



## Transit Choices Meeting Summary

September 15, 2016  
8:00 AM – 9:30 AM

**Impact Hub Baltimore**  
10 E. North Avenue  
Baltimore, Maryland 21202

### Attendees:

Eunice Anderson, Roxana Beyranvand, Father Michael Bishop, Charlie Bond, Liz Briscoe, Robin Budish, Luis Cardona, Celeste Chavis, Art Cohen, Ben Cohen, Liz Cornish, Kelly Cross, Caitlin Doolin, Mark Edelson, Jen Fischetti, Crystal Forman, Jennifer Fowler, George Frazier, Jennifer Goold, Don Halligan, Greg Hinchcliffe, Lewis Hubbard, Samuel Jordan, Jim Leanos, Michael McDaniel, Eric Norton, Klaus Philipsen, Erika Rief, Jimmy Rouse, Greg Smith, Sandy Sparks, Kristin Speaker, Yolanda Takesian, Raven Thompson, Caroline Turnbull

Moderator: Liz Cornish, Executive Director - **Bikemore**, welcomed everyone to the meeting and thanked the attendees for coming. Liz then introduced the first guest speaker:

**Charlie Bond, Development Director - Beatty Development Group, LLC**  
Presentation: "**Harbor Point Update**"

### Presentation highlights: **Harbor Point Baltimore**

- Located between Harbor East and historic Fells Point, Harbor Point will be a vibrant, highly integrated neighborhood with a focus on sustainability and innovation. As the City's largest downtown, waterfront site yet to be developed, Harbor Point will be composed of 3 million square feet of mixed-use space on 27 acres and will be the leading development showcasing Baltimore's urban renaissance. The neighborhood will feature thoughtfully designed public space including 9.5 acres of waterfront parks and a promenade along the water's edge.
- Beatty Development Group is the developer of the site, which is currently slated for three million square feet of mixed-use development as allowed by a Planned Unit Development (PUD). Harbor Point will be strategically developed in three phases with full build-out projected by 2022.

### Harbor Point Phases:

#### **Phase 1**

- Includes the already constructed 277,035 square foot Thames Street Wharf office building, which was the first building to open in Harbor Point in 2010. It also includes a 21-story, planned LEED Gold building which will house the headquarters for Exelon’s Constellation business unit plus Exelon’s 24-hour, 65,000 square foot trading floor. The building will also include 39,000 square feet of street-level retail and 103 residential units that will “wrap” a 750-car parking garage. Construction of the building began in the spring of 2014 and will be completed by the third quarter of 2016.
- Phase 1 will also contain publicly supported TIF improvements, which include the construction of Dock Street, Point Street, and a portion of Wills Street, the Central Plaza and streetscape improvements.
- Additional infrastructure will include a 298 space structured parking garage underneath the Central Plaza.

## **Phase 2**

- Includes Point Street Apartments, 16-story building which will contain 289 residential units and 18,000 square feet of street-level retail and amenity space. This 215,000 square foot building will open in late 2017.
- Phase 2 will also include a 206,100 square foot office building with 30,000 square feet of ground floor retail, and another 120,840 square foot office building.
- Publicly supported TIF improvements in the second phase will include the construction of Point Street, the completion of Wills Street to the south, South Plaza Park, and a portion of the waterfront promenade.

## **Phase 3**

- The third and final phase of the Harbor Point project, Wills Wharf, includes a 222,000 square foot hotel with 12,730 square feet of street-level retail, a 438,199 square foot office tower with 16,000 square feet of street-level retail, and a 346,000 square foot apartment tower with 10,200 square feet of street-level retail. Construction of this phase is expected to be complete in 2022.
- Publicly supported TIF improvements in this final phase include completion of the waterfront promenade, the planned transit pier and all park space including West Park, Waterfront Park, and Point Park.

## **Harbor Point - By the Numbers:**

- Total: 27 acres; 3 million square feet
- Green, Open Space: 9.5 acres
- Office Space: 1.6 million square feet
- Residential Units: 1,000
- Retail Space: 250,000 square feet
- Hotel Space: 500+ hotel rooms
- Parking Spaces: 3,200

## **Transportation Initiatives**

- City DOT
  - Central Avenue Bridge
  - Traffic signal at Caroline St and Dock St
- Waterfront Transportation Task Force (Waterfront Partnership)
  - Commuter bus routes (Harbor Commuter Connector)
  - Dedicated bus lanes
  - Water taxi options

- Local initiatives:
  - Plaza Garage shared parking
  - Zipcar
  - BikeShare
  - Harbor Point promenade

**Second Speaker: Jimmy Rouse, Founding Member – Transit Choices**

Presentation: “Transit Vision” Brochure

- Jimmy provided an update on the work Transit Choices is doing to improve our public transit in Baltimore. He then presented a new brochure which was created on the theme of what can be done in the next four years to create a first rate transit system for Baltimore. Given that the first Transit Choices "Quick Hits" brochure was very well received by City and State agencies, the goal was to articulate a vision for how great public transit could transform Baltimore in a second brochure.
- The new brochure which was a collaborative effort, incorporates many of the ideas and suggestions received from Transit Choices participants; reflecting three years of conversations within the Transit Choices meetings, BaltimoreLink Ad hoc committee meetings, and former workgroup (bus, rail, bike, water taxi and pedestrian) committee meetings.
- Next Steps:
  - Meetings will be scheduled with the new mayor as well as city council members, city delegates to state legislature, state wide elected officials, key members of the current state administration, key stakeholders and others to share the brochure and ask for their endorsement.
  - All Transit Choices participants will be asked to “sign on” as signatories in support of the brochure vision, and to help raise funds to pay for the design and printing of the brochure.
- Jimmy also discussed the Transit Choices BaltimoreLink Ad hoc committee which has been working to ensure that the proposed new plan is in fact, an improvement over the current system. Jimmy added that the MTA has been incredibly responsive and receptive to our ideas and comments, and that the dialogue with them has been great.

**Other Business:**

- Liz Cornish, Bikemore provided updates on the following:
  - The launch of Bike Share is slated for the end of October, 2016. The new website is scheduled to launch on September 30, 2016.
  - The new bike track on Maryland Avenue is transformative, resulting in the reduction of traffic to one lane.

Discussion Summary: Meeting attendees were given the opportunity at the conclusion of both presentations, to share their feedback and to provide suggestions, ideas and concerns with the guest speakers.

Robin Budish, Director Transit Choices acknowledged and thanked the following:

- All attending for their time and participation
- Michelle Geiss on behalf of the Impact Hub for providing meeting space