



# **BALTIMORE CITY COUNCIL LAND USE & TRANSPORTATION COMMITTEE**

## **Mission Statement**

*On behalf of the Citizens of Baltimore City, the Land Use & Transportation Committee is committed to shaping a reliable, equitable, and sustainable future for Baltimore's land use and transportation systems. Through operational oversight and legislative action, the committee aims to develop and support lasting solutions grounded in principles of good governance.*

**The Honorable Ryan Dorsey**

**CHAIR**

**PUBLIC HEARING**

**2/12/2026**

**9:00 AM**

**CLARENCE "DU" BURNS COUNCIL CHAMBERS**

**25-0118**

*Planned Unit Development – Designation – Tivoly  
Eco-Village*

# City Council Committees

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Antonio Glover

*Staff: Paroma Nandi  
(Paroma.Nandi@baltimorecity.gov)*

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*Staff: Ethan Navarre (Ethan.Navarre@baltimorecity.gov)*

**LAND USE & TRANSPORTATION COMMITTEE****The Honorable Ryan Dorsey**  
**CHAIR****Bill Hearing***25-0118**Planned Unit Development – Designation – Tivoly Eco-Village*

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Purpose: FOR the purpose of approving the application of Urban Green LLC, acting as authorized agent of the owner of certain real property located at 2700-2798 Tivoly Avenue, 2701-2793 Tivoly Avenue, 2700-2770 Fenwick Avenue, 1701-1711 28th Street, 1811-1813 28th Street, 2700-2740 Hugo Avenue, and 2701-2735 Hugo Avenue, to have that property designated Planned Unit Development; and approving the Development Plan submitted by the applicant; and approving a special effective date.

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***REPORTING AGENCIES***

- **Department of Housing & Community Development**
  - **Department of Transportation – without recommendation**
  - **Planning Department – favorable report**
  - **Baltimore Municipal & Zoning Appeals – no objection**
  - **Planning Commission – favorable report**
  - **Department of Law**
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***BACKGROUND******City Law***

A Planned Unit Development (PUD) is a legislative authorization under the City's Zoning Code to allow for a detailed development of a defined area of property in the City. Title 13 of the Zoning Code defines the goals of a PUD as:

1. encourage flexibility in the development of land and in the design of structures;
2. encourage a creative approach to the use of land that results in better development and design than might otherwise be accomplished under the strict application of this Code on a lot-by-lot basis;
3. provide for the efficient use of land to facilitate a more effective arrangement of land uses, buildings, circulation systems, and utilities;
4. encourage the construction of appropriate aesthetic amenities that will enhance the character of the site;

5. promote quality development that is commensurate with other development within the community and compatible with the character of the surrounding area and adjacent properties; and
6. facilitate the implementation of the Comprehensive Master Plan.

Planned Unit Developments are authorized under Title 13 of the Zoning Code (Article 32).

Subtitle 3 describes the procedures for a PUD plan approval. It lists a 4-step process:

1. Preliminary consultation with the Director of Planning to discuss location, uses, public & private improvements, exceptions to district requirements, and any other relevant information. Concept plan submitted to the Planning Commission to include land uses and structures, natural features of the site, approximate locations of roadways and access drives in the PUD, & location of all adjacent public streets, thoroughfares, and public utilities.
  2. PUD master plan – a highly detailed plan for the PUD to serve as the legislatively approved plan.
  3. Final development plan which includes actual and final proposed conditions which must substantially comply with the master plan.
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### Bill Analysis

This bill if enacted would define a 9+ acre plot as the Tivoly Eco PUD. Urban Green LLC is the authorized agent of the owner of the listed properties and is submitting the PUD master plan. The plot is bordered by Hillen Road, Hartford Road, the Alameda & 28<sup>th</sup> street and is located near Clifton Park. The plan list 4 different models of dwellings and includes plans for a community center, to be located by a carport with electric vehicle charging near 28<sup>th</sup> street.

The Planning Department in their analysis notes that this PUD would conform with both the 2024 Master Plan as well as the Coldstream, Homestead, Motebello Urban Renewal Plan and has been advocated for by the community. The department also notes that the project has certain sustainability goals which promote the City’s carbon reduction goals. According to the report the development is planned to be a net zero for emissions. No fossil fuels will be used to power the community including the HVAC systems. This is being funded by a grant to promote geothermal energy in Maryland.

Currently the land is owned by the City but negotiations to convey the land to Urban Green LLC under a Land Development Agreement (LDA) are underway and DHCD has provided a letter authorizing the legislation to move forward while that agreement is being negotiated.

According to a January 2025 presentation on the development the project has the following aims:

1. Establish Tivoly Eco-Village as a lower density, homeownership community that will feature 100+ net zero energy homes over a two phase development scheme.
2. Establish the neighborhood as a “next generation” sustainable community featuring rooftop PV, community microgrid with energy storage capability, modern stormwater management design and usable green spaces/community gardens.
3. Reengineer and replace the aged infrastructure (including roads, water, sewer and electric).
4. Maximize community green spaces to create a “softer” more residential community vibe while creating “defensible” spaces that will promote community security.

5. Create new for sale home opportunities that replicate existing neighborhood architectural scale and offer modern home and green building amenities.
6. Promote a more pedestrian-friendly neighborhood by reducing automobile traffic, creating a neighborhood pedestrian mews along with a dynamic green space/community park area.
7. Facilitate economic, social, environmental and cultural health of the Coldstream-Homestead-Montebello neighborhood while promoting opportunities for the economic empowerment of neighborhood and city residents.
8. Introduce a new development pattern to the neighborhood by creating unique residential design standards for the project which shall foster sustainable growth and community engagement

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***FISCAL NOTE***

City agencies such as Department of Transportation and Planning did not note foreseen impacts to their operations, staff or budgets. However, replacing unoccupied dwellings with new energy efficient homes would both bring these properties back into productive use, diversify the City's housing stock, and allow the City to collect revenue from those properties. All of which would have a positive effect on City finances.

