


F R O M	Name & Title	Walter Horton Real Estate Officer	CITY OF BALTIMORE MEMO	
	Agency Name & Address	Department of Real Estate 304 City Hall		
	Subject	City Council Bill 012- 0090 Granting of Easements- A total of 3 Perpetual Easements for the benefit of Mount 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).		

To: Honorable President and Members
of the City Council
C/o Karen Randle
Mayor's Legislative Liaison to the City Council
400 City Hall

Date: October 19, 2012

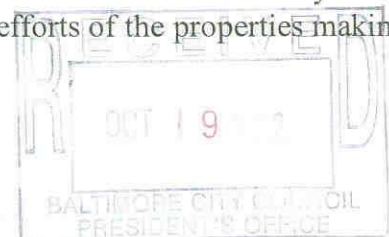
As requested, we have reviewed the subject Bill which, if approved, would authorize the Mayor and City Council of Baltimore to grant 3 Perpetual Easements for the benefit of Mount Vernon Mill, LLC, its successors and assigns, across the Jones Falls in the area between the properties known as 3000 and 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 building 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 the portion of the structure that extends into the property (Jones Falls); and providing for a special effective date.

The easements included as part of City Council Bill 12-0090 are located in the Mount Vernon Mill PUD, which was established as an Industrial Planned Unit Development under City Council Ordinance 10-0456, passed by the City Council on October 18, 2010. The PUD, as proposed would include a total of 95 dwelling units (apartments and condominiums), as well as office, retail, one potential restaurant space, and a pole mounted billboard, along with adequate off street parking.

Of the three perpetual easements, two pertain to pre-existing building or site improvements. One of these is an existing footbridge providing access from Falls Road to the property known as 3030 Falls Road. The perpetual easement will provide for continuation of this egress, as well as for maintenance of the existing footbridge. The second perpetual easement allows for the continuation of existing piers which support that portion of 3000 Falls Road which extends out over the Jones Falls streambed.

The third perpetual easement reflects current requirements of Baltimore City, specifically a secondary means of egress from the structure known as 3030 Falls Road, which is located on the west bank of the Jones Falls and lacks any direct road frontage or access. The footbridge for which this third easement is required will provide one of two means of access between the property known as 3030 Falls Road and Falls Road itself.

It is our opinion that the granting of these easement, subject to the conditions contained in the City Council Bill, will not be detrimental to the public, and will help in the redevelopment efforts of the properties making up the Mount Vernon Mill PUD.



The Department of Real Estate has no objections to the passage to City Council Bill 012- 0090, which is to take effect on the date it is enacted, on the condition that the addresses for the properties within the City Council Bill be verified and corrected if necessary. :

Respectfully submitted,

MFS, Jr.

cc: Angela Gibson