


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 08-0153		

TO

DATE: October 16, 2008

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

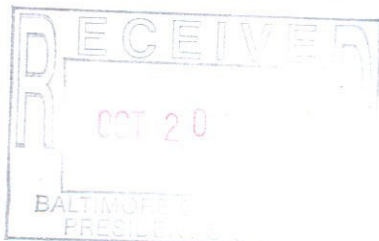
I am herein reporting on City Council Bill 08-0153 introduced by Council President Rawlings Blake on behalf of the Administration (Department of Public Works).

The purpose of the bill is to condemn and close certain streets or portions of them lying within the area bounded by Patterson Avenue, Parr Avenue, Spring Avenue and the CSX Transportation, Inc. Railroad right-of-way, as shown on Plat 114-A-30A in the Office of the Department of Public Works.

Brighton Development, LLC., the owner of properties bounded by Patterson, Parr, and Spring Avenues and the CSX railroad right-of-way, wishes to construct 30 fee simple single family detached homes with integrated garages. Plans include an additional two lots set aside for forest conservation easements. During the process of preparing plans and subdividing the property, it was discovered that the Maryland Mass Transit Administration possesses an approximately 60 foot wide unrecorded easement of City-owned land for subway right-of-way use. This unrecorded easement may not be built upon and severely limits the development envelope of the proposed Brighton site. The Department of Transportation is proposing to realign and extend the roadway of Vincennes, to provide for a better intersection geometric. This realignment will allow for a better density layout for the Brighton site.

Realignment of the public way requires the closure of portions of rights-of-way to public use, the subject of this Bill and companion legislation (City Council Bill 08-0152). The portions of rights-of-way proposed for closure are:

- An approximately 222.3 foot by 72.7 foot by 174.8 foot by 187.3 foot by 114.6 foot bow-shaped portion of Wabash Avenue right-of-way, located between Patterson Avenue and Vincennes Avenue;
- An approximately 307.4 foot by 131 foot by 190.9 foot by 60 foot portion of Vincennes Avenue, beginning at the end of the above portion of proposed Wabash Avenue right-of-way closure and ending at Ridge Avenue;
- An approximately 158.3 foot by 64.2 foot by 178.9 foot by 19.3 foot by 39.9 foot portion of Ridge Avenue right-of-way, extending northwesterly from the above portion of proposed Vincennes right-of-way closure and the CSX railroad right-of-way;



- An approximately 60 foot by 164.4 foot by 133.6 foot by 45 foot portion of Armstrong Avenue, extending westerly from a point approximately 25 feet from its intersection with Ridge Avenue;
- An approximately 48.6 foot by 35.7 foot by 180.6 foot by 66.8 foot by 198.7 foot portion of Armstrong Avenue, beginning at a point approximately 204.2 feet from its intersection with Ridge Avenue and extending northwesterly along the easterly side of its right-of-way toward Spring Avenue;
- A roughly triangularly-shaped portion of Wabash Avenue right-of-way located at the northeast corner of Vincennes and Patterson Avenue and measuring approximately 82.2 feet by 8.3 feet by 85.4 feet by 44.4 feet; and
- A roughly rectangular-shaped portion of Vincennes Avenue along the northeasterly side of its right-of-way and beginning at its intersection with Patterson Avenue and extending northwesterly, measuring approximately 29.6 feet by 67.3 feet by 41.1 feet by 82.2 feet.

Some public utilities are located in portions of the rights-of-way proposed for closure. However, any utilities not to be abandoned or relocated are protected in language found in Sections 3 and 4 of the legislation, with Section 6 preserving the City's right to access its utilities for maintenance and other purposes.

Based on these findings, the Department of Public Works supports passage of City Council Bill 08-0153.



David E. Scott, P.E.
Director

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