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Analysis by: Tony Leva  
Analysis Date: 2/9/2026

Direct Inquiries to: [Anthony.Leva@baltimorecity.gov](mailto:Anthony.Leva@baltimorecity.gov)

**CITY OF BALTIMORE  
COUNCIL BILL 25-0118  
(First Reader)**

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Introduced by: Councilmember Ramos  
At the request of: Urban Green LLC  
Address: c/o Drew E. Tildon, Esq.  
Rosenberg Martin Greenberg, LLC  
25 S. Charles Street, Suite 21<sup>st</sup> Floor  
Baltimore, Maryland 21201  
Telephone: (410) 727-6600

Introduced and read first time: November 10, 2025

Assigned to: Land Use and Transportation Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Planning Commission, Board of  
Municipal and Zoning Appeals, Department of Transportation, Department of Housing and  
Community Development

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Planned Unit Development – Designation – Tivoly Eco-Village**

3 FOR the purpose of approving the application of Urban Green LLC, acting as authorized agent of  
4 the owner of certain real property located at 2700-2798 Tivoly Avenue, 2701-2793 Tivoly  
5 Avenue, 2700-2770 Fenwick Avenue, 1701-1711 28th Street, 1811-1813 28th Street,  
6 2700-2740 Hugo Avenue, and 2701-2735 Hugo Avenue, to have that property designated  
7 Planned Unit Development; and approving the Development Plan submitted by the applicant;  
8 and approving a special effective date.

9 BY authority of

10 Article - Zoning  
11 Section 5-201(a), Title 5, Subtitle 5, and Title 13, Subtitle 2  
12 Baltimore City Code  
13 (Edition 2000)

14 **Recitals**

15 Urban Green LLC (the “Applicant”) is an authorized agent of the owner of certain real  
16 property located at 2700-2798 Tivoly Avenue, 2701-2793 Tivoly Avenue, 2700-2770 Fenwick  
17 Avenue, 1701-1711 28th Street, 1811-1813 28th Street, 2700-2740 Hugo Avenue, and  
18 2701-2735 Hugo Avenue (the “Property”), consisting of 9.19 acres, more or less and located in  
19 the R-6 Zoning District. The Applicant proposes to redevelop the Property for residential and  
20 community uses.

21 The owner proposes redevelopment of the Property into approximately 100 homeownership  
22 units and a community center.

EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

**Council Bill 25-0118**

1 On March 6, 2025, representatives of the Applicant met with the Department of Planning for  
2 a preliminary consultation, to explain the scope and nature of existing and proposed development  
3 on the property and to institute proceedings to have the property designated a Planned Unit  
4 Development.

5 On April 24, 2025, the Planning Commission reviewed and provided information and  
6 guidance on a concept plan for the proposed planned unit development at a public meeting.

7 The representatives of the Applicant have now applied to the Baltimore City Council for  
8 designation of the property as a Planned Unit Development, and they have submitted a Master  
9 Plan intended to satisfy the requirements of Title 13, Subtitle 3 of the Baltimore City Zoning  
10 Code.

11 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the  
12 Mayor and City Council approves the application of the Applicant, authorized agent of the owner  
13 of certain real property located at 2700-2798 Tivoly Avenue, 2701-2793 Tivoly Avenue,  
14 2700-2770 Fenwick Avenue, 1701-1711 28th Street, 1811-1813 28th Street, 2700-2740 Hugo  
15 Avenue, and 2701-2735 Hugo Avenue, consisting of 9.19 acres, more or less, as outlined on the  
16 accompanying Master Plan to designate the property a Planned Unit Development under Title 13,  
17 Subtitle 2 of the Baltimore City Zoning Code.

18 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Master Plan entitled “Planned Unit  
19 Development – Tivoly Eco-Village”, submitted by the Applicant and consisting of Sheet 1.01  
20 “Existing Conditions Plan”; Sheet 1.02 “Site Plan”; Sheet 1.03 “Utility Plan”; Sheet 1.04  
21 “Stormwater Management Concept Plan”; Sheet 1.05 “Landscape Plan”; Sheet 1.06 “Lot Layout  
22 & Housing Plan”; Sheet 1.07 “Typical Lot Layouts”; and Sheet 1.08 “Architectural Elevations”  
23 all dated September 22, 2025, is approved.

24 **SECTION 3. AND BE IT FURTHER ORDAINED,** That all permitted and conditional uses in the  
25 Tivoly Eco-Village Planned Unit Development shall be as allowed under the Property’s  
26 underlying zoning, except that a Community Center shall be permitted by right in the location  
27 shown on the Master Plan.

28 **SECTION 4. AND BE IT FURTHER ORDAINED,** That the exceptions from the bulk and yard and  
29 off-street parking regulations of Article 32, Tables 9-401 and 16-406 of the Baltimore City Code  
30 as detailed on Sheet 1.02 “Site Plan” of the Master Plan shall be allowed.

31 **SECTION 5. AND BE IT FURTHER ORDAINED,** That the Applicant shall file a Final  
32 Development Plan for Phase I, as detailed in the Phasing Schedule set forth on Sheet 1.02 “Site  
33 Plan” of the Master Plan, within 2 years after enactment of this Ordinance. Final Development  
34 Plans for subsequent phases shall be submitted according to the Phasing Schedule.

35 **SECTION 6. AND BE IT FURTHER ORDAINED,** That the Planning Department may determine  
36 what constitutes a minor or major change to the Final Development Plan in accordance with  
37 Article 32, Sections 13-402 and 13-403. Minor changes require approval by the Planning  
38 Commission. Major changes require approval by Ordinance.

**Council Bill 25-0118**

1       **SECTION 7. AND BE IT FURTHER ORDAINED**, That as evidence of the authenticity of the  
2 accompanying Development Plan and to give notice to the agencies that administer the City  
3 Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the City  
4 Council shall sign the Development Plan; (ii) when the Mayor approves this Ordinance, the  
5 Mayor shall sign the Development Plan; and (iii) the Director of Finance then shall transmit a  
6 copy of this Ordinance and the Development Plan to the Board of Municipal and Zoning  
7 Appeals, the Planning Commission, the Commissioner of Housing and Community  
8 Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.

9       **SECTION 8. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the date it is  
10 enacted.

