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| 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 08-0152 | | |

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 08-0152 introduced by Council President Rawlings Blake on behalf of the Administration (Department of Public Works).

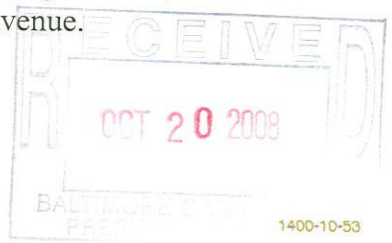
The purpose of the Bill is to condemn and open (1) Vincennes Avenue, extending from Patterson Avenue, northwesterly 505.0 feet, more or less, to Ridge Avenue, (2) Ridge Avenue, extending from Armstrong Avenue, northwesterly 275.6 feet, more or less, to Vincennes Avenue, and (3) Armstrong Avenue, extending from Ridge Avenue, northwesterly 475.0 feet, more or less, to Spring Avenue, as shown on Plat 114-A-30 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 opening and closing of portions of rights-of-way to public use, the subject of this Bill and companion legislation (City Council Bill 08-0153). The portions of rights-of-way proposed to be opened to public use are:

- An approximately 60 foot wide by 505 foot long portion of Vincennes Avenue, located perpendicular to and between Patterson Avenue and Ridge Avenue;
- An approximately 271.2 foot by 19.3 foot by 39.9 foot by 280 foot by 60 foot portion of Ridge Avenue, located between Armstrong Avenue and the CSX Transportation, Inc. railroad right-of-way; and
- An approximately 60 foot wide by 475 foot long portion of Armstrong Avenue, located perpendicular to and between Ridge Avenue and Spring Avenue.

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Based on these findings, the Department of Public Works supports passage of City Council
Bill 08-0152.



David E. Scott, P.E.
Director

DES/MMC:pat

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