


FROM	NAME & TITLE	Rudolph S. Chow, P.E., Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 15-0520		

TO

DATE: April 29, 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 15-0520 introduced by the Council President on behalf of the Administration (Department of General Services).

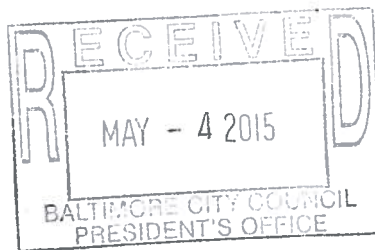
The purpose of this bill is to authorize the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain parcels of land known as the former beds of 2 10-foot alleys between Lafayette Avenue, Lanvale Street, Barclay Street, and Greenmount Avenue and no longer needed for public use; and providing for a special effective date.

The subject alleys are located in the Greenmount West neighborhood, between North Avenue to the north, the Jones Falls Expressway to the south, and the Greenmount Cemetery to the east. The first of the alleys is located to the rear of the properties know as 1702 through 1723 Brentwood Avenue and the second of the alleys is located to the rear of the properties known as 1701 through 1723 Brentwood Avenue. The properties adjacent to the subject alleys are owned by the City and therefore the alleys are no longer needed for a public purpose and can be closed, declared surplus property and sold. Brentwood Avenue, which runs through the site, is to remain open.

The Department of Housing and Community Development is consolidating the adjacent properties for redevelopment. Through a Request for Proposal process, they awarded the site to a team of developers consisting of Homes for America, The Reinvestment Fund (TRF) and Jubilee Baltimore. This development team previously completed artist housing and townhomes in the 1500 block of Greenmount Avenue known as City Arts. They have plans to develop the newly-consolidated parcels to be City Arts II, which will contain a 60-unit apartment building, five for-sale townhomes, and a small park area.

A review of the City's utility records shows that a conduit line, a water main and sewer mains run through the alleys. The developer at their sole cost and expense will relocate or abandon City-owned utilities.

Based on these findings, the Department of Public Works supports passage of City Council Bill 15-0520.



Sincerely,


Rudolph S. Chow, P.E.
Director

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