
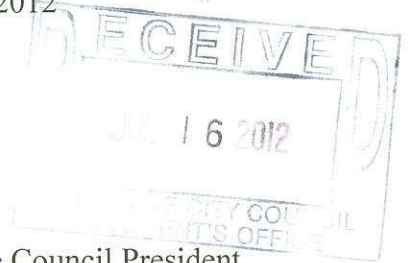


FROM	NAME & TITLE	Theodore Atwood, Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of General Services 800 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 12-0090		

TO

DATE:
July 12, 2012

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 12-0090 introduced by the Council President on behalf of the Administration (Department of General Services).

The purpose of the Bill is to authorize the Mayor and City Council of Baltimore to grant three perpetual easements for the benefit of Mt. Vernon Mill, LLC, its successors and assigns, across the Jones Falls in the area between the properties known as 3000 and 3030 Falls Road (Block 3500, Lots 1 and 3) for the purpose of (1) installing and maintaining a pedestrian footbridge over the property (Jones Falls) that is required by the City of Baltimore as a second means of egress from the buildings at 3030 Falls Road, (2) permitting the continuation of an existing footbridge and the maintenance of it over the property (Jones Falls) that was originally constructed in 1918, and (3) allowing certain existing piers located in the property (Jones Falls) that support the structure at 3000 Falls Road and allowing a portion of the structure that extends into the property (Jones Falls).

Ordinance 10-374 established an Industrial Planned Unit Development (PUD), known as Mt. Vernon Mills, for the properties located at 2980, 2981, 2990, 3000, 3030, and 3100 Falls Road, and approved a Development Plan. The PUD is approximately 10.1 acres in size and includes the six properties listed above, located on both sides of Falls Road and roughly between Wyman Park Drive and the I-83 Ramp to Falls Road (Exit 8). The Jones Falls and its attendant 100-year flood plain meanders through the site. The PUD is a mixed use development with residential, office and retail uses as well as the allowable uses under an M-1 or M-2 Zoning District.

The PUD Development Plan preserves and renovates the historic mill buildings and adapts them to new uses. The PUD and the companion Development Plan make good use of existing structures and, with one exception, with minimal changes to the structures. In adapting these building to new uses, it will be necessary to improve upon the ingress, egress and internal circulation of the site, as well as to supplement an internal parking plan with some additional surface parking.

City Council Bill 12-0090, if approved, would grant three perpetual easements to Mt. Vernon Mill, LLC. These three easements are structures that are either in or pass over the Jones Falls stream. The first structure would be a new pedestrian footbridge that would provide a second means of egress from the building at 3030 Falls Road. In adapting this historic building to a new use, this secondary means of egress is a necessary requirement. The second easement would permit the continuation of an existing footbridge constructed in 1918. Both of these footbridges connect 3030 Falls Road to the

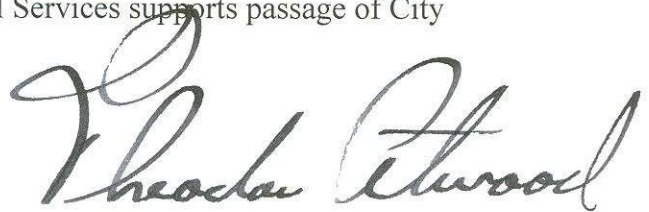
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building known as 3000 Falls Road. The third easement would allow pier structures supporting one corner of the structure known as 3000 Falls Road to remain in the Jones Falls, as well as a portion of the building to extend above the stream bed. The movement of the stream bed over time has resulted in the piers and a corner of the building to encroach upon the Jones Falls.

The legislation provides certain conditions that apply to the granting of these perpetual easements (page 3, lines 11 through 37): the City is held harmless regarding any legal actions or losses connected with the easement structures; the City will have continued access to the bed of the Jones Falls; Mt. Vernon Mill, LLC will be responsible for maintaining the easement structures and will pay fair market value for the easements; if an easement structure is removed, the easement is extinguished and no new structure may replace it without permission from the City; and the easement agreement would be considered covenants running with the grantees' property.

Based on these findings, the Department of General Services supports passage of City Council Bill 12-0090.

A handwritten signature in black ink, reading "Theodore Atwood". The signature is written in a cursive style with a large, stylized initial "T".

Theodore Atwood
Director

TA/MMC:ela