



MEMORANDUM

STEPHANIE
RAWLINGS-BLAKE,
Director

PAUL T. GRAZIANO,
Executive Director, HCD
Executive Director, HCD

To: The Honorable President and Members of the Baltimore City Council
c/o Karen Randle, *Executive Secretary*

From: Paul T. Graziano, *Commissioner*

Date: December 2, 2013

Re: **City Council Bill 13-0246 – Planned Unit Development – Designation – Whitehall Cotton Mill**

The Department of Housing and Community Development (HCD) has reviewed City Council Bill 13-0246, which was introduced for the purpose of approving the application of Terra Nova Ventures, LLC, contract purchaser of certain property located at 3300 Clipper Mill Road, to have that property designated an Industrial Planned Unit Development; and approving the Development Plan submitted by the applicant.

This bill, if enacted, would designate the property known as 3300 Clipper Mill Road as the "Whitehall Cotton Mill" Industrial Planned Unit Development (PUD). The Whitehall Cotton Mill Industrial PUD is under contract to be sold to Terra Nova Ventures, LLC who propose to renovate the property into a mixed-use office, retail, and residential development. The subject property is currently in the M-2-1 Zoning District, and this PUD legislation, if enacted, would restrict the permissible uses on site to what is specifically enumerated in the PUD.

Additionally, HCD has reviewed the recommended amendments from the Department of Planning and supports these amendments being included in the bill.

The Department of Housing and Community Development supports the adoption of City Council Bill 13-0246, provided the amendments offered by the Department of Planning are adopted.

PTG:nb

cc: Ms. Angela Gibson, *City Council Liaison, Mayor's Office of Government Relations*
Ms. Kaliope Parthemos, *Deputy Chief, Economic Development*

