


<b>FROM</b>	NAME & TITLE	GARY W. COLE, ACTING DIRECTOR	<b>CITY of</b> <b>BALTIMORE</b> <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 <sup>th</sup> FLOOR		
	SUBJECT	CITY COUNCIL BILL #08-0147/SALE OF PROPERTY- 400 SAINT PAUL STREET, BLOCK 566, LOT 26		

**TO**

DATE:

September 15, 2008

The Honorable President and  
Members of the City Council  
City Hall, Room 400  
100 N. Holliday Street  
Baltimore, MD 21202

At its regular meeting of September 11, 2008 the Planning Commission considered City Council Bill #08-0147 authorizes the sale of property known as 400 Saint Paul Place, which is located along the northwest corner of Saint Paul Place and Mulberry Street. The lot is unimproved. Ashbourne Development, LLC plans to develop a multi-story apartment building that will have approximately 134 one and two bedroom units with retail on the ground floor.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended an amendment to and approval of City Council Bill #08-0147 and adopted the following resolution, eight members being present (eight in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #08-0147 be amended and passed by the City Council.

If you have questions, please contact Mr. Wolde Ararsa, Acting Division Chief of Land Use and Urban Design, at 410-396-4488.

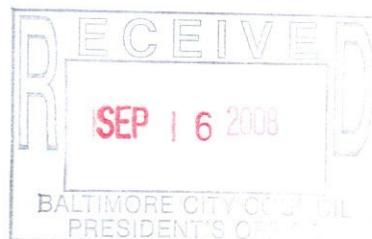
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Attachments

cc:

- Mr. Andy Frank, Deputy Mayor
- Mr. Demuane Millard, Mayor's Office
- Ms. Angela Gibson, Mayor's Office
- The Honorable "Rikki" Spector, City Council Commission Representative
- Ms. Nikol Nabors-Jackson, DHCD
- Ms. Deepa Bhattacharyya, Law Department
- Mr. Larry Greene, Council Services
- Ms. Danise Bowden, Department of Real Estate

*F/A*



## PLANNING COMMISSION

### STAFF REPORT

September 11, 2008

**REQUEST:** City Council Bill #08-0147/Sale of Property – 400 Saint Paul Street (Block 566, Lot 26)

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, 400 Saint Paul Street (Block 566, Lot 26) and no longer needed for public use; and providing for a special effective date.

**RECOMMENDATION:** Amend and Approve:

- Amend “400 Saint Paul Street” to “400 Saint Paul Place”.

**STAFF:** Kenneth Hranicky

**PETITIONER:** The Department of Real Estate, on behalf of the Mayor and City Council

**OWNER:** Mayor and City Council

#### **SITE/ GENERAL AREA**

**Site Conditions:** The property known as 400 Saint Paul Place, Block 566, Lot 026 is located along the corner of Saint Paul Place and Mulberry Street. The site is an unimproved lot that is approximately 925 square feet. The site is zone B-4-2.

**General Area:** The property lies within Downtown. Buildings in the immediate area are office buildings.

#### **HISTORY**

- Ordinance #01-0170, establishing the Urban Renewal Plan for the Central Business District, was approved on May 25, 2001.
- Ordinance No. 06-348, providing the latest amendment to the Charles/North Revitalization Area Urban Renewal Plan, was approved on July 10, 2006.

#### **CONFORMITY TO PLANS**

This proposed multi-story apartment building will operate in harmony with the goals and objectives of the Central Business District Urban Renewal Plan. This project is also in conformance with the Baltimore City Comprehensive Master Plan with respect to Live Goal #1, Objective #1: Expand housing choices for all residents.

**ANALYSIS**

City Council Bill #08-0147 authorizes the sale of property known as 400 Saint Paul Place, Block 566, Lot 026 which is located along the northwest corner of Saint Paul Place and Mulberry Street. The lot is unimproved. Staff has been informed by the Department of Real Estate that Ashbourne Development, LLC is interested in purchasing the property and adjacent properties at 402-410 Saint Paul Place. Ashbourne Development, LLC plans to develop a multi-story apartment building that will have approximately 134 one and two bedroom units with retail on the ground floor. It is staff's findings that this property is no longer needed for public purposes, and has been declared surplus by the City's Space Utilization Committee.

Downtown Partnership of Baltimore, Inc. and Mt. Vernon-Belvedere Association were notified of this action.



**Gary W. Cole**  
**Acting Director**