# BALTIMORE CITY COUNCIL



## LAND USE & TRANSPORTATION COMMITTEE

*25-0118*

*Planned Unit Development – Designation – Tivoly  
Eco-Village*

# Agency Reports

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CITY OF BALTIMORE

BRANDON M. SCOTT  
Mayor



DEPARTMENT OF LAW  
EBONY M. THOMPSON, CITY SOLICITOR  
100 N. HOLLIDAY STREET  
SUITE 101, CITY HALL  
BALTIMORE, MD 21202

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February 11, 2026

The Honorable President and Members  
of the Baltimore City Council  
Attn: Executive Secretary  
Room 409, City Hall  
100 N. Holliday Street  
Baltimore, Maryland 21202

Re: City Council Bill 25-0118 – Planned Unit Development – Designation – Tivoly Eco-Village

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 25-0118 for form and legal sufficiency. The bill would approve the application of Urban Green LLC, acting as authorized agent of the owner of certain real property located at 2700-2798 Tivoly Avenue, 2701-2793 Tivoly Avenue, 2700-2770 Fenwick Avenue, 1701-1711 28th Street, 1811-1813 28th Street, 2700-2740 Hugo Avenue, and 2701-2735 Hugo Avenue, to have that property designated a Planned Unit Development (“PUD”). The bill also approves the Development Plan submitted by the applicant.

Planned Unit Development Approval Standards

Pursuant to Article 32 of the Baltimore City Code, “[p]lanned unit developments may only be established by ordinance of the Mayor and City Council”. Baltimore City Code, Art. 32, § 13-201(a). They are not available in the I-1, I-2 or MI Districts. Baltimore City Code, Art. 32, § 13-201(c). There are also ownership and size requirements. Baltimore City Code, Art. 32, § 13-202. City Council must consider certain criteria to determine if a proposed Planned Unit Development meets approval standards. *See* Baltimore City Code, Art. 32, § § 13-201, 13-202, 13-203. Specifically, the City Council may only approve the creation of a PUD if the use is compatible with the surrounding neighborhood, furthers the purpose of the proposed classification and the PUD master plan prevents discord with existing uses. Baltimore City Code, Art. 32, § 13-203(b). The City Council is also required to consider several additional factors, including its impact on the neighborhood and its preservation of design features or encouragement of innovation. Baltimore City Code, Art. 32, § 13-203(a)(2). The Code also outlines the purpose and required components of the PUD Master Plan and the procedural requirements for public hearings and recommendations about that Master Plan to City Council by the Planning Commission. *See* Baltimore City Code, Art. 32, § 13-304.

### Planning Commission Report

The report submitted by the Planning Department staff recommends approval of the Tivoly Eco-Village PUD. The report notes that the subject property is designated in the Residential: Lower Density group in the General Land Use Plan and that this development conforms to that designation. The proposed PUD also complies with the design requirements of the Coldstream Homestead Montebello Urban Renewal Plan. In the report, Planning staff provide explanations supporting each of the required criteria for approval.

### Procedural Requirements

Certain procedural requirements apply to this bill because an ordinance that authorizes a PUD is considered a “legislative authorization.” Baltimore City Code, Art. 32, § 5-501(2)(vii). Specifically, notice requirements apply to the bill, and it must be referred to certain City agencies, which are obligated to review it in a specified manner. Baltimore City Code, Art. 32, §§ 5-504; 5-506; 5-602; 5-507(a). Finally, certain limitations on the City Council’s ability to amend the bill apply. Baltimore City Code, Art. 32, § 5-507(c).

This bill is the appropriate method to review the facts and make a determination as to whether the legal standards for a PUD have been met. Assuming the required findings are made at the hearing, and all procedural requirements are satisfied, the Law Department can approve the bill for form and legal sufficiency.

Sincerely,



Desiree Luckey  
Assistant Solicitor

Cc: Ebony Thompson, City Solicitor  
Hilary Ruley, Chief Solicitor  
Jeff Hochstetler, Chief Solicitor  
Ashlea Brown, Chief Solicitor  
Michele Toth, Assistant Solicitor

FROM	NAME & TITLE	Eric W. Tiso,  Director of Development Oversight and Project Support	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Department of Planning 8 <sup>th</sup> Floor, 417 East Fayette Street		
	SUBJECT	City Council Bill #25-0118 / Planned Unit Development – Designation – Tivoly Eco-Village		

TO

The Honorable President and  
Members of the City Council  
City Hall, Room 400  
100 North Holliday Street

DATE: December 2, 2025

At its regular meeting of November 20, 2025, the Planning Commission considered City Council Bill #25-0118, for the purpose of approving the application of Urban Green LLC, acting as authorized agent of the owner of certain real property located at 2700-2798 Tivoly Avenue, 2701-2793 Tivoly Avenue, 2700-2770 Fenwick Avenue, 1701-1711 28th Street, 1811-1813 28th Street, 2700-2740 Hugo Avenue, and 2701-2735 Hugo Avenue, to have that property designated Planned Unit Development; and approving the Development Plan submitted by the applicant; and approving a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #25-0118 and adopted the following resolution:

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, adopts the findings and equity analysis outlined in the staff report, with consideration for testimony and facts presented in the meeting, and recommends that City Council Bill #25-0118 be **approved** by the City Council.

If you have any questions, please contact me at [eric.tiso@baltimorecity.gov](mailto:eric.tiso@baltimorecity.gov) or by phone at 410-396-8358.

attachment

- cc: Ms. Nina Themelis, Mayor’s Office
- The Honorable John Bullock, Council Rep. to Planning Commission
- Mr. Justin Williams, BMZA
- Mr. Geoffrey Veale, Zoning Administrator
- Ms. Stephanie Murdock, DHCD
- Ms. Hilary Ruley, Law Dept.
- Mr. Francis Burnszynski, PABC
- Mr. Luciano Diaz, DOT
- Ms. Nancy Mead, Council Services
- Ms. Drew Tildon, Esq.



