

April 6, 2010

John Laria
Ballard Spahr LLP
300 East Lombard Street
Baltimore, MD 21202

Dear 25th Street Station Development Team,

The Coalition of representatives from the Charles Village Civic Association, the Greater Remington Improvement Association, and the Old Goucher Neighborhood Association hereby submit our second round of concerns and recommendations regarding the proposed development of 25th Street Station, at the request of the development team on March 22, 2010.

The concerns and recommendations that we are submitting at this time are of immediate concern to the PUD introduction. We also support the creation of Community Benefits Agreement or Memorandum of Understanding for issues that do not fall under the jurisdiction of a PUD. In addition to this letter, you will receive a separate letter from the traffic planning committee which includes the representatives of CVCA, GRIA, and OGNA as well as representatives of the Charles Village Community Benefits District.

Traffic

- Vehicular traffic in the residential communities north of 25th Street must not be increased. Areas of concern in the current design are Huntingdon Ave. and Howard Street north of 25th Street. Additional measures should be explored to discourage traffic from entering or exiting the development through these areas

Pedestrian Access and Safety

- Every intersection with pedestrian crossing in or adjacent to the project must have timed electric signals.
- The parking garage adjacent to the Lowe's and Walmart must be outfitted with pedestrian sidewalks and pedestrian islands on the Lowe's and Walmart levels.
- The mezzanine level should be reserved and restricted for use by development employees only.
- The street parking adjacent to the northwest loading station on Sisson Street should be removed.
- Clarify and strengthen the east and west pedestrian connections across Howard Street.
- A crosswalk is needed between the southwest corner of the Charles Village Exxon and the Walmart entrance ramp where there is a proposed red light.

Design and Identity

- No retail goods stored in a manner visible to the surrounding streets and neighborhoods except for items contained within the Garden Center.

- The PUD should specifically ban the sale of weaponry including ammunition and hunting knives.
- The PUD should specifically ban certain retail uses that negatively impact communities including pawn shops, adult entertainment uses, more than two Class B restaurant alcoholic beverage license, and more than one high-quality Class A-2 Off Sale Package Goods license.
- Signing should be exclusively directional in nature.
- The Community Coalition wholeheartedly supports the recommendation of the Urban Design and Architectural Review Panel to move the “Honda” building closer to the corner of 2^{5th} and Howard Street. The tower design is a poor substitute for moving the building. Additionally, please remove the coffee drive-through from the southeastern corner of the Honda building.
- In clarification of the previous recommendations for windows and glass around the southern end of the eastern portion of the project; not murals.

Greening

- Every street adjacent to the project should have planting strips along the curb between pedestrian walkway and the street.
- The greening plan should extend to include the portions of 24th Street and Howard Street around the Verizon building.
- The communities would like to enter into a partnership with WV Urban Developments and CSX to maintain the areas surrounding the train area and access points funded by the developer and executed by the community coalition.
- The communities would like to enter into a partnership with WV Urban Developments and the retail tenants for further greening of our communities.
- Consider extending the treescape improvements east to St. Paul Streets for two blocks. Also street scaping on 25th past Maryland.
- Street lights should be incorporated into the landscaping plan on both sides of all streets surrounding the project.

Neighborhood Relations

- Residential parking with permits on the lower deck of the parking garage adjacent to Lowe’s.

We look forward to reviewing the Planned Unit Development and continuing to work with you to develop a project that is an asset to the surrounding communities.

Sincerely,