

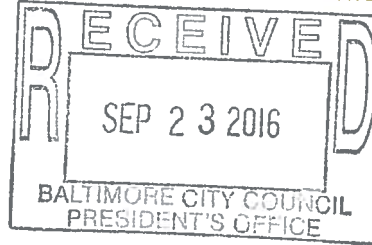
FROM	NAME & TITLE	Rudolph S. Chow, P.E., Director
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building
	SUBJECT	CITY COUNCIL BILL 16-0750

CITY of
BALTIMORE
MEMO



TO DATE: September 21, 2016

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 16-0750 introduced by Councilwoman Spector on behalf of Washingtonville Limited Partnership.

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

Ordinance 92-77 approved the application of Washingtonville Limited Partnership to have property located at 1330-1340 Smith Avenue and a portion of Lot 2 (Ward 27, Section 15, Block 4660) designated as an Industrial Planned Unit Development (PUD) and approved the development plan submitted by the applicant. The PUD is approximately 6 acres in size and is bounded by Smith Avenue, Jones Falls stream, and I-83. It is the site of the former Maryland Nut and Bolt Company and includes several historic structures listed on the National Register. The buildings have been successfully adapted to office and retail uses. Portions of the PUD are within the floodplain (signage required: “Warning: This site is located in a Flood Hazard Area. Vehicles should not be left overnight.”). Ordinances 94-456 and 00-100 amended the original ordinance. Ordinance 08-97 repealed and amended the originating ordinances to, among other things, allow for a Whole Foods store, a connecting structure between two existing structures, and a liquor store.

City Council Bill 16-0750, if approved, would amend the PUD to add one additional land use for a banquet hall and catering establishment. There is currently a banquet hall and catering facility operating within one of the existing buildings known as the Dye House building. This is an unapproved land use that would be corrected by this legislation. In their review of this bill, the Planning Commission recommended that the section of the ordinance requiring flood warning signage be updated to the following:

SECTION 6. AND BE IT FURTHER ORDAINED, That prior to occupancy of a building in a Floodplain, a Flood Hazard Mitigation plan must be approved by the Department of Planning. This Flood Hazard Mitigation plan will include, but not be limited to: mandatory interior and exterior signage, an operations and notification plan, an evacuation plan, and other elements as required by the Baltimore City Floodplain Management Program.

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This Department finds this recommendation of the Planning Commission to be reasonable and prudent. Based on these findings, the Department of Public Works supports passage of City Council Bill 16-0750 as proposed to be amended by the Planning Commission.

Respectfully,

A handwritten signature in blue ink, appearing to read "R. S. Chow", written in a cursive style.

Rudolph S. Chow, P.E.
Director

RSC/MMC:ela