



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### STAFF REPORT



*Thomas J. Stosur*  
Director

**October 29, 2015**

**REQUEST:** City Council Bill #15-0562/Sale of Property – 10 South Frederick 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 10 South Frederick Street (Ward 04, Section 11, Block 1351, Lot 003) and no longer needed for public use; and providing for a special effective date.

**RECOMMENDATION:** Approval

**STAFF:** Christina Hartsfield

**COMPREHENSIVE PLANNER:** Kate Edwards

**PETITIONER:** Baltimore Development Corporation, Inc.

**OWNER(S):** Mayor and City Council of Baltimore

#### **SITE AREA**

Site Conditions: The subject property is a surface parking lot in the block of Frederick Street between East Baltimore Street and Water Street. It is 2,557 square feet in size and zoned B-5-2.

General Conditions: This site is located within the Central Business District Urban Renewal Plan Area. It also lies within the Critical Area and regulated floodplain.

#### **HISTORY**

No prior Planning Commission history exists for this property.

#### **CONFORMITY TO PLANS**

Comprehensive Master Plan: This City Council Bill is compatible with the Comprehensive Master Plan for Baltimore City, specifically LIVE; Goal 1: Build Human and Social Capital by Strengthening Neighborhoods; Objective 2: Strategically Redevelop Vacant Properties throughout the City.

#### **ANALYSIS**

The subject property was deeded to the City from the Baltimore Type and Composition Corporation on February 25, 1981. It is currently being used as a surface parking lot for the Baltimore Police Department. In April 2015, a Request for Proposal (RFP) was published

seeking development proposals for the purchase and reuse of 10 South Frederick Street, as well as adjacent properties 17, 19 and 23 South Gay Street. The RFP promotes the development of these properties in a way that will further job creation, generate taxes, preserve historic architecture, and promote economic growth of the Central Business District.

For all intents and purposes, City Council Bill #15-0562 is a companion to Ordinance 15-363, which authorized the sale of 17, 19, and 23 South Gay Street. This bill would authorize the sale and disposition of 10 South Frederick Street, which is no longer needed for public use. This sale ordinance is consistent with the City's goal to adaptively reuse underutilized and underperforming properties in the Central Business District.

Community Notification:

The Downtown Partnership of Baltimore, Inc. and Central District Police-Community Relations Council were notified of this action.



**Thomas J. Stosur**  
**Director**