



FROM	NAME & TITLE	CHRIS RYER, DIRECTOR 	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR,		
	SUBJECT	CITY COUNCIL BILL #20-0209/ SALE OF PROPERTY- 620 CAROLINE STREET		

TO

The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

DATE: April 1, 2022

City Council Bill #20-0209 was referred to the Department of Planning for a bill report. The purpose of City Council Bill #20-0209 is to authorize the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property that is located at 620 North Caroline Street (Block 1280, Lot 003). The property contains approximately 1.507 acres and is improved by a former medical office building, which contains approximately 28,972 square feet. The site is currently unoccupied. It was the former location of the Baltimore City Eastern Health Clinic which has been relocated to 1200 East Fayette Street.

The Department of Planning recommends that City Council find that 620 North Caroline Street be deemed no longer needed for public use and the City Council Bill #20-0209/ Sale of City Property- 620 North Caroline be approved. The redevelopment of 620 North Caroline will be in support of the Perkins Somerset Oldtown Redevelopment and is included in the Tax Increment Financing (TIF) District. This site is also included in a Memorandum of Understanding that would allow the City of Baltimore to dispose of the property to the Housing Authority of Baltimore City (HABC) who would in turn convey the property to the intended developer of the site, a partnership between Beatty Development and Cross Street Partners. The developer is proposing to redevelop the former medical building into a bio-science wet laboratory.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

cc: Ms. Natasha Mehu, Mayor's Office
 Ms. Nina Themelis, Mayor's Office
 Mr. Ethan Cohen, Mayor's Office
 The Honorable Eric Costello, Council Rep. to Planning Commission
 Mr. Matthew Stegman, City Council President's Office
 Ms. Nikki Thompson, City Council President's Office
 Mr. Colin Tarbert, BDC
 Ms. Kathleen Byrne, BMZA
 Mr. Geoffrey Veale, Zoning Administration
 Ms. Janet Abrahams, Housing Authority of Baltimore City
 Ms. Stephanie Murdock, DHCD

Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Mr. Liam Davis, DOT
Ms. Natawna Austin, Council Services
Mr. Tim Pula, Beatty Development
Mr. Sam Bohmfalk, Cross Street Partners