

<b>FROM</b>	NAME & TITLE	Rudolph S. Chow, P.E., Director
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building
	SUBJECT	<b>CITY COUNCIL BILL 15-0492</b>

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 15-0492 introduced by the Council President on behalf of the Administration (Department of General Services).

The purpose of the Bill is to authorize the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in the Air Rights area over a portion of Lovegrove Street, extending northerly 100 feet from the north side of East Lanvale Street and no longer needed for public use; 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 sold would be opened and closed to public use under companion City Council Bills 15-0490 and 15-0491. The air rights would begin approximately 16 feet above the bed of Lovegrove Street and encompass an area of approximately 20 feet wide by 100 feet long. The air rights would begin at the intersection of Lovegrove Street and East Lanvale Street and extend to the property line of 22/24 East Lanvale Street. Any utilities located within Lovegrove Street and not to be abandoned or relocated would still be able to be accessed should the aerial construction for this development occur.

Based on these findings, the Department of Public Works supports passage of City Council Bill 15-0492.

Sincerely,

*Rudolph S. Chow for RC*  
Rudolph S. Chow, P.E.  
Director

RSC/KTO:ela

