



BILL SYNOPSIS

Committee: Taxation, Finance and Economic Development

Bill 20-0576

Sale of Property – Former Beds of a 13-Foot Alley and a 20-Foot Alley

Sponsor: President Brandon Scott on behalf of the Administration

Introduced: August 17, 2020

Purpose:

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 parcels of land known as the former bed of a 13-foot alley, extending from East Biddle Street Northerly 80 feet, to a 20-foot alley, and the former bed of a 20-foot alley, extending from North Washington Street Easterly 241.5 feet, more or less, laid out in the rear of the properties known as nos. 2000 through 2030 East Biddle Street and no longer needed for public use; and providing for a special effective date.

Effective: Date of enactment

Agency Reports

City Solicitor	Favorable
Department of Planning	Favorable
Department of Housing and Community Development	
Department of Transportation	
Department of Real Estate	Favorable
Department of Finance	Favorable

Analysis

Current Law:

Article V – Comptroller, Section 5(b); Baltimore City Charter (1996 Edition)

Background

If enacted, Bill 20-0576 would allow the City of Baltimore to sell a parcel of land known as the former beds of a thirteen-foot alley and a twenty-foot alley, which is bounded by East Biddle Street, North Chester Street and North Washington Street, occupying an approximate area of 6,000 square feet or 0.03 acres more or less. If approved this property would be sold to continue the Hoen Lithograph redevelopment at 2101 E. Biddle Street. The original vision for this location was developed by Baltimore-based companies Cross Street Partners, City Life Historic Partners, and Strong City Baltimore who undertook the 85,000 square foot historic preservation of this facility. Currently, the site serves as a vibrant mixed-use complex that provides job opportunities, job training, and neighborhood amenities called the Center for Neighborhood Innovation. The site houses Strong City Baltimore, City Life Community Builders, Cross Street Partners, Morgan State University, The Outlook Company, and Associated Builders & Contractors of Greater Baltimore/Construction Education Academy.

The planned renovation of the existing building into retail and office space required 108 parking spaces. On February 28, 2018, the Director of Planning allowed for a parking exemption which provided the group with 52 parking spaces. As the facility continues to grow and takes on more tenants and clientele there has become a greater need for more parking. In light of this the developer has proposed off-site parking on lots surrounding the neighboring blocks of 2101 E. Biddle Street. The parking lots are identified as areas B through F. The aforementioned alley and adjacent properties will be incorporated into parking “Area C” for use by both Israel Baptist Church and tenants of the Hoen Lithograph Building. The Department of Finance does not anticipate that there will be any financial impact. This area is no longer needed for public use and does not impact any park property, or right of way. No property owner should be negatively affected by this action.

Additional Information

Fiscal Note: Not Available

Information Source(s): Agency Reports

Analysis by: Samuel Johnson
Analysis Date: November 11, 2020

Direct Inquiries to: (410) 396-1091