

FREDERICK DOUGLASS TUNNEL REAL ESTATE ACQUISITIONS

Public Meeting

Tuesday, November 14, 2023

Tonight's Agenda

- Introductions
- Brief Program Overview
- Amtrak Property Acquisitions
- Next Steps
- Q&A

Why Are We Here?

- Amtrak must acquire property from Baltimore City and private individuals and businesses
- To explain:
 - Types of properties Amtrak needs to acquire
 - Where the properties being acquired are located
 - When property acquisitions will take place
 - The process for Amtrak to acquire properties

Frederick Douglass Tunnel Program Team

- Luigi Rosa
- Mark Milton
- Zach Billet
- Danelle Hunter
- Leah Gatlin
- Deborah Rochkind
- Odessa Phillip

Program Overview

The Frederick Douglass Tunnel Program will modernize a key section of the Northeast Corridor

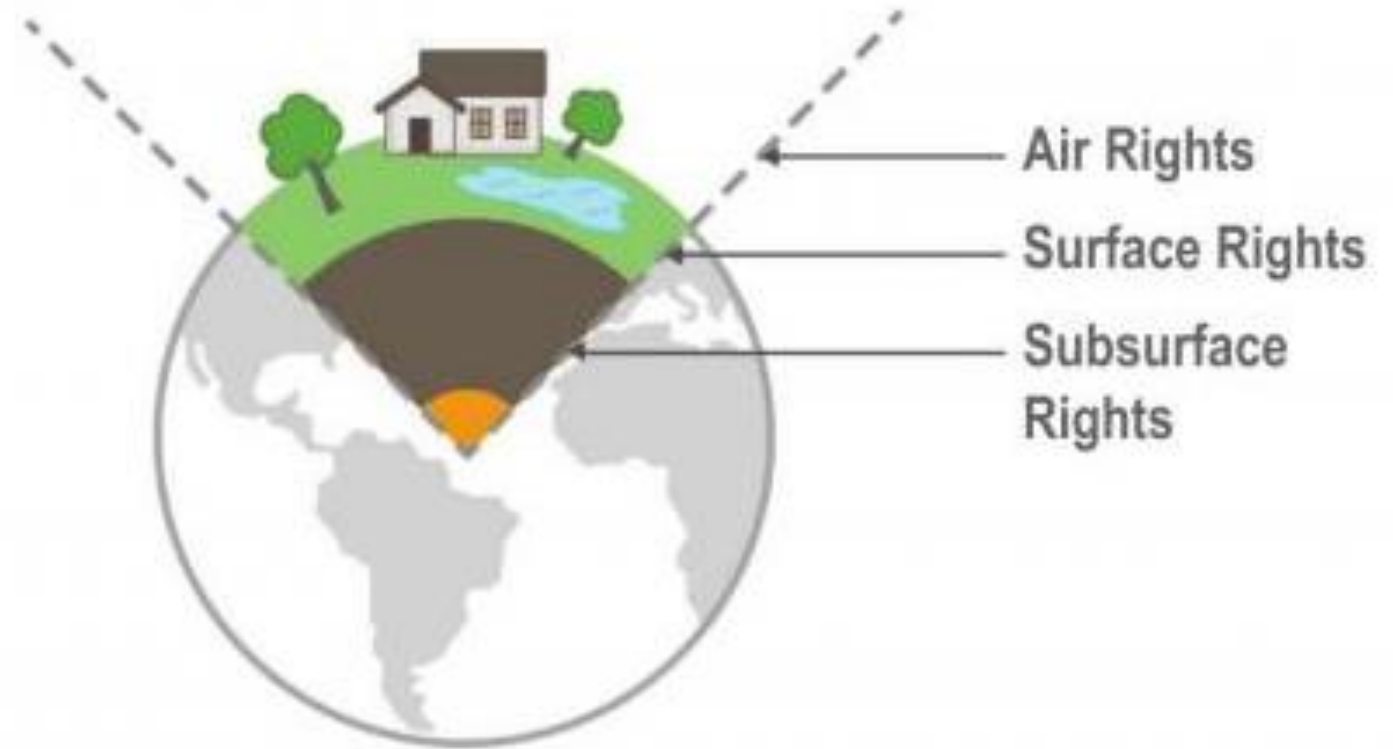
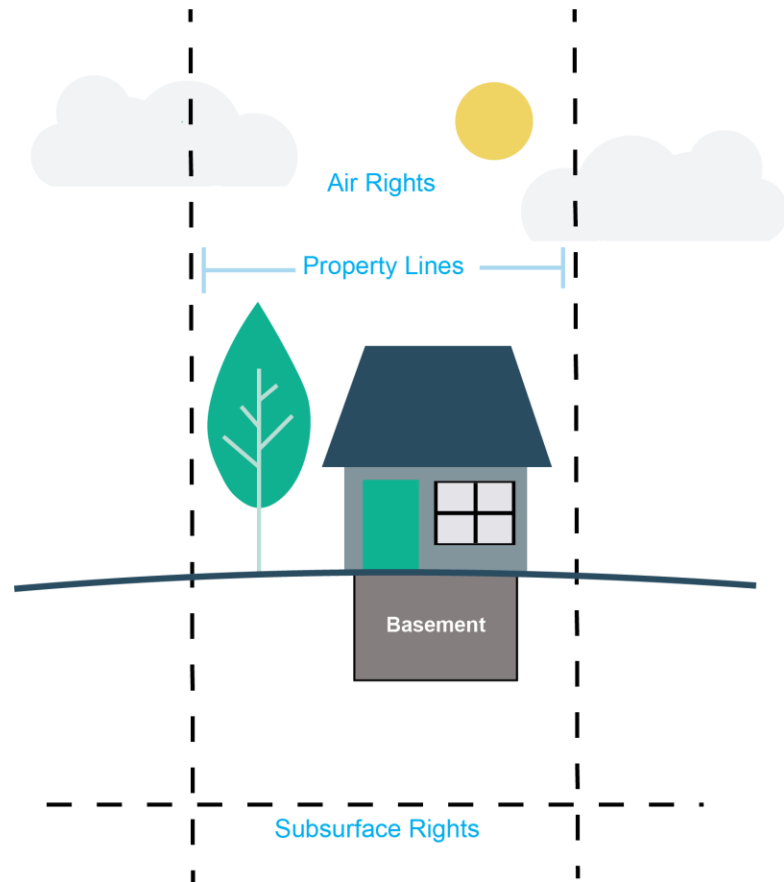
- Addresses biggest bottleneck between DC & NY
- Increases capacity
 - Reduces trip time
 - Enhances speed & reliability
 - Saves 7 hours of train delay per weekday
 - 30 mph → 100+ mph
- New ADA-accessible West Baltimore MARC Station
- 5 Bridge replacements in Baltimore City
 - 2 roadway, 3 railroad bridges
- 11 Baltimore City roadway modifications
- Noise barriers in Midtown Edmondson and Greater Rosemont communities



