


<b>FROM</b>	NAME & TITLE	GARY W. COLE, ACTING DIRECTOR <i>Gule</i>	CITY of <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 #08-0192/SALE OF PROPERTIES- 916, 1016, AND 1018 NORTH ARLINGTON AVENUE		

**TO**

DATE:  
November 12, 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 November 6, 2008 the Planning Commission considered City Council Bill #08-0192, which is for the purpose of authorizing the Mayor and City of Baltimore to sell, at either public or private sale, all its interest in a certain properties known as 916, 1016, and 1018 North Arlington Avenue which are located along the westerly side of N. Arlington bounded by Riggs and Lafayette Avenue, and no longer needed for public use; and providing for a special effective date.

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 #08-0192 and adopted the following resolution, nine members being present (nine in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #08-0192 be amended and passed by the City Council.

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

GC/ttl

Attachments

cc:

- Mr. Andy Frank, Deputy Mayor
- Mr. Demuane Millard, Chief of Staff
- 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. Mandy Martin, DHCD



## PLANNING COMMISSION

### STAFF REPORT

November 6, 2008

**REQUEST:** City Council Bill #08-0192/Sale of Properties – 916, 1016, and 1018 North Arlington Avenue

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain properties known as 916, 1016, and 1018 North Arlington Avenue and no longer needed for public use; and providing for a special effective date.

**RECOMMENDATION:** Amend and Approve. Amend **Section 1** to read:

“916 North Arlington Avenue (Block 0079, Lot 028), 1016 North Arlington Avenue (Block 0066, Lot 042), and 1018 North Arlington Avenue (Block 0066, Lot 041) are R-8 zoned sites, comprising 0.05 ± acres (1800 square feet) and are located in the ~~Harlem Park~~ SANDTOWN-WINCHESTER Urban Renewal Area. The buildings on them were constructed in 1900, and are currently vacant.”

**STAFF:** Kenneth Hranicky

**PETITIONER:** The Department of Housing and Community Development, on behalf of the Mayor and City Council

**OWNER:** Mayor and City Council

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

Site Conditions: The properties known as 916, 1016, and 1018 North Arlington Ave are located on the westerly side of North Arlington Avenue, in the blocks bounded by Riggs and Lafayette Avenue. 916 N. Arlington is approximately 2,155 square feet, 1016 N. Arlington is 2,096 square feet, and 1018 N. Arlington is 1,443 square feet in site. All properties are zoned R-8.

General Area: The properties lie within Sandtown-Winchester neighborhood. Buildings in the immediate are 3 story townhomes with numerous vacant lots.

#### **HISTORY**

- Ordinance #701, approved April 17, 1978, established the Sandtown-Winchester Urban Renewal Plan.
- Amendment No. 3, dated March 8, 1993, approved by the Mayor and City Council of Baltimore by Ordinance 232, dated July 2, 1993, was the last amendment to the Sandtown-Winchester Urban Renewal Plan.

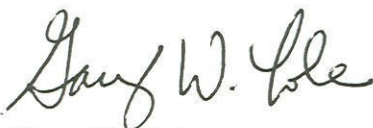
## **CONFORMITY TO PLANS**

This proposal is in conformance with the Baltimore City Comprehensive Master Plan with respect to Live Goal #1, Objective #2: Strategically Redevelop Vacant Properties throughout the City.

## **ANALYSIS**

City Council Bill #08-0192 authorizes the sale of properties known as 916 North Arlington Avenue (Block 0079, Lot 0028), 1016 North Arlington Avenue (Block 0066, Lot 042), and 1018 North Arlington Avenue (Block 0066, Lot 041). The buildings were owned by the Federal Government and transferred to the City with the requirement that they use remain residential. The lots are improved with three story townhouses that are currently vacant and boarded. The Department of Planning understands that a proven developer will rehabilitate the houses and put them back on the market as single-family homes. It is staff's opinion that these properties should not be retained by the City, but should be sold so that they may be restored and used for much needed housing.

Baltimore City Housing and Community Development, Carrollton Ridge Community Association, Inc., Central District Police-Community Relations Council, Clergy United to Transform Sandtown-(CUTS), Dolphin Pool Association, Edgewood Residents' Association-West Baltimore, Pennsylvania Avenue Redevelopment Collaborative Resident Action Committee, CDC, Sandtown Habitat Homeowners' Association, Sandtown-Winchester Community Building In Partnership, and Sandtown-Winchester Improvement Association, were notified of this action.



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