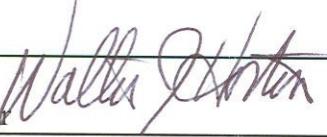


F R O M	Name & Title Walter Horton Real Estate Officer 
	Agency Name & Address Department of Real Estate 304 City Hall
	Subject City Council Bill 009-0363 Sale of Property- the Former Beds of Certain Streets Lying within the Uplands Apartment Complex and Bounded by Edmondson Avenue, Athol Avenue, Pen- Lucy Road and Uplands Parkway

CITY OF
BALTIMORE

MEMO



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: October 19, 2009

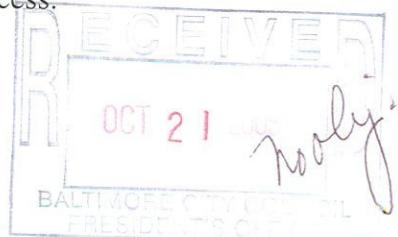
As requested, we have reviewed the subject bill, which, if approved, would authorize the Mayor and City Council to sell, at either public or private sale, all its interest in certain parcels of land known as the former beds of certain streets lying within the Uplands Apartment Complex, and bounded by Edmondson Avenue, Athol Avenue, Pen-Lucy Road and Uplands Parkway and no longer needed for public use; and providing for a special effective date. The bill as proposed provided specific parcel descriptions for a total of nine (9) abandoned roadbeds. In addition it shall be ordained that no deed may pass under this Ordinance unless the deed has been approved by the City Solicitor. Finally, the bill provides that this Ordinance takes effect on the date it is enacted.

The redevelopment of the Upland Apartment Complex has been in process for several years, since the purchase of the Uplands Apartment Complex site from the federal government in 2004 for \$40.00. The redevelopment site encompasses the entire Uplands Apartment Complex, as well as the former Gundry Glass site, the New Psalmist Baptist Church site, and a portion of Old Frederick Road known as the "Triangle. When completed the Planned Unit development slated for this tract (as proposed) will contain approximately 971 newly constructed dwelling units, including detached, duplex, triplex, townhouse and multi-family units, as well as a Leasing Center and Clubhouse-Swim Club.

The closure and sale of existing roadbeds is reported to be necessary in order to consolidate existing rights-of-way with adjacent parcels. This in turn will allow for the dedication of new rights-of-way as part of the redevelopment process and ultimately the creation of new streets within the Planned Unit development. This City Council Bill is the final step in the process of closing the existing public streets.

The site is within a reasonable commuting distance to the Woodlawn headquarters of the Social Security Administration, Fort Meade, and Aberdeen Proving Grounds. It is considered to be an integral part of the City's strategy to capitalize on opportunities relating to the federal government's Base Realignment and Closure program, known as BRAC.

A visit to the Uplands Apartment Complex site revealed that the abandoned apartment buildings have been razed and the site cleared. Much of the redevelopment site has been fenced, and the streets which are the subject of this proposed ordinance have been closed to public use as part of the redevelopment process.



The redevelopment of the several parcels making up the Uplands Apartment site into the proposed Planned Unit Development will provide a substantial addition to the City's housing stock, and eliminate a large area of urban blight, currently attracting vagrants and criminal elements. Finally, the project will provide for significant additions to the City's tax base. Therefore the Department of Real Estate has no objection to the proposed sale of the closed roadbeds referenced in the proposed ordinance.

MFS, Jr.
cc: Angela Gibson