

FROM

NAME & TITLE	Steve Sharkey, Director
AGENCY NAME & ADDRESS	Department of General Services 800 Abel Wolman Municipal Building
SUBJECT	CITY COUNCIL BILL 15-0490

CITY of
BALTIMORE
MEMO



TO

DATE: April 2, 2015

The Honorable President and Members
of the Baltimore City Council
c/o Natawna Austin
Room 400 – City Hall

I am herein reporting on City Council Bill 15-0490 introduced by the Council President on behalf of the Administration (Department of General Services).

The purpose of the Bill is to condemn and open the Air Rights area over a portion of Lovegrove Street, extending northerly 100 feet from the north side of East Lanvale Street, as shown on Plat 227-A-23 in the Office of the Department of General Services; and providing for a special effective date.

A development team of SA+A Development, EVI and Hybrid Development Group is planning a mixed use development project to be built near the northeast corner of North Charles Street and East Lanvale Street which may extend above Lovegrove Street. This proposed building will consist of 85-95 market rate apartments on the upper floors and parking, common areas and retail space on the lower levels.

The portion of the air rights to be opened and condemned consists of 1958.57 square feet in plane and begins no less than 16 feet above the bed of Lovegrove Street. The opened and closed area begins at the intersection of East Lanvale Street and extends northerly to the northwestern corner of the property line of 22 and 24 East Lanvale Street, for a distance of approximately 100 feet. Companion legislation, City Council Bill 15-0491, would close these same air rights. A second piece of companion legislation, City Council Bill 15-0492, would authorize the sale of these air rights.

Based on these findings, the Department of General Services supports passage of City Council Bill 15-0490.

Respectfully,

STEVE SHARKEY
DIRECTOR

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