Brandon M. Scott  
Mayor

## PLANNING COMMISSION

*Jon Laria, Chair; Eric Stephenson, Vice Chair*

### STAFF REPORT



Tim Keane  
Director

**November 20, 2025**

**LEGISLATION:** City Council Bill #25-0118/ Planned Unit Development – Designation – Tivoly Eco-Village:

For the purpose of approving the application of Urban Green LLC, acting as authorized agent of the owner of certain real property located at 2700-2798 Tivoly Avenue, 2701-2793 Tivoly Avenue, 2700-2770 Fenwick Avenue, 1701-1711 28th Street, 1811-1813 28th Street, 2700-2740 Hugo Avenue, and 2701-2735 Hugo Avenue, to have that property designated Planned Unit Development; and approving the Development Plan submitted by the applicant; and approving a special effective date.

**SUMMARY OF REQUEST:** To create a new Planned Unit Development (PUD) for what will become the Tivoly Eco-Village located in the Coldstream Homestead Montebello community. This is the result of a prolonged effort within the neighborhood that has included robust outreach and city resources.

**RECOMMENDATION:** Approval

**STAFF:** Caitlin Audette

**PETITIONER:** Urban Green, LLC, c/o Caroline Hecker and Drew Tildon of Rosenberg Martin Greenberg

**OWNER:** Urban Green, LLC (The Applicant was awarded a bid for the Property's redevelopment in 2019 and is in the final stages of negotiating a land disposition agreement memorializing the terms of sale.)

**COUNCIL DISTRICT:** Fourteenth Council District, Councilwoman Ramos

#### **SITE/GENERAL AREA**

Site Conditions: The properties in question are currently vacant lots, the housing formerly on the site were demolished by the city.

General Area: The properties are located within the Coldstream Homestead Montebello (CHM) community which is bounded by 33<sup>rd</sup> Street to the north, Harford Road to the east, and The Alameda to the south and west. The properties are in close proximity to Lake Montebello, Clifton Park, and City College.

## **HISTORY**

Previous legislation for the site includes those related to the area Urban Renewal Plan. Additionally, the PUD Concept Plan came to the Planning Commission in April of 2025 to get feedback prior to the introduction of legislation at City Council. This is part of the new process for the creation of new PUDs.

The area is located with an Urban Renewal Plan,

## **CONFORMITY TO PLANS**

The 2024 Comprehensive Master Plan for the City of Baltimore was enacted by Ordinance #24-426, dated December 2, 2024. The subject property is designated in the Residential: Lower Density group in the General Land Use Plan. This proposed development conforms to that designation.

The proposed PUD is within the Coldstream Homestead Montebello Urban Renewal Plan and the current proposal complies with the design requirements in the plan. The ongoing LDA negotiation will clarify the relationship between the PUD and URP.

## **APPLICANT’S PROPOSAL AND CODE CONTEXT:**

The proposed PUD Master Plan is coming to the Planning Commission following the introduction of legislation. The plan will be the legislatively approved plan, as per the Zoning Code.

The applicant has provided the required information, and staff finds that the submission meets the requirements of the Zoning Code.

## **PLANNED UNIT DEVELOPMENT:**

### **Title 13 {Planned Unit Developments}, Subtitle 1 {Purpose; Transition Rules}**

#### **§ 13-101. Purpose.**

The purpose of a planned unit development is to:

- (1) encourage flexibility in the development of land and in the design of structures;
- (2) encourage a creative approach to the use of land that results in better development and design than might otherwise be accomplished under the strict application of this Code on a lot-by-lot basis;
- (3) provide for the efficient use of land to facilitate a more effective arrangement of land uses, buildings, circulation systems, and utilities;
- (4) encourage the construction of appropriate aesthetic amenities that will enhance the character of the site;
- (5) promote quality development that is commensurate with other development within the community and compatible with the character of the surrounding area and adjacent properties; and
- (6) facilitate the implementation of the Comprehensive Master Plan.

**Subtitle 2 {Requirements; Approval Standards; Exceptions}**

**§ 13-201. Authorization.**

**(a) In general.**

Planned unit developments may only be established by ordinance of the Mayor and City Council enacted in accordance with the provisions of this title.

**(b) Requirements of underlying district.**

Unless otherwise specifically provided by the ordinance establishing or amending the planned unit development, all requirements of the underlying zoning district apply.

**(c) PUDs precluded from certain districts.**

Planned unit developments are prohibited in the I-1, I-2, and MI Districts.

**§ 13-202. General requirements.**

**(a) Common ownership or unified control.**

- (1) The site of the planned unit development must be under common ownership or unified control.
- (2) If there are 2 or more owners, the application for approval of a new planned unit development must be jointly filed by all owners, or their respective contract purchaser or authorized agents.
- (3) When applying for a major change or repeal of an existing planned unit development, one owner or contract purchaser, or the authorized agent of either, may make the application for approval, as long as all other property owners, or their authorized agents, are notified in accordance with Title 5, Subtitle 6 {"Notices"} of this Code.

**(b) Minimum areas.**

Planned unit developments must meet the following minimum areas:

- (1) at least 5 acres in the R-1A, R-1B, R-1C, R-1D, R-1E, R-1, R-2, R-3, R-4, R-5, OIC, and BSC Districts;
- (2) at least 2 acres in the R-6, R-7, R-8, R-9, R-10, C-1, C-2, C-3, C-4, IMU-1 and -2, TOD, OR, and PC Districts; and
- (3) at least 1½ acres in the C-5 District.

**(c) Exceptions.**

Exceptions to the regulations contained in this Code, including use, bulk, yard, parking, and sign regulations, may be granted through the planned unit development process, as may be desirable to achieve the objectives of the proposed planned unit development, as long as the exceptions are fully consistent with and authorized by this title.

**§ 13-203. Approval standards.**

**(a) In general.**

In reviewing a planned unit development:

- (1) the conditional use standards of § 5-405(a) {"Conditions: In general"} and § 5-406 {"Approval standards"} of this Code apply; and
- (2) the following additional factors must be considered:
  - i. whether the planned unit development is in general conformance with all elements of the Comprehensive Master Plan, and the character and

- nature of existing and contemplated development in the vicinity of the proposed planned unit development;
- ii. whether the planned unit development will preserve unusual topographic or natural features of the land, and the design of the planned unit development will best utilize and be compatible with the topography of the land;
  - iii. whether the physical characteristics of the planned unit development will not adversely affect future development or the value of undeveloped neighboring areas, or the use, maintenance, or value of neighboring areas already developed;
  - iv. whether the planned unit development will provide the same protection as the basic district regulations in regard to fire, health hazards, and other dangers;
  - v. whether the planned unit development will encourage innovative design features or adaptive reuse of structures that would not be possible by application of the basic district regulations; and
  - vi. whether the planned unit development is compatible with any nearby industrial district.