Explanation of Subsurface Real Estate Rights

6

Below ground level and for our purposes,
below standard building basement level

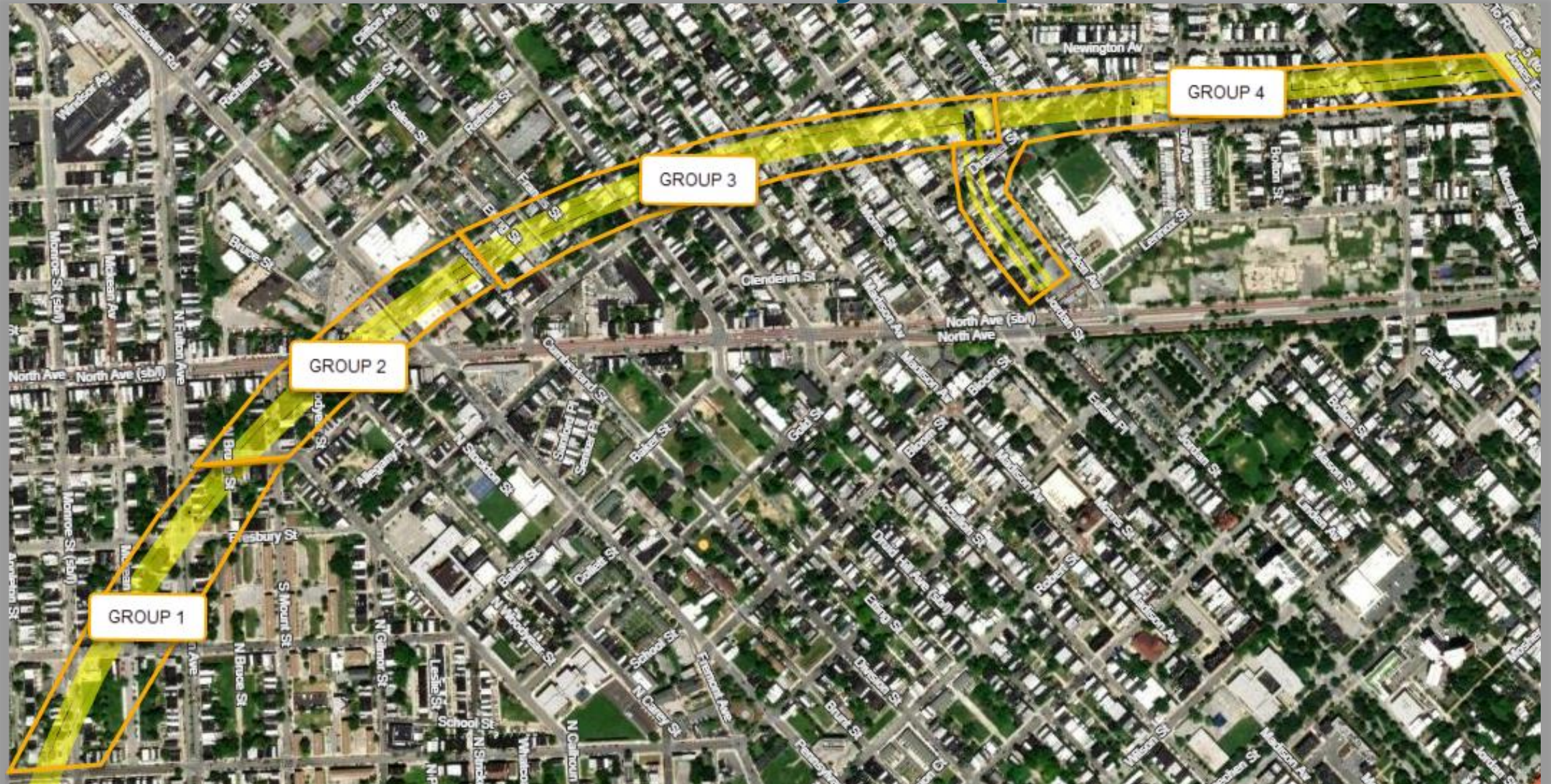


Property Acquisitions from Baltimore City

- 97 Required Acquisitions
- Subsurface
 - 61 subsurface street and alley acquisitions (property under streets and alleys)
 - 12 subsurface parcel acquisitions (property under parcels)
- Surface
 - 14 portions of roadway and alley surface acquisitions
 - 10 surface acquisitions of whole and partial parcels owned by the City

Additional properties may be acquired to support design and construction activities.

Subsurface Street and Alley Acquisitions



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Subsurface Street and Alley Acquisition Process

- The City-owned 61 +/- subsurface streets and alleys have been split into 4 groups for completion of the City acquisition process.
- Amtrak is working closely with Baltimore City DOT on the required ordinances for the municipal process.
- Ordinances will be formally introduced in City Council and Planning Commission meetings.
- The Mayor will sign approved ordinances into law.
- Ownership will transfer from City to Amtrak.

Commonly referred to as closures, subsurface street and alley acquisitions will not impact public use of streets and alleys, including traffic patterns

- Amtrak will continue to follow the municipal street and alley acquisition process
 - Public notices posted by Amtrak at City's direction
 - Public meetings held by City (Planning Commission and City Council)
- Amtrak anticipates completing all subsurface acquisitions from the City in 2024

 To Whom it May Concern:


NOTICE

Notice is hereby given by the Baltimore City Planning Commission that a Public Hearing has been scheduled for the following project:

Address: Multiple Locations in West Baltimore

Description: Multiple Underground-Only Street Closings Related to the new Frederick Douglass Tunnel


More information available through the QR Code below



Applicant: Amtrak

A Public Hearing will be held on:
_____, in the Phoebe B. Stanton Boardroom, 417 East Fayette Street, 8th Floor. The building is ADA accessible. For the most current participation instructions, please visit: <https://pc.baltimorecity.gov/2023-agendas>

To review plans, contact the Baltimore City Department of Planning at (410) 396- PLAN.


