

May 03, 2010

To: Hon. Belinda Conaway, Baltimore City Council, District 7

Cc: Hon. Mary Pat Clarke, Baltimore City Council, District 14  
Hon. Bernard C. "Jack" Young, President, Baltimore City Council  
Lisa Morris, Planning Department  
Jon Laria, Ballard Spahr LLP

Dear Councilwoman Conaway:

The task force committee consisting of representatives from the Charles Village Civic Association, Old Goucher Community Association, and the Greater Remington Improvement Association has dutifully reviewed the Planned Unit Development legislation for the proposed 25<sup>th</sup> Street Station project.

We still have concerns about the master plan and legislation as proposed. Our support for the Planned Unit Development legislation is conditional on the development addressing the concerns expressed about the proposed Master Plan (document attached) and by the inclusion of the following amendments to the Council Bill:

- **Section 3, Part (b), Page 2, Line 31:** We are amenable to accommodating a desirable "green" use like Zip Cars, but the section must be rewritten to explicitly prohibit large scale motor vehicle rentals as found at typical rental vehicle establishments (Enterprise, Budget, Hertz, Avis, et. al.). Acceptable options would be to place a limit on parking area or the number of cars.
- **Section 3, Part (b), Page 3, Line 16:** Prohibit this use. Due to the urban nature of this site, drive-through window establishments of all types are inappropriate and should be excluded.
- **Section 3, Part (b), Page 3, Line 25:** Outside display and sales areas should be limited to the following: the area shall be located in front of the principle façade of the building, shall be confined in length to the length of the principle façade, shall not extend more than 12' beyond the perimeter wall, and shall preserve a minimum 5' sidewalk. Outside storage areas shall be limited to the West site between the back wall of the lower level big box tenant and the CSX right of way. All other storage areas must be located inside the buildings.
- **Section 3, Part (b), Page 3, Line 32:** Live Entertainment must be a Conditional Use to allow the public additional measures of control and review. Should the live entertainment options be the "desirable neighborhood uses" as proposed, there should be no hesitation with providing the community an opportunity to monitor live entertainment options.
- **Section 3, Part (c):** In addition to the list of specifically prohibited uses, the following uses should also be prohibited:
  - Auto Accessory Stores (without repair)
  - Bail Bonding Establishments
  - Carry-outs
  - Check-cashing Establishments
  - Clinics (health care), with an exception granted for urgent care family medical centers open to the general public
  - Clubs and lodges (private)
  - Community Correction Centers
  - Convalescent nursing and rest homes
  - Convents, Monasteries, and Seminaries
  - Drive-through dry cleaning
  - Launderettes/Laundromats

- Pharmacy; drive-through
  - Restaurants; drive-in, pick-up drives with window services
  - Second-hand stores
  - Taxidermists
  - Tobacco shops
  - Undertaking establishments
- **Section 3, Part (d), Page 5, Line 2:** Change the terminology from “Green Uses” to “Green Technologies” in order to eliminate confusion between the listed items and zoning “uses”.
  - **Section 3, Part (d), Page 5, Line 15:** The available method of achieving LEED 2009 WE Credit 2 “Innovative Wastewater Technologies” should be limited to Option 1: *“Reduce potable water use for building sewage conveyance by 50% through the use of water-conserving fixtures (e.g., water closets, urinals) or nonpotable water (e.g., captured rainwater, recycled graywater, on-site or municipally treated wastewater).* Option 2 should be prohibited.
  - The hours of operation for any tenant within the development shall be limited to the hours between 6:00 AM and 12:00 AM (midnight) and should be explicitly stated in the PUD.
  - The developer should register the project with the United States Green Building Council (USGBC) and attempt to certify the project at a level no less than LEED Silver. This corresponds to the requirements and spirit of Baltimore City's Green Building Law, which impacts new construction greater than 10,000 square feet, but is questionable in its enforceability at the current time.
  - The development should meet the new Maryland stormwater regulations, which will be enforceable at the time of construction, rather the regulations in place as of the date of this letter.
  - Additionally, we require the formation of a design review committee, to be comprised of representatives from the Remington, Charles Village, and Old Goucher neighborhoods and led by a rotating elected chairperson. The task of the design review committee will be to implement design guidelines, modeled on the North Charles Village Design Review Guidelines in Ordinance 03-639.
  - We also require that items not typically covered in PUD legislation be addressed by a legally enforceable signed agreement between the Developer and the neighboring communities. These items can include, but are not limited to: employee development, job training, wage rates, hiring practices, MBE/WBE inclusion, local business development, and occupancy requirements.

It is anticipated that, as the design continues to evolve, the communities will have additional opportunities to review and respond to the ongoing design development. We appreciate your attention and consideration of the immediately affected communities' concerns and look forward to working with the City Council of Baltimore to ensure the proposed development is beneficial to the surrounding neighborhoods as well as Greater Baltimore.

Sincerely,

Charles Village Civic Association (Jennifer Erickson, President)

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Greater Remington Improvement Association (Judith Kunst, President)

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Old Goucher Community Association

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