
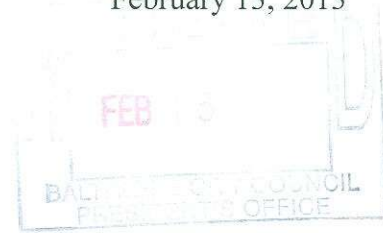


<b>FROM</b>	NAME & TITLE	Steve Sharkey, Acting Director	CITY of <b>BALTIMORE</b> <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Department of General Services 800 Abel Wolman Municipal Building		
	SUBJECT	<b>CITY COUNCIL BILL 13-0182</b>		

**TO**

DATE: February 13, 2013

The Honorable President and Members  
of the Baltimore City Council  
c/o Karen Randle  
Room 400 – City Hall



I am herein reporting on City Council Bill 13-0182 introduced by the Council President on behalf of the Administration (Department of General Services).

The purpose of the Bill is to authorize 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 beds of a portion of Fremont Avenue and two portions of Martin Luther King, Jr. Boulevard, lying between Fairmount Avenue and Hollins Street, and no longer needed for public use.

Ordinance 03-613 approved the application of the University of Maryland Baltimore and UMB Health Sciences Research Park Corporation to have certain property designated a Business Planned Unit Development (PUD) and approved a Development Plan. The PUD included the properties known as 800-946 West Baltimore Street, 803-927 and 802-812 West Fairmount Avenue, 3-15 and 6-16 North Poppleton Street, 4-12 North Freemont Avenue, 3-11 North Schroeder Street, 3-15 North Amity Street, and 801 West Fayette Street. Ordinance 11-477 repealed the original Development Plan and approved a new Plan, expanding the boundaries of the PUD to include 72 additional properties and two open space areas located along the north- and south-side of Baltimore Street and Martin Luther King Jr. Boulevard. The additional properties are 800 and 830 West Baltimore Street; 900, 926, 930, 934, and 938-946 West Baltimore Street; 801, 825, 829, 859, 873, 901-905, 917-929, and 935-947 West Baltimore Street; 10-12 North Freemont Avenue; 802, 830-836, and 925 West Fairmount Avenue; 801, 811-821, 825, 829-833 West Fayette Street; 1 North Poppleton Street; 8-14 South Poppleton Street; 3-11 North Schroeder Street; 916 and 934-942 Booth Street; and 2-8 South Amity Street.

The new Development Plan includes expansion of a parking garage to provide additional spaces and the potential for retail and possibly a residential component; two development parcels at the western edge of the PUD and along West Baltimore Street; laboratory and office space at the northwest corner of Martin Luther King Jr. Boulevard and Baltimore Street; a new Proton Treatment Center that would include a 125 room hotel; an open space network that would retain landscaped areas at Martin Luther King Jr. Boulevard, Baltimore and Freemont Streets, open space along Baltimore Street and two landscaped areas flanking Baltimore Street at Schroeder Street; and streetscape plans along Baltimore and adjoining streets.

*Fairmount*

The Maryland BioPark is developing a gateway area to their campus, as well as a high-tech medical and science-related structure, both of which are part of the PUD

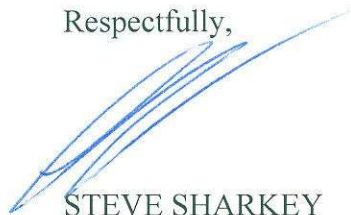
development. City Council Bill 13-0182, if approved, would authorize the sale of the following former street beds:

- An approximately 150.4 foot by 11.58 foot by 106.12 foot by 15.63 foot portion of the former bed of South Fremont Avenue, extending from its intersection with Booth Street along the easterly side of the right-of-way;
- A roughly triangular portion of the former bed of Martin Luther King, Jr. Boulevard right-of-way measuring approximately 125.7 feet by 198.25 feet by 5.82 feet by 18.4 feet by 11.58 feet by 150.41 feet adjacent to South Fremont Avenue and West Baltimore Street; and
- An approximately 142.48 foot by 160.81 foot by 90.51 foot by 153.20 foot portion of the former bed of Martin Luther King, Jr. Boulevard right-of-way located on the west side of the Boulevard and between West Baltimore Street and West Fairmount Avenue.

These areas would be landscaped, have signage, and would be maintained by the BioPark but accessible to the surrounding community. Any municipal utilities that are not abandoned or relocated from these former rights-of-way would be subject to full width Perpetual Easements. Companion legislation would condemn and open the Fremont Avenue right-of-way (City Council Bill 13-0180) and condemn and close portions of the Fremont Avenue and Martin Luther King, Jr. Boulevard rights-of-way (City Council Bill 13-0181).

The Department of General Services supports passage of City Council Bill 13-0182 provided the opening and closing ordinances are enacted.

Respectfully,



STEVE SHARKEY  
ACTING DIRECTOR

SS/MMC:ela