**(b) Required findings.**

The planned unit development may be approved only if there are findings that:

- (1) the use is compatible with the surrounding neighborhood;
- (2) the use furthers the purpose of the proposed classification; and
- (3) the PUD master plan developed under [§ 13-304 {"PUD master plan"} of this title](#) ensures that there will be no discordance with existing uses.

**§ 13-304. PUD Master Plan.**

**(a) Purpose of plan.**

The purpose of the PUD master plan is to serve as the legislatively approved plan encompassing all major aspects of site development and public benefits. Where certain elements of site design are unknown, it is sufficient to reflect intent as provided in this section.

**(b) Plan components.**

The PUD master plan must include the following:

- (1) an accurate topographic and boundary line map of the project area;
- (2) a location map that shows the relationship of the project area to surrounding properties;
- (3) the pattern and intended design standards of existing and proposed roads, driveways, parking facilities, and bicycle and pedestrian paths, whether public or private;
- (4) the use, type, size, arrangement, and location of existing and proposed lots, structures, and building groups;
- (5) a general plan for landscaping that demonstrates design intent and how environmental requirements will be met;

- (6) architectural drawings and sketches that illustrate the design and character of proposed structures;
- (7) the general location of existing and proposed sewer and water facilities;
- (8) the existing topography and storm drainage pattern;
- (9) the proposed storm drainage system, showing basic topographic changes;
- (10) the location of recreational and open-space areas and areas reserved or dedicated for public uses, such as school and park sites, and any open space to be owned and maintained by a property owners' association;
- (11) statistical data on:
  - i. the total size of the project area;
  - ii. density computations;
  - iii. the proposed number of residential units, by type; and
  - iv. any other similar factors pertinent to a comprehensive evaluation of the proposed planned unit development;
- (12) a detailed time schedule for the start and completion of the planned unit development, including a proposed phasing schedule, which must indicate when the public benefits and amenities will be constructed; and
- (13) a schedule setting forth any proposed exceptions to district regulations, citing by section number each regulation from which an exception is sought.

**(c) Planning Commission review.**

- (1) Before a public hearing is scheduled, the proposed PUD master plan must be forwarded to the appropriate City agencies, as determined by the Director of Planning, for review. These agencies must review the proposed PUD master plan and forward their reports to the Planning Commission within 30 days of receipt of the plan. The Planning Commission must schedule a public hearing on the proposed PUD master plan within 60 days of receipt of a complete application.
- (2) If, in the Planning Commission's judgment, the application does not contain sufficient information to enable it to properly discharge its responsibilities, the Planning Commission may request additional information from the applicant and the 60 day period is suspended or the hearing continued.
- (3) The Planning Commission may recommend approval, recommend approval with conditions, or advise the applicant in writing of any recommended changes, additions, or corrections to the proposed PUD master plan. If the Planning Commission recommends changes, additions, or corrections, the applicant may, within 30 days of the recommendation, submit a revised proposed PUD master plan for Planning Commission consideration, without paying an additional filing fee. The Planning Commission may grant the applicant additional time to prepare the revised plan. Once resubmitted, the Planning Commission may then recommend approval, approval with conditions, or denial of the proposed PUD master plan.

**(d) Recommendations to City Council.**

The Planning Commission's final determination regarding a proposed PUD master plan must be:

- (1) included in the Planning Commission's report to the Mayor and City Council under § 5-506 of this Code if the planned unit development is the subject of a proposed legislative authorization that has already been introduced under [§ 13-301\(c\) of this title](#); or
- (2) retained by the Planning Commission for at least 12 months from the date the Planning Commission makes a final determination and included in the Planning Commission's report under § 5-506 of this Code if, within that 12-month period, the planned unit development becomes the subject of a legislative authorization.

#### **ANALYSIS AND RECOMMENDATION:**

As noted above, for the creation of a new PUD there are specific requirements. Additionally, Planning Commission must make findings of facts, and consider various factors. Staff's assessment follows each of these criteria outlined below.

#### § 13-202. General requirements.

##### **The site of the planned unit development must be under common ownership or unified control.**

The Planned Unit Development is under common ownership. It is currently owned by the Department of Housing and Community Development, but the city is in the process of negotiating a Land Disposition Agreement to convey the property to Urban Green. The city has provided a letter authorizing the submission of this legislation.

##### **Planned unit developments must meet the following minimum areas: at least 2 acres in the R-6, R-7, R-8, R-9, R-10, C-1, C-2, C-3, C-4, IMU-1 and -2, TOD, OR, and PC Districts; and**

The property is zoned R-6 and must therefore include at least 2 acres of land, the proposal exceeds this requirement.

##### **Exceptions. Exceptions to the regulations contained in this Code, including use, bulk, yard, parking, and sign regulations, may be granted through the planned unit development process, as may be desirable to achieve the objectives of the proposed planned unit development, as long as the exceptions are fully consistent with and authorized by this title.**

The applicant has provided the table below showing the requested exceptions to the Zoning Code regulations. These exceptions will allow for an increase in density of the site, while still maintaining the desired detached and semi-detached typology that the community has requested.

