


<b>FROM</b>	NAME & TITLE	Khalil A. Zaied, Director	CITY of <b>BALTIMORE</b> <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Department of General Services 800 Abel Wolman Municipal Building		
	SUBJECT	<b>CITY COUNCIL BILL 10-0456</b>		

**TO**

DATE: May 13, 2010

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

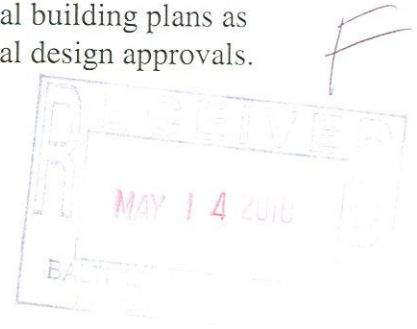
I am herein reporting on City Council Bill 10-0456 introduced by the Council Member Conaway on behalf of Terra Nova Ventures, LLC.

The purpose of the Bill is to approve the application of Terra Nova Ventures, LLC, contract purchaser of certain properties located at 2980, 2981, 2990, 3000, 3030, and 3100 Falls Road, to have the properties designated an Industrial Planned Unit Development; and to approve the Development Plan submitted by the applicant.

The subject properties to be included in the proposed Industrial Planned Unit Development (PUD) are located on both sides of Falls Road, roughly between Wyman Park Drive and the I-83 Ramp to Falls Road (Exit 8). The land area for all six properties is approximately 6.612 acres. The entire PUD encompasses approximately 10.1 acres. The PUD Development Plan proposes to create 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 properties are improved with historic mill buildings that will be renovated and put into productive use. The property known as 3100 Falls Road (Block 3500, Lot 4), also known as the Correlli Roofing site, would be cleared and developed for future office or retail use, and would be the only new building construction planned for in the PUD. Outdoor table service would be allowed, but as this activity would take place within private property, no Minor Privilege permit would be required. A free-standing billboard located on the Correlli site would remain.

A traffic impact study is being conducted for the PUD development, characterized as 95 residential units (87 apartments, 8 condominiums), 40,000 square feet of office space, 7,000 square feet of restaurant space, and 220 on-site parking spaces. The Site Plan Review Committee reviewed the preliminary plans and will review the individual building plans as each is developed. The Planning Commission will review and issue final design approvals.



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Based on these findings, the Department of General Services supports passage of City Council  
Bill 10-0456.



Khalil A. Zaied  
Director

KAZ/MMC:pat