



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman



Thomas J. Stosur
Director

STAFF REPORT

October 21, 2010

REQUEST: City Council Bill #10-0597/ Sale of Property – 1301, 1303, 1305, 1307, and 1309 East Lombard Street

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 known as 1301, 1303, 1305, 1307, and 1309 East Lombard Street (Ward 03, Section 03, Block 1392, Lots 049, 048, 047, 046, and 045) and no longer needed for public use; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Anthony Cataldo

PETITIONER: Baltimore Development Corporation on behalf of The Administration

OWNER: Mayor and City Council

SITE/GENERAL AREA

Site Conditions: The property known as 1301 through 1309 East Lombard Street is currently a surface parking lot. The parcel is approximately 4,585 square feet and size and is zoned B-2-2.

General Area: The subject property is located east of downtown Baltimore in the Washington Hill Neighborhood. The property is located on the corner of East Lombard Street and South Central Avenue. Across a ten foot alley, adjacent to the property is another surface parking lot on East Lombard as well as a mix of residential rowhomes and one story garage structures. Across the street from the parcels is Gerry's Tire Service. The area contains a mix of commercial, residential, and vacant land parcels. The lots are one block from three public schools and the historic Jewish Deli row along East Lombard Street.

HISTORY

There have been no previous Planning Commission actions pertaining to the subject property.

CONFORMITY TO PLANS

This proposal to sell the subject properties is consistent with the Baltimore City Comprehensive Master Plan EARN Goal 1, Objective 1: Retain and Attract Businesses in all Growth Sectors.

ANALYSIS

A Request for Proposals (RFP) was issued by the Baltimore Development Corporation (BDC), in partnership with the Housing Authority of Baltimore City (HABC) and the Department of Housing and Community Development (HCD) in August 2008 for the redevelopment of scattered sites throughout the Jonestown and Washington Hill communities, including the properties known as 1301-1309 East Lombard Street. The Lombard Street properties were acquired by the City in the late 1970s and are currently vacant and unimproved lots. BDC received two proposals for the properties at 1301-1309 East Lombard Street. As a result of the RFP, the BDC Board of Directors recommended to the Mayor in March 2009 that the properties be awarded to Mitey, LLC. Mitey, LLC is a real estate entity owned by Terrance Cook, owner of Gerry's Tire Service at 39 South Central Ave in the Washington Hill community.

The Sales Ordinance will allow for the disposition of the properties and future redevelopment as part of a planned business expansion for Gerry's Tire Service. Gerry's Tire Service has operated an automotive repair business in Southeast Baltimore adjacent to the properties for over fifty years. Prior to the business expansion, the vacant lots will be used as a temporary parking lot for the existing automobile business.

An appraisal for 1301-1309 East Lombard Street was completed in February 2009. The properties were appraised at \$172,000. The assessed value of the properties is \$72,000. The Baltimore Development Corporation is currently negotiating a Land Disposition Agreement for the sale of the property to be considered by the Board of Estimates.

The City's Space Utilization Committee has declared the lots as surplus. Therefore, it is staff's finding that the subject property is surplus and can be sold. Planning is in support of City Council Bill #10-0597 that authorizes the sale and to allow the City to dispose of the lots for redevelopment purposes.

Staff has notified the Downtown Partnership of Baltimore, Inc., Albermarle Square, Baltimore Development Corporation, Broadway Area Business Association, Citizens for Washington Hill, Inc., Historic Jonestown Business Association, Jonestown Planning Council, Inc., Little Italy Business Association, and the City Council Representative of this action.

**Thomas J. Stosur,
Director**