## MODIFICATIONS TO STANDARDS TABLE BULK AND YARD REGULATIONS

CATEGORIES	ZONING DISTRICT : R-6	PROPOSED PUD
<b>MIN. LOT AREA</b>		
DWELLING: DETACHED	3,000 SQ.FT.	1,800 SQ.FT.*
DWELLING: SEMI-DETACHED	2,000 SQ.FT.	1,800 SQ.FT.*
OTHER USES (COMMUNITY CENTER)	3,000 SQ.FT.	37,626 SQ.FT.
<b>MAX BLDG HEIGHT</b>		
DWELLING: DETACHED	35 FEET	<30 FEET
DWELLING: SEMI-DETACHED	35 FEET	<30 FEET
OTHER USES (COMMUNITY CENTER)	35 FEET	<20 FEET
<b>MAX LOT COVERAGE</b>		
DWELLING: DETACHED	35%	61%*
DWELLING: SEMI-DETACHED	35%	64%*
OTHER USES (COMMUNITY CENTER)	40%	14%
<b>MAX IMPERVIOUS SURFACE</b>		
DWELLING: DETACHED	60%	80%*
DWELLING: SEMI-DETACHED	60%	80%*
OTHER USES (COMMUNITY CENTER)	NA	NA
<b>FRONT YARD</b>		
DWELLING: DETACHED	LESSER OF 20FT. OR BLOCKFACE AVG.	10 FEET
DWELLING: SEMI-DETACHED	LESSER OF 20FT. OR BLOCKFACE AVG.	10 FEET
OTHER USES (COMMUNITY CENTER)	20 FEET	2 FEET*
<b>INTERIOR-SIDE YARD</b>		
DWELLING: DETACHED	10 FEET	1 FEET*
DWELLING: SEMI-DETACHED	15 FEET	5.5 FEET*
OTHER USES (COMMUNITY CENTER)	15 FEET	3.9 FEET*
<b>CORNER-SIDE YARD</b>		
DWELLING: DETACHED	20 FEET	3 FEET*
DWELLING: SEMI-DETACHED	20 FEET	NA
OTHER USES (COMMUNITY CENTER)	20 FEET	NA
<b>REAR YARD</b>		
DWELLING: DETACHED	25 FEET	0 FEET*
DWELLING: SEMI-DETACHED	25 FEET	20 FEET*
OTHER USES (COMMUNITY CENTER)	25 FEET	137.4 FEET

\*PROPOSED EXCEPTION TO THE DISTRICT STANDARDS

### § 13-203 Approval Standards:

**Whether the planned unit development is in general conformance with all elements of the Comprehensive Master Plan, and the character and nature of existing and contemplated development in the vicinity of the proposed planned unit development;**

Under the Plans Shaping the City section of the Comprehensive Master Plan, there is information on the Coldstream Homestead Montebello Impact Investment Area. One of

the key strategies within the Impact Investment Area is the creation of the Tivoly Eco-Village.

The Tivoly project aligns well with Baltimore City's carbon neutrality goals to reduce emissions by 30% and 60% by 2025 and 2030, as a development designed to be net zero, meaning no fossil fuels will be used to power, heat or cool homes and other buildings. In partnership with the Maryland Clean Energy Center (MCEC) the City's Department of General Services and Office of Sustainability, a \$250,000 grant was awarded from the Municipal Investment Fund (MIF) to promote geothermal across Baltimore City. This strategic partnership will advance geothermal opportunities through evaluating incentives, building partnerships, and reducing soft costs to create a pipeline of projects. These projects benefit our residents here in Baltimore by reducing pollution, lowering energy costs for a variety of residential, private, and public projects to evaluate feasibility and project structures.

**Whether the planned unit development will preserve unusual topographic or natural features of the land, and the design of the planned unit development will best utilize and be compatible with the topography of the land;**

The site is relatively flat with a slope from the highest point near Hugo Street of 204' above sea level, to a low point at the center of the rear of Tivoly Street of 167' above sea level. The buildings are situated along the existing street grid which integrates the slope.

**Whether the physical characteristics of the planned unit development will not adversely affect future development or the value of undeveloped neighboring areas, or the use, maintenance, or value of neighboring areas already developed;**

The proposed Eco-Village will not adversely affect the development or value of the neighboring properties. As designed, the development will fill in vacant land creating more density and activity within the larger community. The unique aspects of the development including the smaller lot areas, increased lot coverage, and setback requirements will allow an increased density within the detached dwelling typology requested by the community.

**Whether the planned unit development will provide the same protection as the basic district regulations in regard to fire, health hazards, and other dangers;**

The planned unit development will provide the same protection as the basic district regulations. This plan has already been to Site Plan Review Committee, and received approval in August of this year.

**Whether the planned unit development will encourage innovative design features or adaptive reuse of structures that would not be possible by application of the basic district regulations; and**

The planned unit development allows for the increased density while maintaining the detached dwelling typology desired by the community. It also makes it easier to meet the sustainability goals of the project.

**Whether the planned unit development is compatible with any nearby industrial district.**

There are no nearby industrial areas.

§ 13-203 Required Findings:

**The use is compatible with the surrounding neighborhood;**

The proposed planned unit development maintains residential use which is the primary use within the community, outside of the commercial buildings along Harford Road.

**The use furthers the purpose of the proposed classification; and**

The proposed planned unit development and its creation of residential properties and a community center furthers the purpose of the proposed classification.

**The PUD master plan developed under § 13-304 {"PUD master plan"} of this title ensures that there will be no discordance with existing uses.**

The master plan for the proposed planned unit development ensures that there will be no discordance with existing uses.

**RECOMMENDATION: Staff therefore recommends that the Planning Commission adopt these findings and recommend the bill favorably.**

**EQUITY:**

- Impact:
  - The completion of this project will fill a need and physical vacancy within the Coldstream Homestead Montebello community. It has long been advocated for by the community.
  - This investment in Coldstream Homestead Montebello will help to address patterns of inequity that created the deteriorated conditions that led to the current condition.
- Engagement:
  - The community has been a vocal advocate and proponent for this proposal.
- Internal Operations:
  - The proposed PUD will have no further impact on staff time than any other similarly sized development project.

**NOTIFICATION:** The Coldstream Homestead Montebello community group has been notified of this action and have been an active stakeholder in the proposed redevelopment.



