


<b>FROM</b>	NAME & TITLE	Theodore Atwood, Director	<b>CITY of</b> <b>BALTIMORE</b> <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Department of General Services 800 Abel Wolman Municipal Building		
	SUBJECT	<b>CITY COUNCIL BILL 11-0672</b>		

**TO**

DATE: September 1, 2011

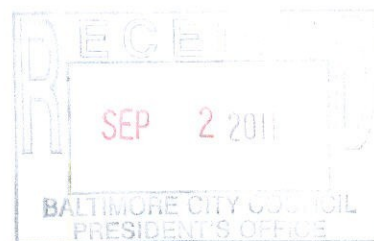
The Honorable President and Members  
of the Baltimore City Council  
c/o Karen Randle  
Room 400 - City Hall

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 6709 Pulaski Highway site is located on the southeasterly side of Pulaski Highway and adjacent to I-95 and railroad right-of-way. The site is approximately 19 acres in size and is currently zoned M-2-1. The property is owned by the City and a long term ground lease exists, held by the New Pulaski Company. The City operated an incinerator at this location beginning in 1931 and through 1981, after which a predecessor of the current lease holder bought the site improvements and began operating the incinerator. The City terminated its Solid Waste Disposal Agreement with the lease holder in 1994 with the closure of the incineration facility. In recent years an environmental assessment was conducted and an application was made to the Maryland Department of the Environment (MDE) to participate in their Voluntary Cleanup Program. MDE approved a Response Action Plan in 2009, the requirements of which were subsequently completed. The MDE issued a Certificate of Completion, signed by the City and New Pulaski, stating that the remediation was complete, thus limiting the City's future liability for existing contamination at the site.

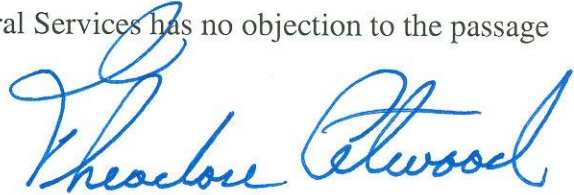
A Land Disposition Agreement, prepared by the Baltimore Development Corporation, obligates New Pulaski to the following: site remediation; retention of two City easements, one for utilities and one for future access to an adjacent City property (68<sup>th</sup> Street Landfill) located in Baltimore County; and purchase of the property by New Pulaski if a zoning bill is introduced to allow for commercial and industrial uses on the property. Sale of the property would also require Board of Estimates action to extinguish the lease. 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.



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Based on these findings, the Department of General Services has no objection to the passage of City Council Bill 11-0672.



Theodore Atwood  
Director

TA/MMC:pat