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| FROM | NAME & TITLE | Alfred H. Foxx, Director | CITY of BALTIMORE MEMO |  |
| | AGENCY NAME & ADDRESS | Department of Transportation 417 E. Fayette Street, Room 527 | | |
| | SUBJECT | City Council Bill 08-0027 | | |

DATE: November 13, 2008

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 08-0027.

Planned Unit Development – Tide Point

For the purpose of repealing the existing Development Plan for the Whetstone Point Planned Unit Development and approving a new Development Plan for the Tide Point Planned Unit Development.

The Department of Transportation has reviewed City Council bill 08-0027 Planned Unit Development - Tide Point. With the inclusion of the following amendments we have no objection to the passage of this bill.

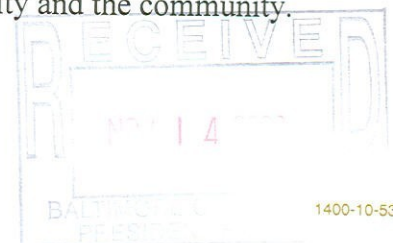
SECTION 11. AND BE IT FURTHER ORDAINED, That this Ordinance and its approvals of the Planned Unit Development and Development Plan are conditioned on compliance with the following Traffic Mitigation Agreement reached in accordance with Zoning Code §§ 2-305 {"Traffic-impact study"} and 16-301(b) {"Referral to agencies: Traffic-impact study"} and Building Code § 105.3.2 {"Action on [permit] application – Traffic-impact study"}:

(a) The Developer will pay a traffic mitigation fee as follows:

- (1) \$20,000 on April 1, 2009; and
- (2) \$29,276 on April 1, 2010.

(b) The first \$20,000 in each year shall be used to contribute towards the operating cost of Water Taxi service, which will operate point-to-point service between Fells Point and Tide Point, beginning in July 2009. Water taxi routes and schedule will be mutually agreed upon by the Developer and the City. In the event that no agreement can be made, the Developer will provide the same payment to be used on another mutually agreed upon transportation demand management strategy serving Locust Point. Additional funds shall be used for a study of potential capital improvements to add roadway capacity at McComas Street and Key Highway, for a Locust Point area bicycle master plan, and for such other traffic calming improvements as may be negotiated between the City and the community.

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- (c) The Department of Transportation (“DOT”) will re-stripe the intersection of Key Highway and Key Highway East to allow for additional capacity for traffic turning north onto Key Highway.
- (d) DOT will adjust signal timing at Key Highway and Key Highway East to allow for additional capacity for traffic turning north and south onto Key Highway.
- (e) In consideration of future PUD expansions and not as part of the Traffic Mitigation Agreement for this PUD Amendment, DOT will expand the scope of the Middle Branch Transportation Master Plan to include the area from McComas Street north to Key Highway. This study will be done with significant community input and will address all modes of transportation. A draft report for public comment is expected in the Spring 2009.
- (f) In the event that the final 27,269 square feet of the 138,198 square feet within the Overflo property (Area VII of the PUD) is converted for office use, the Developer shall pay at the time of issuance of the building permit for such office use an additional \$15,000 as traffic mitigation for traffic calming improvements.
- (g) The Developer will provide bicycle racks and showers at the Tide Point campus in accordance with LEED EB Standards.
- (h) DOT will provide a stop control warrant analysis and speed analysis at the Key Highway East entrance to the Overflo parking area.
- (i) The provisions of this Section 11 are intended to satisfy the requirements of Ordinance 06-345, and no further traffic-impact studies will be required of the applicant prior to the issuance of building permits for development authorized under this Ordinance.

Respectfully,



ALFRED H. FOXX
DIRECTOR

AHF/WD:zs

cc: Ms. Angela C. Gibson
Mr. Bill Driscoll
Mr. Jamie Kendrick