**Tim Keane  
Director**



**BALTIMORE CITY  
BOARD OF MUNICIPAL  
AND ZONING APPEALS**

Brandon M. Scott  
Mayor

Justin A. Williams  
Interim Executive Director

Members  
Leland Shelton  
Chair

Victor Clark  
Liz Cornish  
David Marcozzi  
Rian Hargrave

417 E. Fayette St., Ste. 922  
Baltimore, MD 21202  
(410) 396-4301  
zoning.baltimorecity.gov

**MEMORANDUM**

To: The Honorable Members of the Land Use & Transportation Committee  
From: Justin A. Williams, Interim Executive Director  
CC: Geoffrey Veale, Zoning Administrator  
Date: December 23, 2025  
Re: Council Bill 25-0118 – Tivoly Eco-Village Planned Unit Development  
Position: No Objection

The Board of Municipal and Zoning Appeals (BMZA) has reviewed City Council Bill 25-0118. This bill seeks to designate approximately 9.19 acres of property located at multiple addresses along Tivoly Avenue, Fenwick Avenue, 28th Street, and Hugo Avenue as a Planned Unit Development in the R-6 Zoning District. The proposed development includes approximately 100 homeownership units and a community center, with exceptions from bulk, yard, and off-street parking regulations.

As a quasi-judicial agency, the Board of Municipal and Zoning Appeals typically adjudicates land use matters based on specific evidentiary standards. Because this legislation places authority to grant the Planned Unit Development designation directly with the City Council, the Board defers to the Council’s judgment on whether the applicant has satisfied the approval standards outlined in the Zoning Code. Accordingly, the Board takes no position on the specific factual merits of the application, but offers No Objection to the passage of the bill.

For any questions regarding this report or to discuss these concerns further, please contact **Justin Williams** at [justin.williams@baltimorecity.gov](mailto:justin.williams@baltimorecity.gov) or (410) 396-4301.



CITY OF BALTIMORE  
MAYOR BRANDON M. SCOTT

<b>TO</b>	The Honorable President and Members of the Baltimore City Council
<b>FROM</b>	Alice Kennedy, Commissioner, Housing and Community Development
<b>CC</b>	Mayor's Office of Government Relations
<b>DATE</b>	January 9, 2026
<b>SUBJECT</b>	25-0118 Planned Unit Development – Designation – Tivoly Eco-Village

**Position: Favorable**



**BILL SYNOPSIS**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0118 Planned Unit Development – Designation – Tivoly Eco-Village for the purpose of approving the application of Urban Green LLC, acting as authorized agent of the owner of certain real property located at 2700-2798 Tivoly Avenue, 2701-2793 Tivoly Avenue, 2700-2770 Fenwick Avenue, 1701-1711 28th Street, 1811-1813 28th Street, 2700-2740 Hugo Avenue, and 2701-2735 Hugo Avenue, to have that property designated Planned Unit Development; and approving the Development Plan submitted by the applicant; and approving a special effective date.

If enacted, City Council Bill 25-0118 would establish a new Planned Urban Development (PUD) for what will be known as Tivoly Eco-Village, located within the Coldstream Homestead Montebello neighborhood. If approved, this Bill will take effect on the date of its enactment.

**SUMMARY OF POSITION**

At its regular meeting of November 20, 2025, the Planning Commission concurred with the recommendations of its departmental staff and recommended that the Bill be approved by the City Council. In their report, the Commission noted that this PUD's Concept Plan had already come to the Planning Commission in April of 2025 to gather public feedback prior to the introduction of any legislation at the City Council. The commission also noted that this proposed PUD would be in alignment with both the 2024 Comprehensive Master Plan for Baltimore City and the Coldstream Homestead Montebello Urban Renewal Plan.

The Tivoly Eco-Village Project and the proposed PUD are in furtherance of the implementation of a long-standing plan for the Coldstream Homestead Montebello neighborhood. In 2006, the Department of Planning adopted the Coldstream Homestead Montebello Community Area Plan.

This plan was a robust joint effort between the Department of Housing and Community Development (DHCD), the Department of Planning and the neighborhood itself. The plan specifically recommended the redevelopment of the 2700 blocks of Tivoly, Fenwick, and Hugo. Since the adoption of that Community Area Plan DHCD has focused on site assembly for a new construction opportunity, in what was then known as the Tivoly Triangle, through property acquisitions, property demolition and street closings.

In 2018, DHCD issued a Request for Proposals for redevelopment of this site and awarded Urban Green LLC as the developer. Since that offering, DHCD has focused on completing acquisitions and plans for final demolition while Urban Green LLC has refined their own development plan. In addition, both DHCD and the developer have been working to negotiate the Land Disposition Agreement and financing.

During Urban Green LLC's refinement of their development plan, they consulted with the Department of Planning on the best way to create a community designed to produce as much renewable energy (like solar or wind) as it consumes annually, commonly referred to as Net Zero. From those conversations it was determined that pursuing a PUD would be in their interest. That development plan anticipates a higher density detached dwelling typology and a community center. The PUD described within this legislation allows for the flexibility needed to address changes to the bulk and yard requirements outlined in the zoning code without the significant number of variances that would otherwise be required.

## **FISCAL IMPACT**

As drafted, this Bill would have minimal fiscal impact on DHCD.

## **AMENDMENTS**

DHCD does not seek any amendments to this Bill at this time.



October 14, 2025

Councilmember Odette Ramos, 14th District  
100 Holliday Street  
Room 553  
Baltimore, MD 21202

Re: Planned Unit Development Application – Tivoly Eco-Village

Dear Councilmember Ramos:

This letter serves as confirmation that Urban Green, LLC (“Urban Green”) is authorized to submit an application for the designation of certain Mayor and City Council owned properties (the “Property”) as the Tivoly Eco-Village Planned Unit Development (the “PUD”). The subject properties to be included in this application are:

- 2700-2798 Tivoly Avenue
- 2701-2793 Tivoly Avenue
- 2700-2770 Fenwick Avenue
- 1701-1711 28th Street
- 1811-1813 28th Street
- 2700-2740 Hugo Avenue
- 2701-2735 Hugo Avenue
- various street beds and former rights-of way

The City, by and through the Department of Housing and Community Development (the “Department”), is in the process of negotiating a Land Disposition Agreement (LDA) to convey the Property to Urban Green for redevelopment into approximately 100 homeownership units and a community center (the “Project”). The Department requires that the Developer seek their own entitlements for this Project, which in this case includes the establishment of a Planned Unit Development.

We understand that there are several agreements and entitlements that the Developer is working to move concurrently in order to move this Project to completion. To this end, the Department authorizes Urban Green to submit the PUD application prior to execution of the LDA.

