


<b>F R O M</b>	Name & Title	Walter J. Horton Real Estate Officer	CITY OF BALTIMORE  <b>MEMO</b>	
	Agency Name & Address	Department of Real Estate 304 City Hall		
	Subject	City Council Bill 013-0182 Sale of Properties- the Former Beds of a portion of Fremont Avenue and 2 portions of Martin Luther King Boulevard		

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



**Date:** May 8, 2013

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 certain parcels of land known as the former beds 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; and providing for a special effective date.

The portions of streets which are the subject of this Council Bill are located in the University of Maryland at Baltimore section of Baltimore, lying on the western edge of Baltimore's Downtown/Central Business District. Specifically, the area is known as the UMB Health Sciences Research Park or simply the Maryland Biotech Park. Ordinance 03-0613 approved application to have certain portions of this area designated as a Business Planned Unit Development. Subsequently, Ordinance 11-0477 repealed the original development plan, replacing it with a new, expanded Plan, which expanded the boundaries to include additional properties and open space areas. Other plans include laboratory and office space, and a Proton Treatment Center and adjoining 125 room hotel. An open space network would retain current landscaped areas. The new plan includes the expansion of a parking garage facility to include additional parking spaces, as well as the potential for retail and possibly a residential component.

City Council Bill 13-0182, if enacted would authorize the sale of three former street beds:

- 1) A portion of the former street bed of South Fremont Avenue extending from its intersection with Booth Street along the easterly side of the right of way.
- 2) A portion of the former bed of Martin Luther King, Jr. Boulevard, adjacent to South Fremont Avenue and West Baltimore Street.
- 3) A portion of the former bed of Martin Luther King, Jr. Boulevard right of way located on the west side of the Boulevard, between West Baltimore Street and West Fairmount Avenue.

The areas would be landscaped and maintained by the Bio Park, but would be accessible to the surrounding community.

If approved, Council Bill 13-0182, along with companion legislation 13-0180 and 13-0181 will allow for opening, closing and sale of these portions of the Fremont Avenue and Martin Luther King, Jr. Boulevard rights of way for incorporation into the development site. Any municipal utilities that are not abandoned or relocated would be subject to Full Width Perpetual Easements.

*noobj/comment*

The Department of Real Estate has no objections to the passage to City Council Bill 013-0182 (which is to take effect on the date it is enacted) on the condition that accompanying City Council Bills 13-0180 and 13-0181 are also approved and enacted.

cc: Angela Gibson