Chris Ryer, Director of Planning
Sean D. Davis, Chairman, Planning Commission

Group 1 Streets and Alleys Subsurface Acquisitions

Presstman St up to Westwood Ave

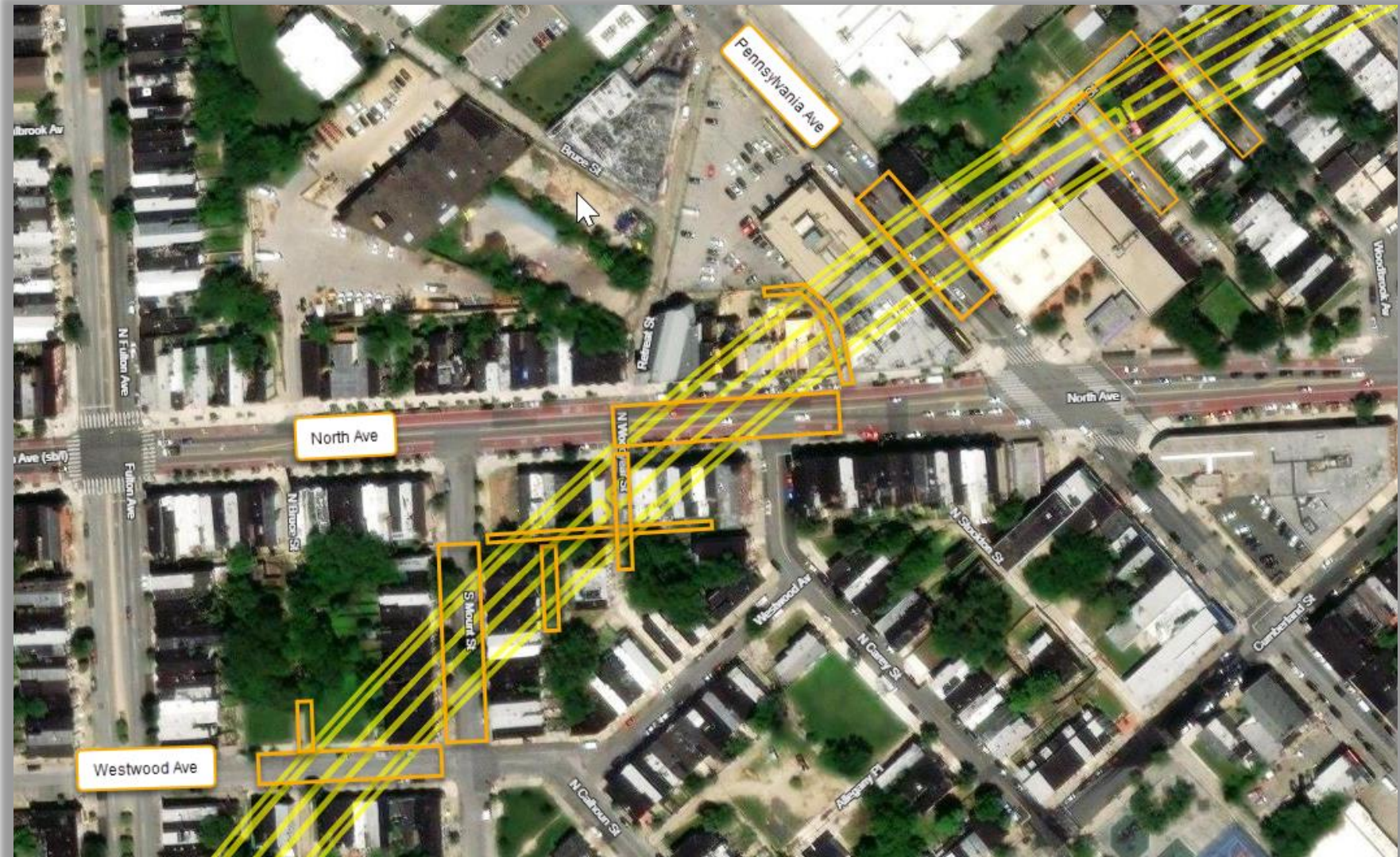


- Subsurface property acquisitions starting at depths between 20 and 100 feet beneath the surface.
- Tunnel is at least 60 to 100 feet beneath the surface.

Group 2 Streets and Alleys Subsurface Acquisitions

Westwood Ave through Woodbrook Ave

- Subsurface property acquisitions starting at depths between 100 and 110 feet beneath the surface.
- Tunnel is at least 130 to 150 feet beneath the surface.



