

TRANSMITTAL MEMO

TO: Bernard "Jack" Young, President City Council
FROM: Peter Little, Executive Director
DATE: April 20, 2010
RE: Council Bill 10 - 0456



I am herein reporting on City Council Bill 10 - 0456 introduced by Councilmember Conaway on behalf of the applicants, 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 their Development Plan.

Terra Nova Ventures, LLC, contract purchaser of the property, proposes to redevelop the properties into a mixed-use development, consisting of residential, office, and retail uses.

The Baltimore City Parking Authority, Inc. reviewed the proposed legislation and determined there would be no negative impact caused by this redevelopment to parking in the area. The off-street parking requirements, outlined in section 6 of this Bill, for this redevelopment will help ensure that parking in adjacent neighborhoods will not be negatively effected by this project. The Parking Authority is a participating member of the Department of Planning Site Plan Review Committee and has reviewed and processed the proposed plans. The City of Baltimore Zoning Commission will require the applicants, to comply with parking ratios proscribed by Code in addition to meeting federal guidelines established by the Americans with Disabilities Act (ADA) for handicapped parking.

Based on the above comments, the Baltimore City Parking Authority, Inc., supports the passage of City Council Bill 10 - 0456.

