



November 7, 2013

Thomas J. Stosur, Director
Baltimore City Planning Commission
Charles L. Benton, Jr. Building
417 East Fayette Street, Eighth Floor
Baltimore, MD 21202-3416

Re: 25th Street Station Planned Unit Development

Dear Mr. Stosur:

On November 6, 2013 the Board of Directors of the Charles Village Civic Association, Inc. ("CVCA") voted to support the changes proposed to the 25th Street Station PUD Amendments, subject to the following three conditions:

1. **Condition No. 1:** Developer revises plans for Site 1, including a Walmart store and parking garage, to conform to comments made by the UDARP panel at its 10/31/2013 hearing;

The CVCA adopts all of the Panel Comments on General, Site Plan, and Building Architecture listed at pages 4-5 of the UDARP meeting minutes dated October 31, 2013 (see attached Exhibit 1) with the following emphasis and additions:

- a. Pedestrian Enhancement Area 1: It is critical that Retail Building C-1 be moved 2 feet to the north to provide a 10 foot clear walkway between the building and the planting area.
- b. Pedestrian Enhancement Area 2: It is critical that a second elevator be added to enhance accessibility to the Wal-Mart store entrance from 25th Street and that the elevators be incorporated into the Wal-Mart Store mass so as not to interfere with the other design elements and to enhance safety.
- c. Pedestrian Enhancement Area 3: the clarification of the bollard spacing west of the main entry should demonstrate consistent spacing between bollards which should match the spacing on the east of the main entry;

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CVCA Officers

President:	Sandy Sparks	410-243-2156	cvcapresident@charlesvillage.net
Vice-President:	Eric Dymond		
Treasurer:	Jeffrey Noll		
Secretary:	Sarah Ritter		
Membership Secretary:	Jennifer Erickson		membership@charlesvillage.net

Members of the Board

Tim Behnam	Carlo Carlini	Matthew Compton	Brendan Coyne
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- d. Pedestrian Enhancement Area 4:
 - i. Mini-Plaza: the Wal-Mart sign should be perpendicular to 24th Street on both sides of the stair throat so that it can be seen by pedestrians approaching from east and west; Developer should work with Department of Transportation and owners of Public Storage building to enhance the pedestrian experience from the northwest corner of 24th and Howard walking west to the Mini-Plaza.
 - ii. Pedestrian Walkway: It is critical that axial terminus approaching Wal-Mart should be the extended focal two story glass centerpiece and not a bench in front of the storefront. The bench should be retained and moved further east or west.
 - e. Pedestrian Enhancement Area 5: It would be a respectful and welcome gesture to the Community for the Developer to add a commemorative plaque explaining the history of the historic church and site to the screen wall, the construction of which, with stone from the historic church, was previously approved by City Council in 2010.
 - f. General:
 - i. Bicycle Access and Paths: Bicycle paths should be incorporated into the design of the parking lot at the 24th Street entrance because bike lanes along 25th Street were specifically considered and not approved by the Community in the 2010 Traffic Matrix which forms a part of the originally approved PUD.
 - ii. 3-3 1/2 inch tree caliper in critical areas with proper long term maintenance;
 - iii. Inconsistent depictions appearing in the slide show presentation, site plans, architectural plans, elevations, and perspective renderings need to be made consistent with representations made to the UDARP panel on 10/31.
2. **Condition No. 2:** Walmart adopts the same terms and conditions contained in Developer's Commitment Letter to the Community dated August 4, 2010 and affirms to CVCA those representations made in its Commitment letter to Judith Kunst dated November 7, 2010; and
 3. **Condition No. 3:** Walmart agrees to be subject to the CVCBD surtax at the same rate as if its property, to be subdivided from the original parcel, was within or contiguous to the CVCBD boundaries.

The CVCA respectfully requests that the Planning Commission not approve the changes proposed by the Developer until it has provided proof satisfactory to the CVCA that the three conditions listed above have been satisfied.

Sincerely,
Sandra R. Sparks
 Sandra R. Sparks, President
 Charles Village Civic Association, Inc.

- cc. Councilman Carl Stokes
- Judith Kunst, President, Greater Remington Improvement Association
- Megan Hamilton, President, Historic Fawcett Community Association
- Jeanne Knight, President, Old Goucher Community Association
- Joan Floyd, President, Remington Neighborhood Alliance
- Caroline Paff, WV Urban Developments, LLC
- Wal-Mart Stores, Inc. c/o Mitchell Brown, Esquire