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Group 3 Streets and Alleys Subsurface Acquisitions

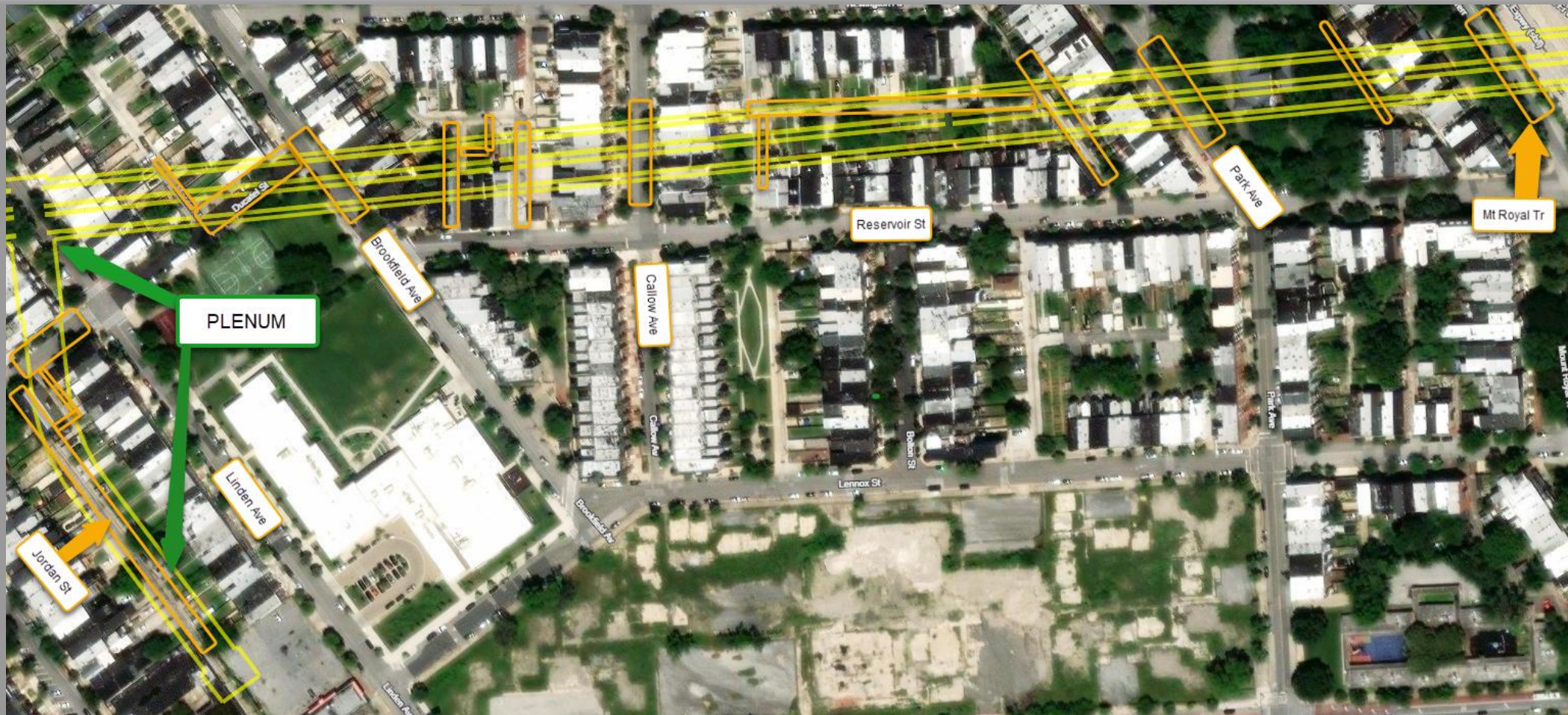
Woodbrook Ave through Linden Ave



- Subsurface property acquisitions starting at depths between 95 and 115 feet beneath the surface.
- Tunnel is at least 130 to 150 feet beneath the surface.

