
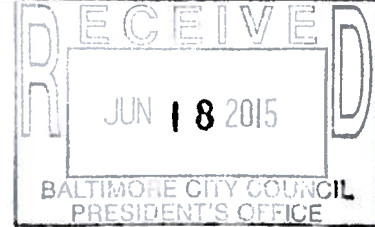


F R O M	Name & Title	William M. Johnson, Director	CITY OF BALTIMORE MEMO 
	Agency Name & Address	Department of Transportation 417 E. Fayette St,	
	Subject	City Council Bill #15-0490 City Streets – Opening – Air Rights over a Portion of Lovegrove Street	

June 17, 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 #15-0490 / City Streets / Opening / Air Rights over a Portion of Lovegrove Street, which would condemn and open air rights over a portion of the street referenced in the bill's title. These rights would extend northerly for 100 feet from the north side of East Lanvale Street, as shown on Plat 227-A-23 in the Office of the Department of General Services, and with a special effective date.

Station North Development Partners, LLC made the original request for the air-rights opening and closing. The current applicant/developer has since acquired the two parcels known as 22 & 24 East Lanvale Street (the "Lanvale Lots") on August 25, 2011. The Lanvale Lots, in addition to the Chesapeake Restaurant parcel at 1701 – 1709 North Charles Street, were acquired by Station North Development Partners, LLC from the Mayor and City Council of Baltimore through a November 22, 2010 Land Disposition Agreement (LDA). Station North Development Partners, LLC retained ownership of the Chesapeake Restaurant parcel and are renovating that structure pursuant to the terms of the November 2010 LDA. The applicant, in acquiring the Lanvale Lots, remains subject to the terms of the original LDA and will develop the two parcels pursuant to the terms of the LDA.

As part of the LDA, the developer proposes to develop the Lanvale Lots in conjunction with other privately-owned adjacent parcels, of which the Lanvale Lots will make up no more than 30% of the total assemblage. The intent is to construct a new mixed-use building, possibly spanning Lovegrove Street, which shall consist primarily of residential apartments with parking, common areas, and retail on the lower levels. The developer anticipates a minimum of 6,000 square feet of commercial and retail uses on the ground floor and no less than 60 residential units on the upper floors. The air rights over Lovegrove Street will allow for the applicant to complete site assembly for the development project. Right-of-ways are not needed to provide access to adjacent properties and it is believed that the specific air rights portion of Lovegrove Street can be closed without adversely affecting the surface use of Lovegrove Street. A companion piece of legislation, City Council Bill 15-0491, would close these same air rights that this bill opens.

Based on these findings, DOT recommends a favorable report of City Council Bill #15-0490.

Thank you for this opportunity to comment.

Respectfully,


William M. Johnson
Director

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