


FROM	NAME & TITLE	David E. Scott, P.E., Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 10-0456		

DATE: May 18, 2010

TO

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 proposed Industrial Planned Unit Development (PUD) is approximately 10.1 acres in size and includes the six properties listed above, located on both sides of Falls Road and roughly between Wyman Park Drive and the I-83 Ramp to Falls Road (Exit 8). The Jones Falls and its attendant 100-year flood plain meanders through the site. Approval of this PUD legislation would result in the creation of 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 Development Plan would preserve and renovate the historic mill buildings and adapt them to new uses. The 3100 Falls Road property, known as the Correlli Roofing site, includes the only existing building that would be cleared and developed for future office or retail use within the PUD. A traffic impact study for the site is underway. While the Site Plan Review Committee reviewed the preliminary plans, the individual building plans will also be reviewed as each is developed. The proposed PUD (to be known as Mt. Vernon Mills) and the companion Development Plan make good use of existing structures and, with one exception, with minimal changes to the structures. In adapting these building to new uses, it will be necessary to improve upon the ingress, egress and internal circulation of the site, as well as to supplement an internal parking plan with some additional surface parking.

On May 4, 2010 the City's Stormwater Management law was amended to reflect the requirements of the Maryland Stormwater Management Act of 2007. The amendments now require use of Environmental Site Design practices to the maximum extent practicable to control and mitigate the polluting effects of runoff from developed areas. In the case of this proposed PUD, the applicant did submit stormwater management plans which were approved



The Honorable President and Members
of the Baltimore City Council
May 18, 2010
Page 2

under the City requirements in place prior to May 4, 2010. Under the prior requirements, the PUD stormwater management plan had to perform such that the effects of the impervious surfaces equated to a net reduction of 20%. The approved plan will result in a 27% net reduction in impervious surface impact.

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

A handwritten signature in blue ink, consisting of a large, stylized loop followed by a horizontal line extending to the right.

David E. Scott, P.E.
Director

DES/MMC:pat