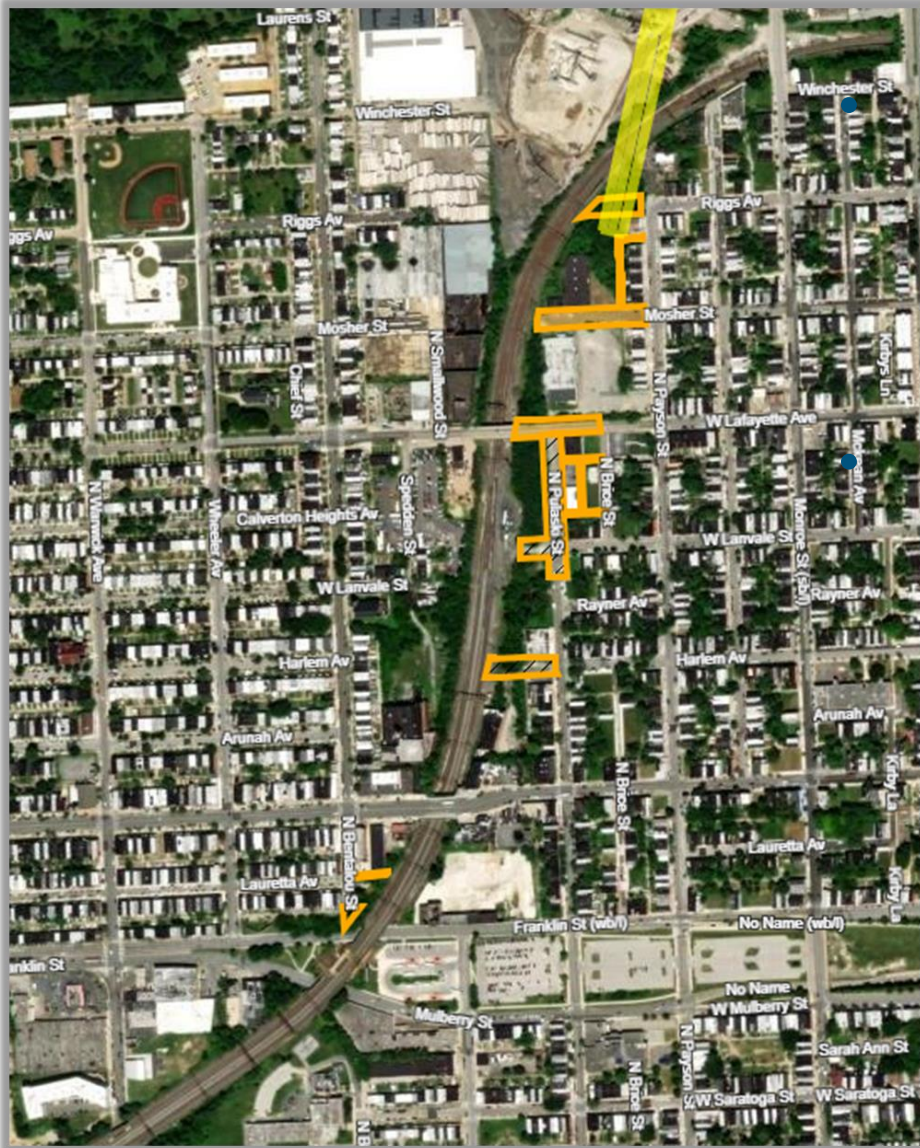
Group 4 Streets and Alleys Subsurface Acquisitions

Jordan St to Mount Royal Terrace



- Subsurface property acquisitions starting at depths between 85 and 115 feet beneath the surface.
- Tunnel is at least 70 to 150 feet beneath the surface.

Streets and Alleys Surface Acquisitions



All surface modifications will be communicated to the community with signage, meetings, and in coordination with Baltimore City DOT, City Council and Planning Commission

