
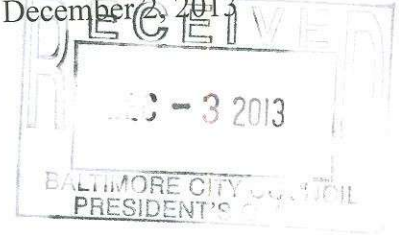


FROM	NAME & TITLE	Alfred H. Foxx, Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 13-0246		

TO

The Honorable President and Members
of the Baltimore City Council
c/o Karen Randle
Room 400 – City Hall

DATE: December 2, 2013



I am herein reporting on City Council Bill 13-0246 introduced by Council Member Mosby 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 property located at 3300 Clipper Mill Road, to have that property designated an Industrial Planned Unit Development; and to approve the Development Plan submitted by the applicant.

City Council Bill 13-0246, if approved, would authorize the establishment of an Industrial Planned Unit Development (PUD) for the property known as 3300 Clipper Mill Road, an approximately 5.27 acre parcel located between Clipper Mill Road and the Jones Falls Expressway and Light Rail right-of-way. The Jones Falls stream flows through the site, more or less parallel to the property's southerly boundary. The subject property is improved with a 2-story historic brick mill building and a 2-story out-building. A combination of paved and parking areas, gravel, and some grass and planted areas exist along the Clipper Mill Road side of the property. The property is completely within the 100-year flood plain, and a portion of the property is within the floodway.

The applicant is proposing to establish a mixed use development on the site to include restaurant, office, retail and residential uses and to provide surface and structured parking. Plans include apartment units on the second and third floors of the main mill building, with interior parking, retail, restaurant and office space planned for the ground levels of structures. Non-historic portions of the building are proposed to be removed. The existing out-building is proposed as a carpentry and machine shop.

Redeveloping historic structures to meet current Codes and requirements are always challenging, and the location of the property in the flood plain and floodway presents additional challenges. In its review of the legislation, the Planning Commission recommended several amendments to clarify that dwelling units are allowed only above the ground floor, adding warehousing and storage to the list of permitted uses and striking several listed permitted uses in the legislation. The Planning Commission recognized that the proposed PUD is to redevelop an historic property in the flood plain, a condition that allows for a waiver provision to be applied. In addition to requiring residential units to be above ground level for flood safety reasons, the Commission also required the addition of an egress bridge beginning from the second level of the historic building and landing on a hill on the north side of Clipper Mill Road, just outside of the flood plain area.

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The Department of Public Works agrees with the recommendations of the Planning Commission in its support for City Council Bill 13-0246.

Respectfully,



ALFRED H. FOXX
DIRECTOR

AHF/MMC:ela