

FROM	NAME & TITLE	Rudolph S. Chow, P.E., Director
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building
	SUBJECT	CITY COUNCIL BILL 15-0543

CITY of
BALTIMORE
MEMO

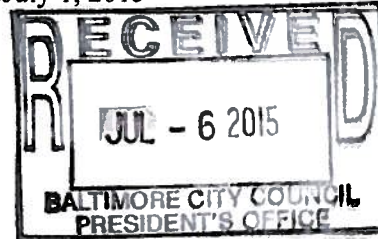


TO

DATE:

July 1, 2015

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



I am herein reporting on City Council Bill 15-0543 introduced by the Council Member Mosby on behalf of the Whitehall Mill, LLC.

The purpose of the Bill is to approve certain amendments to the Development Plan of the Whitehall Cotton Mill Planned Unit Development.

Ordinance 14-193 established the Whitehall Cotton Mill Planned Unit Development (PUD) and approved its development plan. The PUD is comprised of the property known as 3300 Clipper Mill Road, an approximately 5.27 acre parcel located between Clipper Mill Road and the Jones Falls Expressway and Light Rail right-of-way. The Jones Falls stream flows through the site, more or less parallel to the property's southerly boundary. The PUD includes a 2-story historic brick mill building and a 2-story out-building. A combination of paved parking areas, gravel, and some grass and planted areas exist along the Clipper Mill Road side of the property. The property is completely within the 100-year flood plain, and a portion of the property is within the floodway.

The approved development plan is a mixed use development that includes restaurant, office, retail and residential uses and provides surface and structured parking. Plans include apartment units on the second and third floors of the main mill building. Interior parking, retail, restaurant and office space is planned for the ground levels of structures. Non-historic portions of the building were proposed to be removed. The existing out-building is proposed as a carpentry and machine shop. The location of the PUD in the flood plain and floodway means that dwelling units are allowed only above the ground floor level for flood safety reasons. In addition, an egress bridge beginning from the second level of the historic building and landing on a hill on the north side of Clipper Mill Road, just outside of the flood plain area, is required. A franchise ordinance would be necessary for the portion of the bridgeway that spans Clipper Mill Road.

City Council Bill 15-0543, if approved, would modify the square footage limitations for restaurants in the PUD development plan, increasing the allowable maximum of 3,000 square feet to 10,000 square feet. Taverns, which could include live entertainment and dancing, would be limited to no more than 3,000 square feet of the proposed 10,000 square foot limitation. These commercial uses would still be limited to the ground floor level.

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Presuming that the parking provisions of the development plan can support the proposed increase in commercial square footage, the Department of Public Works has no objection to the passage of City Council Bill 15-0543.

Sincerely,

A handwritten signature in blue ink that reads "S. Dale Thompson for RC". The signature is written in a cursive style.

Rudolph S. Chow, P.E.
Director

RSC/MMC:ela