

FROM	NAME & TITLE	Khalil Zaied, Acting Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Transportation 417 E. Fayette Street, Room 527		
	SUBJECT	City Council Bill 10-0456		

TO

DATE: July 28, 2010

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 No. 10-0456

Planned Unit Development – Designation – Mt. Vernon Mill

For the purpose of approving 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 approving the Development Plan submitted by the applicant.

The Traffic Impact Study (TIS) for Mt. Vernon Mill is complete. Attached is a copy of the TIS for Council's legislative file.

A brief summary of the Traffic Impact Study conducted for the Mt. Vernon Mill Planned Unit Development (PUD), indicated that under existing conditions, all intersections studied are operating at or better than LOS B during the weekday AM and PM peak periods. With the addition of future development-generated traffic, all study intersections are projected to continue to operate at a LOS B or better. The two-way operation of Chestnut Avenue between Pacific Street and W. 33rd Street is adversely impacted by the presence of parked vehicles along both sides of the road in the residential section and on the west side as it passes the Mill Center. Existing pedestrian facilities in the vicinity of the Mt. Vernon Mill Building are inadequate to safely accommodate pedestrians along or across Falls Road.

Traffic Impact Mitigation recommendations were to convert Chestnut Avenue from a two-way operation to a one-way operation to improve traffic safety and flow in the area. Changes in traffic control signs, signals, lane markings and other improvements necessary to enhance traffic and pedestrian safety and access to and from the Mt. Vernon Mill Planned Unit Development, be installed by DOT forces in advance of any remodeling of the buildings (e.g. issuance of building permits).

The following changes are requested by DOT for incorporation in the Planned Unit Development (PUD) for Mt. Vernon Mill:

1. Prior to Final Design Approval, the Developer shall design a pedestrian receiving area on the site plan for safe pedestrian access across Falls Road from Chestnut Avenue to the project site. The developer will include crosswalks across Chestnut Avenue and Falls Road and will install ADA ramps.

2. As a condition precedent to the issuance of the first building permit within the PUD, the Applicant shall make payment to the Department of Transportation for the cost of traffic control signs, signals, lane markings and other improvements necessary to improve traffic and pedestrian access to and from the Planned Unit Development in the amount of \$16,500.00.

DOT supports the passage of this bill.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Khalil Zaid', written over a vertical line.

KHALIL ZAIED
ACTING DIRECTOR

KZ/LKS:zs

cc: Ms. Angela C. Gibson
Mr. Jamie Kendrick
Mr. Frank Murphy

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