


FROM	NAME & TITLE	William M. Johnson, Director	CITY OF BALTIMORE  <b>M E M O</b>	
	AGENCY NAME & ADDRESS	Department of Transportation 417 E. Fayette Street 5 <sup>th</sup> Floor		
	SUBJECT	City Council Bill# 15-0515 City Streets – Opening – Air Rights over a Portion of a 10-Foot Alley in the Rear of 435 – 439 East Lafayette Avenue		

TO

DATE:

June 2, 2015

The Honorable President and Members of the City Council  
c/o Natawna Austin, Executive Secretary  
City Hall, Room 400

The Department of Transportation (DOT) is pleased to report on City Council Bill #15-0515 / City Streets / Opening / Air Rights over a Portion of a 10-Foot Alley in the Rear of 435 – 439 East Lafayette Avenue, which would condemn and open air rights over the alley referenced in the bill's title. These rights would extend westerly 56 feet, more or less, from Greenmount Avenue, as shown on Plat 202-A-61 in the Office of the Department of General Services, and with a special effective date.

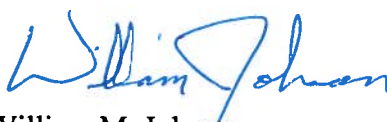
The proposed opening would impact two alleys and the air rights over a third alley in the 1700 blocks of Greenmount Avenue and Barclay Street. The rights will begin at elevation 112 feet above sea level so that 17 feet will remain clear for vehicular access and utility maintenance. Companion legislation, City Council Bill 15-0516, would close the same air rights. A second companion piece of legislation, City Council Bill 15-0517, would authorize the sale of property of these air rights.

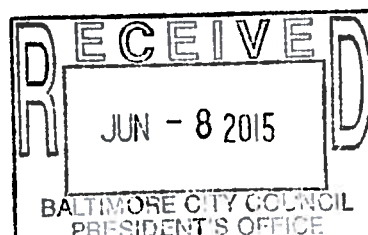
The Department of Housing and Community Development (DHCD), owns all of the properties adjacent to the subject portions Right-of-Way and will be consolidating the properties for redevelopment. The development team secured by DHCD has successfully completed an apartment building for artist housing and several for-sale townhomes in the 1500 block of Greenmount Avenue called City Arts. That same team is marketing this project as a second phase of City Arts, to be known as City Arts II. The new project would include a 60-unit apartment building, five townhomes, and a sally port below where the air rights are proposed to be closed.

Based on these findings, DOT recommends a favorable report of City Council Bill #15-0515.

Thank you for this opportunity to comment.

Respectfully,

  
William M. Johnson  
Director



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