



MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Alice Kennedy, Acting Housing Commissioner *AK*

Date: November 5, 2020

Re: City Council Bill 20-0602 Sale of Property - 4701 Greenspring Avenue aka Former Dr. Roland Patterson School # 082

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 20-0602 for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property located at 4701 Greenspring Avenue aka former Dr. Roland Patterson School # 082 (Block 4760, Lot 001) and no longer needed for public use; and providing for a special effective date.

If enacted, City Council Bill 20-0602 would allow for either the public or private sale of 4701 Greenspring Avenue, which would facilitate the redevelopment of the site for housing, retail, and social use programs.

The Department of Planning manages the disposition of surplus Baltimore City Schools. As part of the [21st Century Schools](#) Initiative, Baltimore City Schools are required to [surplus 26 school buildings](#). The properties are all owned by the Mayor and City Council and will be surplus to the City over the next 10 years to determine re-use of each site. The purpose of the public offerings is to provide community stakeholders, potential buyers, tenants, and other interested parties with information about each of the school sites and facilitate their productive reuse.

DHCD's Development Division frequently helps to coordinate and promote the sale of City owned property in conjunction with the Department of Planning. DHCD manages the offerings including advertising the Expressions of Interest (EOI) and Request for proposals (RFP) via an online application. An EOI was released by the Department earlier this year for 4701 Greenspring Avenue. The offering included six Baltimore City Surplus School sites located at 3434 Old Frederick Road, 3750 Greenspring Avenue, 5545 Kennison Avenue, 2333 E. Chase Street, 4701 Greenspring Avenue and 2801 Saint Lo Drive.

This site, located in the Coldspring Newtown area, is currently improved by a large former school (347,800 sq. ft.) that can be renovated or demolished to create a large redevelopment site. The site's topography provides an opportunity for development that could take advantage of views of downtown over the adjacent woods and sits less than five minutes away from I-83,



Sinai Hospital, Jones Falls Trail, and Cylburn Arboretum. The fields along Tamarind Road will be subdivided from this property and retained by the City.

DHCD's Development Division worked in partnership with multiple agencies and departments including the Mayor's Office, the Department of Planning, the Comptroller's Office and the Department of General Services to promote the offerings and review the eight responses we received for the subject property.

Choo Smith has been selected as the developer, they plan to develop the site for housing, retail, and social use programs. DHCD supports the productive re-use of the former Dr. Roland Patterson School. The recently surplus school represents an opportunity for redevelopment and to serve as a resource for the community.

DHCD **supports** the passage of Council Bill 20-0602 and recommends that the Bill be passed by the City Council.

AK:sm

cc: Mr. Blendy, Nicholas, *Mayor's Office of Government Relations*