



JOHN A. OLSZEWSKI, JR.
County Executive

STACY L. RODGERS
County Administrative Officer

September 3, 2019

Len Weinberg
Vanguard Retail Property Development
605 S Eden Street, Suite 250
Baltimore, MD 21231

Re: Johns Hopkins at Bethlehem Station, a.k.a. Merritt Pavilion

Dear Mr. Weinberg,

Thank you for taking the time to meet with me about your revised conceptual plan for the redevelopment of North Point Government Center, currently being branded as Johns Hopkins at Bethlehem Station. We appreciate your engagement with us to discuss this important project and how it impacts Baltimore County and the Dundalk community specifically. Further, we appreciate your willingness to engage the community in this process and to incorporate their feedback into the final project design. While the redevelopment of property has been under consideration for a long time, I believe a solution can be reached that truly satisfies the best interest of the County and the Dundalk community.

Of critical importance to this administration are transparency and inclusiveness with the community. Going forward, it is the first priority to include the community in the discussions so that their ideas are incorporated into the project design. The consistent requests of the community have included: 1) maintain green space; 2) provide a dedicated theater space with specific elements to serve special needs in the design; 3) provide adequate indoor space for the wrestling and soccer programs; 4) community-focused amenities; and 5) no loss of programming or function to the recreation programs during construction. The County welcomes the inclusion of the community and their continued input into the design of both the commercial and public spaces. The County can and is willing to provide assistance with community outreach and dialogue.

The biggest program users of the indoor recreational space have been wrestling, soccer and theater. We note that your new concept breaks out the theater into a separate building. The last iteration had a single 24,000 square foot building that incorporated both the recreational space and the theater. One concern noted about the previous plan was the lack of dedicated theater space, which had removable seating for a multi-purpose utilization. While we are not opposed to two buildings, it will be necessary to closely consider the required square footage in each. Program requirements will be the main driver of design and planning, but we must also

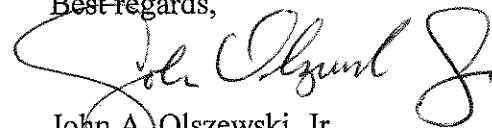
ensure that there is adequate space for common spaces, bathrooms, storage, mechanical equipment, and other necessary building elements. We commit to working with you to gather and analyze all relevant data and community input related to programming and space requirements.

We are pleased that the revised concept reduces the encroachments into the adjacent Baltimore County Public Schools property and the adjacent utility right of way. We are also pleased the revised concept incorporates more green space. However, we do want to ensure that the eventual design incorporates a walkable “boulevard” feel. We ask that you work with our Department of Planning to incorporate plantings and design elements that create a community and walkable feel at the site.

In addition to ensuring this project reflects the needs of the community, there are process and legal considerations to bear in mind. The first and most important next step is gaining the approval of the State of Maryland Board of Public Works (BPW). In order to do so, I believe you must demonstrate to the BPW that you sought and incorporated an extensive level of community input into the proposed design of the project. It would be helpful to demonstrate to the BPW that key stakeholders have been consulted in the project and that many are supportive of the proposed plans. Further, given the anticipated change in project scope, we will have to make the necessary amendments to the County’s contract of sale for the property. Assuming we can successfully incorporate public feedback on the project and obtain approvals from the Board of Public Works, we commit to working through these necessary legal considerations in partnership with you.

By including the community in this conversation, I believe you will deliver a project that truly reflects the best interests of Baltimore County and the Dundalk community. We share your goal of transforming the North Point Government Center into a vibrant anchor of Southeast Baltimore County. Thank you in advance for being responsive to the items raised in this letter, and I look forward to our continued partnership.

Best regards,



John A. Olszewski, Jr.
County Executive

cc: Governor Lawrence J. Hogan, Jr.
Comptroller Peter Franchot
Treasurer Nancy K. Kopp

Councilman Todd Crandall
Senator Johnny Ray Salling
Delegate Robin L. Grammer, Jr.
Delegate Robert B. Long
Delegate Ric Metzgar