

FROM	NAME & TITLE	David E. Scott, P.E., Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 08-0164		

TO

DATE:
September 26, 2008

The Honorable President and Members
of the Baltimore City Council
c/o Karen Randle
Room 400 – City Hall

I am herein reporting on City Council Bill 08-0164 introduced by Council Member Spector on behalf of the Washingtonville Limited Partnership.

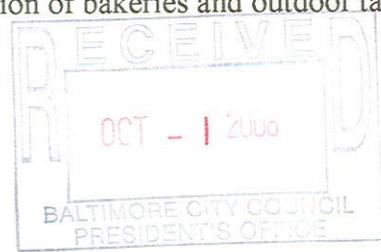
The purpose of the Bill is to repeal the existing Development Plan for the Mt. Washington Mill Planned Unit Development and approve a new Development Plan for the Mt. Washington Mill Planned Unit Development.

Ordinance 92-77 designated the properties at 1330-1340 Smith Avenue and a portion of Lot 2 of Ward 27, Section 15, Block 4660 as an Industrial Planned Unit Development (PUD), and approved the Development Plan submitted by the applicant, Washingtonville Limited Partnership. Ordinances 94-456 and 00-100 amended the originating ordinance. The PUD is bounded by Smith Avenue, the Jones Falls stream, and I-83, and is comprised of approximately 6 acres of land. The PUD is the site of the former Maryland Nut and Bolt Company and includes several historic structures listed on the National Register. The buildings have been successfully adapted for office and retail uses. Portions of the PUD are within the flood plain (signage required: “Warning: This site is located in a Flood Hazard Area. Vehicles should not be left overnight.”).

City Council Bill 08-0164, if approved, would repeal the original and amending ordinances and replace it with this proposed Ordinance. Adjustments to the Development Plan would allow for the following to occur:

- A new 16,000 square foot mezzanine floor for the Whole Foods store, to be built over the newly enclosed loading docks, providing additional office space;
- A new 1,200 square foot, 1-story glass structure connecting the Stone Mill building and the Dye House, with retail uses in the Stone Mill building limited to the first floor;
- Continuation of a 2,250 square foot liquor store, with some restrictions;
- Reconfiguration of internal pedestrian and vehicular traffic flow;
- Gross building square footage of 98,455; and
- Continuation of an Industrial PUD, with allowed M-1 uses (disallowed uses listed) and all B-2 uses, including specific mention of bakeries and outdoor table service.

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Should this legislation be approved, the developer would be required to seek all appropriate permits from the State of Maryland for building within a flood plain.

Based on these findings, the Department of Public Works supports passage of City Council Bill 08-0164.


David E. Scott, P.E.
Director

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