


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 15-0517		

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 15-0517 introduced by the Council President on behalf of the Administration (Department of General Services).

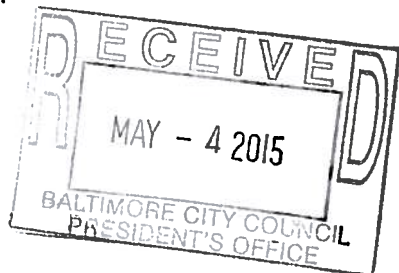
The purpose of this bill is to authorize the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in the air rights area over a portion of a 10-foot alley in the rear of 435-439 East Lafayette Avenue, extending westerly 56 feet, more or less, from Greenmount Avenue and no longer needed for public use; and providing for a special effective date.

The portion of the air rights to be sold consists of approximately 560 square feet in plane and begins no less than 17 feet above the alley bed. The opened and closed area extends over a portion of the 10-foot alley that runs from Greenmount Avenue along the rear of the properties known as 435, 437, and 439 East LaFayette Street, for a distance of approximately 56 feet. The 10-foot alley would remain open to pedestrian and vehicular access. Companion legislation, City Council Bill 15-0515 and City Council Bill 15-0516, would condemn and open and close these same air rights.

This sale of air rights would support the redevelopment of the site as planned by the development team of Homes for America, The Reinvestment Fund (TRF) and Jubilee Baltimore. This development team was awarded the site through a Request for Proposal process held by the Department of Housing and Community Development.

This proposed development, to be known as City Arts II, shall consist of five townhomes, an open park space, and a 60-unit apartment building along Greenmount Avenue intended for artist housing. The plans for the apartment building include a sally port below where the air rights are proposed to be closed. Any utilities located within the alley that are 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 15-0517.



Sincerely,


Rudolph S. Chow, P.E.
Director

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