


F R O M	Name & Title	Walter Horton Real Estate Officer	CITY OF BALTIMORE MEMO	
	Agency Name & Address	Department of Real Estate 304 City Hall		
	Subject	City Council Bill 011- 0060 Sale of Property- Former Bed of Toone Street.		

To: Honorable President and Members
of the City Council
c/o Karen Randle
Mayor's Legislative Liaison to the City Council
400 City Hall

Date: May 30, 2012

As requested, we have reviewed the subject Bill, which, if approved, would authorize the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain parcel of land known as the former bed of Toone Street and no longer needed for public use; and providing for a special effective date.

This parcel is located in the Canton Industrial Area of southeastern Baltimore City. The surrounding neighborhood is predominantly heavy commercial and industrial in nature, however the areas east of the subject consist of rights-of-way for Interstate Avenue, I-95 and the Baltimore Harbor Tunnel Thruway (I-895).

The parcel, as shown on block plat 6820 contains some 12,630 sq. ft. (0.2899 acre), represents a portion of Toone Street, and is situated on the east side of Ponca Street, between O'Donnell Street on the north and Boston Street to the south. The parcels to the north and south of the subject are industrially developed, and a visual inspection of this portion of Ponca Street suggests that the roadbed of Toone Street has already been physically, if not legally incorporated into the adjacent business operations. Legally combining the roadbed with an adjacent property would not, in our opinion, be detrimental, or cause undue hardship, to other surrounding properties along Ponca Street.

Council Bill 12- 0060, along with companion Bills 12- 0058 and 12- 0059, if approved, will allow for the opening, closing and sale of the streets and alleyways necessary as part of completion of the Proton therapy Center project.

The Department of Real Estate has no objections to the passage to City Council Bill 012- 0060 (which is to take effect on the date it is enacted) on the condition that accompanying City Council Bills 12- 0058 and 12- 0059 are also approved and enacted.

Respectfully submitted,

MFS, Jr.
cc: Angela Gibson

