



SHEILA DIXON
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: October 17, 2008

Re: **City Council Bill 08-0164 Planned Unit Development - Designation - Mt. Washington Mill**

The Department of Housing and Community Development has reviewed City Council Bill 08-0164, which was introduced for the purpose of repealing the existing development Plan for the Mt. Washington Mill Planned Unit Development and approving a new Development Plan for the Mt. Washington Mill Planned Unit Development.

Originally the manufacturing home of the Maryland Nut and Bolt Company, Mt. Washington Mill is an example today of a successful adaptive reuse of a historic site. In addition to office space, the site now includes a number of retail businesses such as Whole Foods Market, Starbucks, Home on the Harbor, Framin' Place, Sylvan Beach Ice Cream, Mt. Washington Wine Company and Holly G Boutique. The facility is bordered by Smith Avenue, the stream bank of the Jones Falls, and I-83.

City Council Bill #08-0164 would repeal the original Planned Unit Development (PUD) for Mt. Washington (Ordinance 92-77) and replace it with a new PUD that would authorize the following:

- A new 16,000 sq. ft mezzanine for the Whole Foods store;
- A new 1,200 sq. ft, 1 story glass connecting structure between the Stone Mill and Dye House buildings;
- Continuation of 2,250 sq. ft liquor store;
- Reconfiguration of an internal pedestrian and vehicular traffic flow pattern;
- Gross building square footage of 98,455; and
- Continuation of an Industrial PUD with certain permitted M-1 uses and all B-2 uses including bakeries and outdoor table service.

The Department of Housing and Community Development supports the adoption of City Council Bill 08-0164 and defers to the report of the Planning Commission for further comment.

PTG:pmd

cc: Ms. Angela Gibson
Mr. Demaune Millard

