



Greater Remington Improvement Association  
PO Box 4747  
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Jon Laria  
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300 East Lombard St.  
Baltimore, MD 21202-3268

Dear 25th Street Station Development Team,

As an organization representing a diverse group of residents, the Greater Remington Improvement Association respectfully submits this letter to the development team of the 25th Street Station care of project counsel, Jon Laria. This letter is supplementary to the letter sent on behalf of the Charles Village Community Association (CVCA), Old Goucher Community Association (OGCA), and Greater Remington Improvement Association (GRIA) coalition that has been working closely to ensure that the proposed project becomes an asset to the three neighborhoods on or directly adjacent to the project site.

This is a significant change to the type and intensity of use on over 11 acres of urban brownfield; a change from underutilized industrial to a combination of residential and business. GRIA sees this project as an opportunity to create a showcase of urban design that can serve as a mixed use model for cities around the United States. We seek to ensure that all opportunities for positive urban growth are seized through this project's development process.

We have determined, through a process of discussion, consensus-building, and surveys of Remington residents, that these recommendations have broad support and will be beneficial to the neighborhood in which we live. These recommendations are based on the architectural renderings that were provided to the community in November 2009 and February 2010.

By and far, the majority of comments solicited from community members have centered on traffic concerns. Remington, bordered by Wyman Park Drive (north), North Ave (south), N. Howard St. (east), and the Jones Falls Expressway (west), is primarily a residential and industrial neighborhood containing small streets designed to move people within the neighborhood. The majority of concerns deal with the apparent insufficiency of the streets to handle the traffic over 400,000 square feet that the new residential and retail development will bring to the area. Specific areas of concern cited by residents include Sisson St., Huntingdon Ave., Remington Ave., W. 25th St, W. 28th St, and W. 29th St. Residents are concerned that limited site access from Sisson and other non-residential streets will draw confused travelers into residential areas along Huntingdon Ave., Remington Ave., W. 27<sup>th</sup> St., W. 28<sup>th</sup> St., and W. 29<sup>th</sup> St., clogging our

streets and creating unsafe conditions in the neighborhood. While we understand the traffic impact study is currently underway, traffic is an issue of utmost concern to our constituents.

Additionally, there is concern about continuity and reflection across the two sides of the proposed development. We would like to see the entrances to the east and west sides of the project on Howard Street align.

Remington sees Huntingdon Ave., N. Howard St., and W. 25th St. as potential pedestrian routes for residents traveling from within Remington to the proposed retail development. GRIA would like the sidewalks and pathways between the residential areas and the project be safe and accessible with adequate landscaping, lighting, and sight lines to provide all users with safe access to the development, especially around the main entrance to the west side of the project off of Huntingdon Ave./ W. 25th St.

GRIA has requested additional, detailed information including schematics of the project to be further studied with the community. In keeping with our tradition of transparency and open communication, we are actively soliciting additional input from the community and look forward to being able to provide more detailed feedback upon further review to the development team and our governmental representatives.

As this development progresses, we also look forward to working with the development team, tenants, and the Mayor's Office of Employment Development (MOED) to ensure Remington's full workforce potential is tapped and our many eager and talented residents are employed in the newly formed jobs. We look forward to the opportunity to partner with MOED in canvassing the neighborhood and assisting potential employees utilize the available job-training and job-readiness resources.

We appreciate your attention to these concerns and look forward to continuing to work with our neighbors in Charles Village and Old Goucher, the development team and the City of Baltimore as more detailed project information becomes available to ensure the project becomes an asset to our community.

Sincerely,

Judith Kunst, Chair  
Eric Imhof, President,  
Chris Merriam, Vice President  
Craig Bettenhausen  
Land Use and Planning Task Force  
Greater Remington Improvement Association