the alley bed.

The proposed development, which is known as City Arts II, is the second phase of the City Arts development located on the 1500 block of Greenmount Avenue. The property over a portion of an alley is needed for the development to provide the necessary clearance for vehicular access and utility maintenance.

The Department of Housing and Community Development supports and recommends the passage of City Council Bill 15-0515.

PTG:sd

cc: Ms. Angela Gibson, *Mayor's Office of Government Relations*  
Mr. Colin Tarbert, *Deputy Mayor*

