


FROM	NAME & TITLE	DOUGLAS B. MCCOACH, III - DIRECTOR <i>DBM</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR		
	SUBJECT	CITY COUNCIL BILL #08-0013/SALE OF PROPERTY- PENNINGTON AVENUE LANDFILL		

TO

DATE:

April 11, 2008

The Honorable President and
 Members of the City Council
 City Hall, Room 400
 100 N. Holliday Street
 Baltimore, MD 21202

At its regular meeting of April 3, 2008 the Planning Commission considered City Council Bill #08-0013, which is for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as the Pennington Avenue Landfill (Block 7165, Lots 4A, 38, 38A, 40, 41, 42, 43, 44, 45, 46) and no longer needed for public use; and providing for a special date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #08-0013 and adopted the following resolution, seven members being present (seven in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #08-0013 be passed by the City Council.

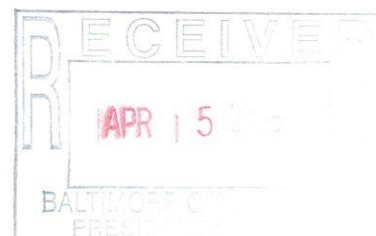
If you have questions, please contact Mr. Gary Cole, Deputy Director at 410-396-8337.

DBM/GC/ttl

Attachments

cc:

- Mr. Andy Frank, Deputy Mayor
- Mr. Demuane Millard, Mayor's Office
- Ms. Angela Gibson, Mayor's Office
- The Honorable "Rikki" Spector, City Council Commission Representative
- Ms. Nikol Nabors-Jackson, DHCD
- Ms. Deepa Bhattacharyya, Law Department
- Ms. Jennifer Coates, Council Services
- Ms. Danise Bowden, Department of Real Estate



PLANNING COMMISSION

STAFF REPORT

April 3, 2008

REQUEST: City Council Bill #08-0013/Sale of Property – Pennington Avenue Landfill

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as the Pennington Avenue Landfill (Block 7165, Lots 4A, 38, 38A, 40, 41, 42, 43, 44, 45, and 46) and no longer needed for public use; and providing for a special effective date..

RECOMMENDATION: Approval, subject to comments from the Department of Public Works.

STAFF: Kenneth Hranicky

PETITIONER: The Comptroller, on behalf of the Mayor and City Council

OWNER: Mayor and City Council

SITE/ GENERAL AREA

Site Conditions: The property known as the Pennington Avenue Landfill and is immediately to the east of the Baltimore City/Anne Arundel County line and is in the Curtis Bay Neighborhood. The site is 61 acres.

General Area: The property lies just west of the Baltimore City and Anne Arundel County line. The area is forested with single family homes to the north and forest and industrial to the south and east.

HISTORY

There have been no previous Planning Commission actions regarding this site.

CONFORMITY TO PLANS

This project is not within an Urban Renewal Plan area. This proposal is consistent with the Baltimore City Comprehensive Master Plan LIVE Goal 1, Objective 2: Strategically Redevelop Vacant Properties throughout the City.

ANALYSIS

The site is the closed Pennington Avenue landfill which contains approximately 61 acres of land located on the southern boundary line of Baltimore City and Anne Arundel County. In response to Department of Real Estate's RFP, Glen Abbey LLC submitted a

proposal to purchase the landfill. They plan to cap the site with two-feet of clay, fence it in and use it as a bird sanctuary. Glen Abbey LLC has also submitted a proposal to purchase the adjoining 98 acres of City owned land in Anne Arundel County for residential redevelopment

The Brooklyn and Curtis Bay Coalition, Brooklyn-Curtis Bay Ministerial Alliance, and the Community of Curtis Bay Association were notified of this action.



Douglas B. McCoach, III
Director