


F R O M	NAME & TITLE	Khalil A. Zaied, Director	CITY of BALTIMORE M E M O	
	AGENCY NAME & ADDRESS	Department of Transportation 417 East Fayette Street, Room 527		
	SUBJECT	City Council Bill 11-0672		

TO

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

October 11, 2011

I am herein reporting on City Council Bill #11-0672.

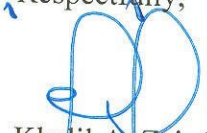
The purpose of this bill is to approve the application of the Mayor and City Council of Baltimore and the New Pulaski Company Limited Liability Limited Partnership, which are respectively the owner and the ground lessee of 6709 Pulaski Highway, to have that property designated an Industrial Planned Unit Development; and approve the Development Plan submitted by the applicant.

This bill seeks to establish an Industrial Planned Unit Development (PUD) on the property known as 6709 Pulaski Highway. The site is currently City-owned and is being leased to the New Pulaski Company Limited Liability Partnership. New Pulaski is seeking to have this PUD approved so that it may use the property for commercial as well as industrial purposes. The objective of developing the property is to attract jobs and investment, utilize existing infrastructure, and increase City property tax revenues.

The Department of Transportation (DOT) is currently engaged in traffic mitigation negotiations with New Pulaski, and the parties intend to execute a traffic mitigation agreement in the near future. The traffic impact study performed for this project researched three possible build-out scenarios: warehouse development only, retail development only, and a warehouse-retail combination. At this juncture, the parties intend to reach an agreement requiring the developer to align its entrance with the City's Fire Academy across the street, which will be accompanied by signaling the intersection and realigning the median. The final Traffic Mitigation Agreement will be subject to approval by the Board of Estimates.

For the reasons stated above, DOT has no objections to this bill.

Respectfully,


Khalil A. Zaied
Director
KAZ/BZ

Cc: Ms. Angela C. Gibson
Mr. Jamie Kendrick
Mr. Frank Murphy



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