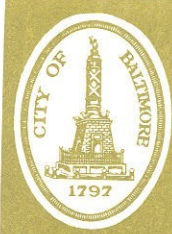


FROM	NAME & TITLE	Alfred H. Foxx, Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 11-0763		

TO

DATE: October 12, 2011

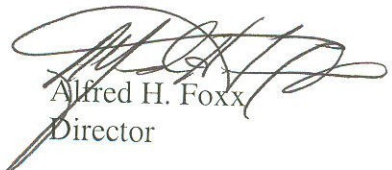
The Honorable President and Members
of the Baltimore City Council
c/o Karen Randle
Room 400 - City Hall

I am herein reporting on City Council Bill 11-0763 introduced by Council Member D'Adamo on behalf of FRP Hollander 95, LLC.

The purpose of the Bill is to approve the application of FRP Hollander 95, LLC, which is the owner of certain properties known as Block 6220, Lots 34, 35, 36, 37, 38, 39, 40, 41, and 42 (collectively, the "Property"), to have the Property designated an Industrial Planned Unit Development; and to approve the Development Plan submitted by the applicant.

A large collection of properties exist along the easterly side of 62nd Street, near that street's intersection with Pulaski Highway (U.S. Route 40) and adjacent to the eastern boundary of the City. The properties were part of the former Hollander Ridge public housing complex, which was demolished in 2000. The plan was to redevelop the site into an industrial/business park with industries, warehousing and a convenience store or similar use. Since the demolition one warehouse has been constructed and a convenience store was built at the corner of 62nd Street and Pulaski Highway. The properties were subsequently purchased by the applicant, Hollander 95, LLC, and the applicant would like to establish a Planned Unit Development (PUD) through the enactment of City Council Bill 11-0763. As part of the PUD approval, additional land uses are listed in the legislation to attract new tenants. A hotel/motel use would be allowed only in the designated Area C. Dwelling units would not be an allowable use in the PUD. Stormwater management facilities are shown on the Development Plan in Areas B-1 and B-2. The stormwater management facility already exists in Area B-1 and was approved under stormwater regulations in place prior to the most recent changes in the stormwater management law passed in May 2010. The stormwater facility planned for Area B-2 is currently under review to determine if conceptual approval extends to this proposed facility.

Based on these findings, the Department of Public Works has no objection to the passage of City Council Bill 11-0763.


Alfred H. Foxx
Director

AHF/MMC:pat



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