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| F R O M | Name & Title | Walter J. Horton Real Estate Officer <i>Walter J. Horton</i> | CITY OF BALTIMORE MEMO |  |
| | Agency Name & Address | Department of Real Estate Room 304 – City Hall 100 N. Holliday Street | | |
| | Subject | City Council Bill 15-0489 Sale of Property – Former Alley Beds Behind 1701 North Charles Street and 22-24,30 East Lanvale Street | | |

To: Honorable President and Members
of the City Council
Attn: Ms. Natawana Austin
City Hall, Room 409

Date: June 11, 2015

As requested, we have reviewed City Council Bill #14-0489 which would 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 a 10 foot alley laid out in the rear of the property known as 1701 North Charles Street and a 10 foot alley laid out in the rear of the properties known as 22-24 and 30 East Lanvale Street and no longer needed for public; and providing for a special effective date.

The properties are in the Charles North District Urban Renewal Area. The area is mixed-use, consisting of commercial, residential and business uses.

The development team of SA&A Development, EVI and Hybrid Development Group is planning to build 85-95 market rate apartments along with parking and retail on adjacent lots at 1701-09 North Charles Street and 22-24 East Lanvale Street. The redeveloped subject properties will contribute to the overall health of the surrounding area.

The Department of Real Estate has no objections to the passage of City Council Bill 15-0489.

Cc: Angela Gibson

