
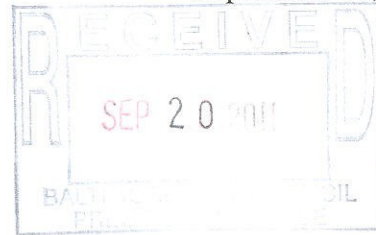


FROM	NAME & TITLE	Alfred H. Foxx, Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 11-0672		

TO DATE: September 19, 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 11-0672 introduced by the Council President on behalf of the Administration (Baltimore Development Corporation).

The purpose of the 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 ground lessee of 6709 Pulaski Highway, to have that property designated an Industrial Planned Unit Development; and to approve the Development Plan submitted by the applicant.

The subject property is located on the southeasterly side of Pulaski Highway and is approximately 19 acres in size. The property is zoned M-2-1 and is owned by the City. The New Pulaski Company holds a long term ground lease at this site and would like to purchase the property and redevelop it with some commercial uses which would require a zoning change. The Baltimore Development Corporation prepared a Land Disposition Agreement (LDA) for 6709 Pulaski Highway that would allow for New Pulaski to purchase the property provided a zoning ordinance was introduced that would allow for commercial and industrial uses. The LDA does provide two easements within the property; one for utilities and one for an access road to an adjacent City-owned property located in Baltimore County and to the rear of 6709 Pulaski Highway (68th Street Landfill). City Council Bill 11-0672, if approved, would establish an Industrial Planned Unit Development (PUD) that would permit commercial as well as industrial uses on this site.

The 6709 Pulaski Highway site was used by the City for its solid waste incinerator from 1931 until the sale of the site improvements in 1981 to a predecessor of the current lease holder, who continued to operate the incinerator. When the incinerator facility closed in 1994, the City subsequently terminated its Solid Waste Disposal Agreement with the lease holder. New Pulaski LLP would like to redevelop this site, but remediation was necessary. An environmental assessment was conducted, followed by an application to the Maryland Department of the Environment (MDE) to participate in their Voluntary Cleanup Program. The program requires a Response Action Plan which was filed with and ultimately approved by MDE in 2009. This year, MDE issued a Certificate of Completion that was signed by the City and New Pulaski, confirming that the remediation work was complete, thus limiting the City's future liability for existing contamination at the site.

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comment

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The proposed PUD provides three potential development plans for approval: one plan would just allow for industrial development and parking; a second plan would allow for commercial uses and parking; and a third plan provides for a mix of commercial and industrial uses and parking. On all three development plans, areas are shown with stormwater management controls, but the practices are not identified and appear to be place-holders only. A greenway trail easement along the westerly side of the property crosses and conflicts with several of the identified stormwater management areas.

The Department of Public Works does not object to the passage of City Council Bill 11-0672, with the understanding that stormwater management plans for the site may necessitate changes to any of the three proposed development plans for the site.



for Alfred H. Foxx
Director

AHF/MMC:pat