


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR		
	SUBJECT	CITY COUNCIL BILL #11-0672/PLANNED UNIT DEVELOPMENT DESIGNATION – 6709 PULASKI HIGHWAY		

DATE: October 7, 2011

TO

The Honorable President and
Members of the City Council
City Hall, Room 400
100 N. Holliday Street

At its regular meeting of October 6, 2011, the Planning Commission considered City Council Bill #11-0762 for the purpose of approving 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 approving the Development Plan submitted by the applicant.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #11-0762, and adopted the following resolution (nine members being present, nine in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #11-0762 be passed by the City Council.

If you have questions, please contact Mr. Wolde Ararsa, Chief of Land Use and Urban Design at 410-396-4488.

TJS/WA/nrb

Attachment

cc: Ms. Kaliopé Parthemos, Deputy Mayor
Mr. Peter O'Malley, Chief of Staff
Ms. Angela Gibson, Mayor's Office
The Honorable Bill Henry, Council Rep. to Planning Commission
Mr. David Tanner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Nikol Nabors-Jackson, DHCD
Ms. Barbara Zektick, DOT
Ms. Elena DiPietro, Law Dept.
Ms. Karen Randle, Council Services
Mr. Stanley Fine, Applicant's Representative



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

October 6, 2011

REQUEST: City Council Bill #11-0672/PUD Designation – Pulaski Highway

For the purpose of approving 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 approving the Development Plan submitted by the applicant.

RECOMMENDATION: Approval

STAFF: Natasha Becker

PETITIONER: Administration (Baltimore Development Corporation)

OWNER: Mayor and City Council

SITE/GENERAL AREA

Site Conditions: The subject property is on the south side of Pulaski Highway between I-895 and I-95 and just across the street from the Baltimore City Fire Academy. The site is 19+ acres in size and is zoned M-2-1. The land is currently unimproved, having undergone demolition and environmental remediation from its former use as a trash incinerator.

General Area: Pulaski Highway has a broad mix of auto-oriented and industrial-type uses.

HISTORY

There have been no previous Planning Commission actions relating to the subject site.

ANALYSIS

City Council Bill #11-0672 seeks to establish an Industrial Planned Unit Development 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 (NPC). In July 2010, the Board of Estimates approved a Land Disposition Agreement between the City and NPC for the sale of the property comprising 19.14 acres.

The City previously used the property as a landfill site from 1931 up until 1980, at which time the City entered into a ground lease and waste disposal service agreement with Pulaski II Limited Partnership (the predecessor of NPC) to operate and maintain an incinerator. The incinerator was in operation from 1980 through 1995. The building has since been closed and

demolished. The land is now unimproved and has undergone required environmental remediation.

NPC wishes to have the property designated a Planned Unit Development (PUD), which would allow the property to be used 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.

Detailed analysis is as follows:

- **Master Plan**: The developer has three concept plans for the site's redevelopment. A retail only plan envisions one single-tenant retail building of 160,000 square feet and 531 parking spaces. A warehouse only plan envisions two warehouse buildings of 60,000 square feet and 138,000 square feet, with a total of 531 parking spaces. A retail/warehouse hybrid option envisions two multi-tenant retail buildings – one 20,000 square feet and the other 54,000 square feet – as well as a warehouse building of 56,800 square feet with a total of 284 parking spaces.
- **Environmental**: The project is large enough to trigger Forest Conservation and Green Building requirements. Under all three development options, the limit of disturbance is the same. Therefore, the afforestation requirement of 287 trees is consistent for all three plans. The site includes a portion of the Herring Run stream. The developer has included a 50 foot stream buffer as well as an easement for an extension of the Herring Run Trail.
- **Traffic Impact**: A traffic impact study for the project was completed in August 2011. Under all development scenarios, the intersection of Pulaski Highway and 62nd Street was projected to have the poorest level of service, and a reconfiguration is proposed which allows for left-turn movements into the site for westbound traffic.
- **Future Design Approvals**: Once the final plan is decided upon, the project will have to obtain Site Plan Review Committee approval and Final Design Approval from the Planning Commission.

The Frankford Improvement Association has been notified of the requested action.



Thomas J. Stosur
Director