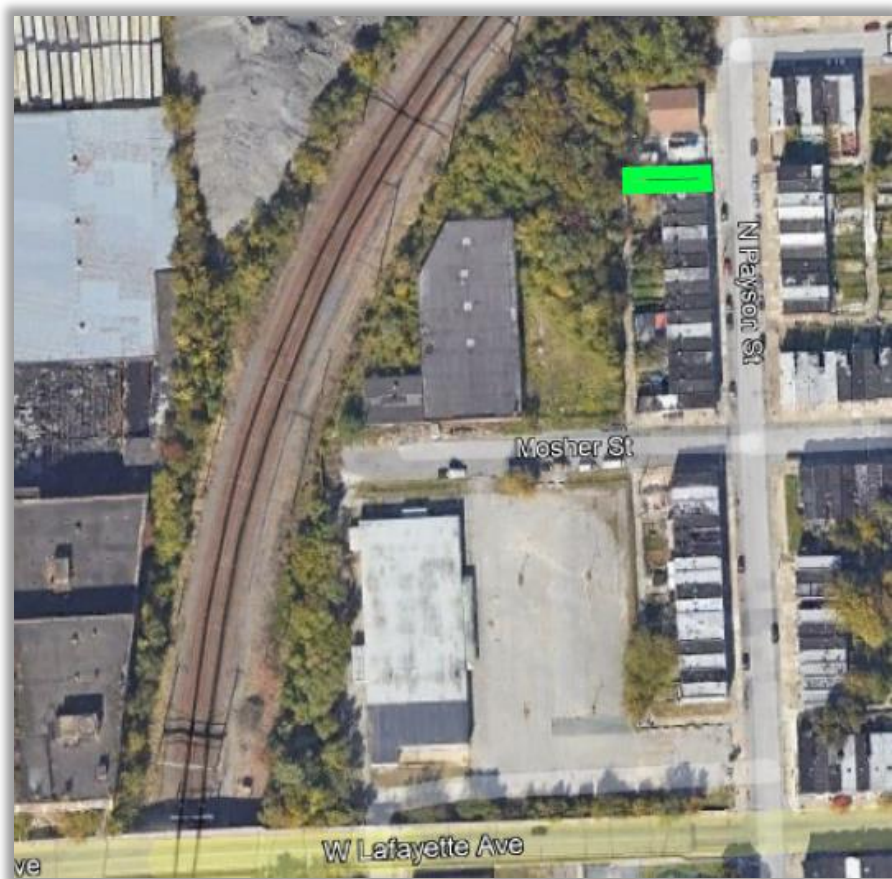
New Corner Connections at:

- N Bentalou St & Lauretta Alley
- N Pulaski St & W Lanvale St (example next slides)

Surface process is the same as subsurface process:

DOT >> City Council >> Planning Commission >> Mayors Office >> Transfer Ownership to Amtrak

Acquisitions from Baltimore City in Midtown Edmondson



Acquisitions from Baltimore City for WBAL MARC

17

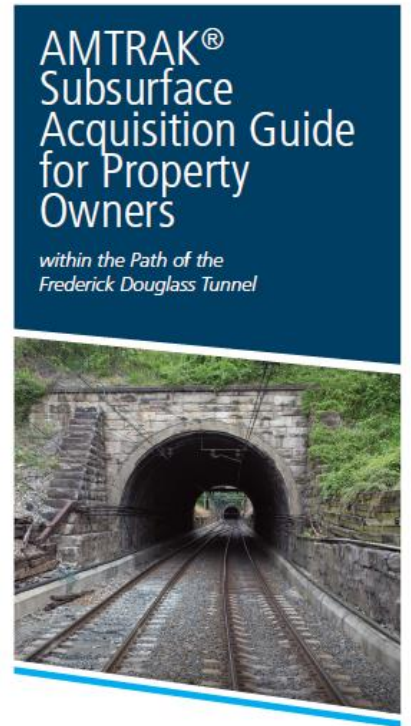




Questions / Discussion?

Private Property Acquisitions

- Amtrak's acquisition of real property for the Program is governed by the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA).
- Amtrak is working directly and privately with displaced businesses and residents in accordance with URA.
- Under the URA, Amtrak is required to:
 - Provide notice to property owners that their property may be affected
 - Provide owners with a valuation and offer of just compensation
- Negotiate in good faith with property owners
- Amtrak will acquire from approximately **604** private properties
 - 72 surface acquisitions
 - 532 subsurface acquisitions
- Additional acquisitions may be necessary as design progresses.



Private Property Acquisitions

- Amtrak has been working on privately owned surface property acquisitions since 2022.
- While additional acquisitions may be identified, **all approved surface acquisitions are in process or complete.**
- Subsurface offers will begin in January 2024.
 - Amtrak intends to make all subsurface offers within 2024.
 - Each property owner will be contacted directly, receive an offer and a description of the property being acquired.
- Program Real Estate Questions may be directed to fdt.realestate@amtrak.com

Private Property Acquisition Process



- While Amtrak has the statutory right of eminent domain, it is our preference to acquire by contract.
- Amtrak does not use eminent domain unnecessarily.
- Amtrak will negotiate in good faith to acquire by contract.



Questions / Discussion?

Stay Connected



fdtunnel.com



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