



**BALTIMORE  
HOUSING**

SHEILA DIXON  
Mayor

PAUL T. GRAZIANO  
Executive Director, HABCD  
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:** September 22, 2009

**Re: City Council Bill 09-0372 - Planned Unit Development - Designation -  
Union Mill**

---

The Department of Housing and Community Development has reviewed City Council Bill 09-0372, which was introduced for the purpose of approving the application of Seawall Union Ave, LLC, contract purchaser of certain property located at 1500 Union Avenue, to have that property designated an Industrial Planned Unit Development (PUD); and approving the Development Plan submitted by the applicant.

The property located at 1500 – 1620 Union Avenue is the site of a former warehouse for model train parts and accessories. The applicants intend to renovate the building to accommodate 54 one and two bedroom apartments and approximately 36,000 square feet of office space. Some of the non-residential space also may be utilized for a restaurant. The apartments will be marketed to new teachers as was the case with the applicant's most recent development at Miller's Court. The property also will have available parking after a current lease with the neighboring Pepsi-Cola bottling plant expires on October 31, 2010.

As a result of seeking this PUD designation, the project triggers the compliance provisions of the Inclusionary Housing Ordinance (Ord. 07-0474). Consequently, DHCD is working with the development team to ensure sufficient affordable rate units are included in the project.

The Department of Housing and Community Development supports the adoption of City Council Bill 09-0372 and defers to the report of the Planning Commission for further comment.

PTG:pmd

**cc:** Ms. Angela Gibson  
Ms. Diane Hutchins  
Mr. Andrew Frank

