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November 22, 2011

VIA ELECTRONIC MAIL

Mr. Brad Frome
Deputy Chief of Staff to the County Executive
of Prince George's County
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

Re: Cafritz Property

Dear Brad:

In accordance with our discussions, attached for your review please find a revised condition regarding the CSX Crossing. In addition, this letter will serve to confirm the applicant's commitment to (i) exceed the minimum requirements under the new County stormwater management regulations, and (ii) provide and pay for a shuttle from Phase 1 of the residential development on the Cafritz property to the nearest Metro station during the peak hours, until or unless there is a preferred alternative to serve such riders or such service is underutilized.

Your consideration of this matter continues to be appreciated.

Sincerely,


Richard K. Reed

RKR:led

Enclosure

cc: Ms. Jane Cafritz (*via e-mail*)
Mr. Jim Soltész (*via e-mail*)

CAFRITZ PROPERTY

CSX CROSSING

CONDITION

11/22/2011

The developer of the Cafritz property is committed to facilitating the accessibility of the property and its connectivity with a crossing of the CSX Transportation railroad tracks to the east, and agrees to the following condition:

The applicant shall participate in the design, provision of rights-of-way, and permitting, funding and construction of an overhead bridge crossing of the CSX Transportation railroad tracks to the east of the subject property (the "CSX Crossing"). A Staging Plan providing for the applicant's participation in the improvement in phase with the residential development of the subject property (not including the commercial/retail/hotel development) shall be approved as part of the Preliminary Plan of Subdivision. The Staging Plan shall include the following:

- (1) Prior to the issuance of the first residential building permit within the development, the applicant shall submit a concept plan for the design of the CSX Crossing to AECOM and shall receive a letter of support from the University of Maryland;*
- (2) Prior to the issuance of the 263rd residential building permit within the development, the applicant shall address any design comments received from CSX/AECOM, and submit project documents for the construction of the CSX Crossing for approval;*
- (3) Prior to the issuance of the any residential building permits beyond the first 382 residential dwelling units, the CSX Crossing shall be permitted or 100 percent funded in a CIP/CTP; and*
- (4) Prior to the issuance of any residential Use and Occupancy permits beyond the first 382 residential dwelling units, the CSX Crossing shall be completed in accordance with the applicable standards of the CSX Transportation Criteria for Overhead Bridges and Department of Public Works requirements for a vehicular crossing, including pedestrian and bicycle travel.*