


FROM	NAME & TITLE	William M. Johnson, Director	CITY OF BALTIMORE M E M O	
	AGENCY NAME & ADDRESS	Department of Transportation 417 E. Fayette Street 5 th Floor		
	SUBJECT	City Council Bill# 15-0516 City Streets – Closing – 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 #15-0516 / City Streets / Closing / Air Rights over a Portion of a 10-Foot Alley in the Rear of 435 – 439 East Lafayette Avenue, which would condemn and close air rights over the alley referenced in the bill's title. This closure and condemnation 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 closing 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 15-0515, would condemn and open these same air rights. A second companion piece of legislation, City Council Bill 15-0517, would authorize the sale of property of these air rights.

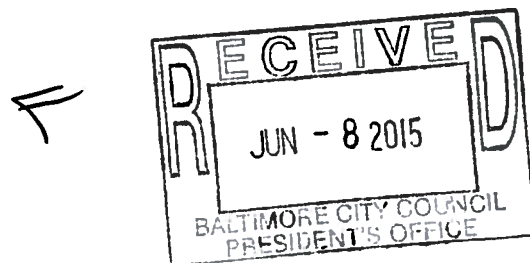
The Department of Housing and Community Development (DHCD), owns all of the properties adjacent to the subject portions Right-of-Way and will be consolidating the properties for redevelopment. As all properties are City-owned, the Right-of-Way is no longer needed for a public purpose and can be closed, declared surplus property and sold. 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. A utility investigation has been completed and the developer, at their sole expense, will relocate or abandon the City-owned utilities. 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 #15-0516.

Thank you for this opportunity to comment

Respectfully,


 William M. Johnson
 Director



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