



**BALTIMORE
HOUSING**

STEPHANIE
RAWLINGS-BLAKE
Mayor

PAUL T. GRAZIANO
Executive Director, HABC
Commissioner, HCD

MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Karen Randle, *Executive Secretary*

From: Paul T. Graziano, *Commissioner*

Date: May 17, 2010

Re: **City Council Bill 10-0456 - Planned Unit Development - Designation - Mt. Vernon Mill**

Paul T. Graziano
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The Department of Housing and Community Development has reviewed City Council Bill 10-0456, which was introduced for the purpose of approving the application of Terra Nova Ventures, LLC, contract purchaser of certain properties located at 2980, 2981, 2990, 3000, 3030, and 3100 Falls Road, to have the properties designated an Industrial Planned Unit Development; and approving the Development Plan submitted by the applicant.

This proposed Planned Unit Development would revitalize a historic mill and place it back into productive use as a new development with residential, office and retail space. The mill buildings were built in 1873. The project proposes to have 87 dwelling units with a mix of studio, lofts, one and two bedroom apartments in the main mill building. Additionally, there will be eight condominiums in the Store Housing building. The Mill and Picker buildings will have office and retail with the potential for a restaurant to be located there as well. Conversations with the development team have disclosed that most of the parking will be indoor parking with only some exterior surface parking.

The Department of Housing and Community Development supports the adoption of City Council Bill 10-0456.

PTG:pmd

cc: Ms. Angela Gibson, *Mayor's Office of Government Relations*
Ms. Diane Hutchins, *Mayor's Office of Government Relations*
Ms. Kaliopé Parthemos, *Deputy Mayor*

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