Brandon M. Scott, Mayor • Alice Kennedy, Housing Commissioner  
417 East Fayette Street • Baltimore, MD 21202 • 443-984-5757 •  
[dhcd.baltimorecity.gov](http://dhcd.baltimorecity.gov)

In addition, this authorization of introduction of legislation does not constitute approval or objection to the detailed content of the PUD as we understand that there may be amendments to the PUD legislation or content as it moves forward and/or as the development plan evolves.

Please feel free to reach out with any further questions.

Sincerely,

A handwritten signature in blue ink, appearing to be 'AK', written over a light blue horizontal line.

Alice Kennedy, Commissioner



CITY OF BALTIMORE  
MAYOR BRANDON M. SCOTT

<b>TO</b>	The Honorable President and Members of the Baltimore City Council
<b>FROM</b>	Veronica P. McBeth, Director, Department of Transportation
<b>CC</b>	Mayor's Office of Government Relations
<b>DATE</b>	December 10, 2025
<b>SUBJECT</b>	25-0118 • Planned Unit Development – Designation – Tivoly Eco-Village

**Position: Without recommendation**

**BILL SYNOPSIS**

Council Bill 25-0118 would create a planned unit development (PUD) contained within the area generally bounded by 28th St, Hillen Rd, Harford Rd, and The Alameda. The properties included in the PUD are largely or wholly comprised of vacant lots. The establishment of this PUD would support the redevelopment of the area.

**SUMMARY OF POSITION**

The planned development associated with this PUD will contribute to increased traffic volumes in the area. The Department will work with peer agencies and the developer to project potential impacts to local traffic operations. Beyond this, the legislation has limited impact on DOT operations; therefore, the Department provides no recommendation on Council Bill 25-0118.

# BALTIMORE CITY COUNCIL



## LAND USE & TRANSPORTATION COMMITTEE

*25-0118*

*Planned Unit Development – Designation – Tivoly  
Eco-Village*

## **Additional Materials**



**Odette Ramos**

**Baltimore City Councilwoman**

**District 14**

(410) 396 - 4814

[odette.ramos@baltimorecity.gov](mailto:odette.ramos@baltimorecity.gov)

100 N. Holliday Street, Room 553

Baltimore MD 21202

February 12, 2026

**Testimony**

**25-0118 Planned Unit Development- Designation – Tivoly Eco-Village Project  
SUPPORT**

Chair Dorsey and Members of the Land Use and Transportation Committee:

Thank you for the opportunity to offer my support for 25-0118 – Planned Unit Development-Designation-Tivoly Eco-Village. This project is a long time coming for the Coldstream Homestead Montebello (CHM) Community. It is a community lead and community driven redevelopment project. This PUD legislation marks a significant milestone in the process, and is the first PUD created in the Transform Baltimore zoning code.

The CHM Community advocated strongly for the demolition and redevelopment of the 2700 blocks of Tivoly, Fenwick and Hugo, and several blocks on E 28<sup>th</sup> Street over 15 years ago. Within these blocks was significant vacant and abandoned properties, violence, drug dealing and drug use. The Community's vision was to end those negative issues, and build a new positive development.

The first demolitions occurred in 2008, and DHCD has been slowly acquiring and demolishing the buildings using tax sale foreclosure and condemnation/eminent domain. They did not have In Rem at the time, so this process has been extremely slow. Several years later, DHCD facilitated the choice of a development partner, choosing Urban Green. And yet, the project has been extremely slow to get started because of the need to completely restructure the underlying infrastructure of the project. Thanks to APRA funding, that city infrastructure funding is in place, and movement toward the finish line is happening.

We decided to use a PUD for this project, because the design of the new housing requires specific setbacks and lot size changes, and use changes for the community center, that are currently not allowed in R-6 zoning. Rather than ask for variances for each lot, or rezoning the area, more flexibility is needed and so a PUD is warranted. Even with the pending changes in the zoning code, the PUD is needed.

Please note that DHCD is still the owner of these properties. You will find in the packet the letter I requested from DHCD authorizing that the applicant can go ahead with this PUD designation as the LDA continues to move forward in negotiations. We anticipate the LDA to be solidified very soon.

This is a transformational project for CHM, and I urge your support of the PUD request.

Sincerely,

Odette Ramos, Baltimore City Councilwoman, District 14

Maryland The Daily Record  
200 St. Paul Place  
Baltimore, MD, 21202  
Phone: 4435248100

MARYLAND

# THE DAILY RECORD

## Affidavit of Publication

To: Baltic Avenue Enterprises LLC - Drew Tildon  
25 S Charles St, Fl 21  
Baltimore, MD, 21201

Re: Legal Notice 4127917,  
PUBLIC HEARING ON BILL NO. 25-0118

We hereby certify that the annexed advertisement was published in Maryland The Daily Record, a Daily newspaper published in the State of Maryland 1 time(s) on the following date(s): 01/20/2026

By



Joy Hough  
Authorized Designee of the Publisher

---

### BALTIMORE CITY COUNCIL PUBLIC HEARING ON BILL NO. 25-0118

The Land Use and Transportation Committee of the Baltimore City Council will conduct a public hearing on City Council Bill No. 25-0118 on February 12, 2026, at 9:00 a.m. in the Clarence "Du" Burns Chamber, City Hall, 100 N. Holliday Street, 4th Floor, Baltimore, MD 21202. Information on how the public can participate in the hearing virtually, via Webex, will be available at <https://baltimore.legistar.com/Calendar.aspx>.

#### Planned Unit Development - Designation - Tivoly Eco-Village

FOR the purpose of approving the application of Urban Green LLC, acting as authorized agent of the owner of certain real property located at 2700-2798 Tivoly Avenue, 2701-2783 Tivoly Avenue, 2700-2770 Fenwick Avenue, 1701-1711 28th Street, 1811-1813 28th Street, 2700-2740 Hugo Avenue, and 2701-2735 Hugo Avenue, to have that property designated Planned Unit Development; and approving the Development Plan submitted by the applicant; and approving a special effective date.

Applicant: Drew Tildon on behalf of Urban Green LLC

For more information, contact the Committee Staff at (410) 396-1091.

NOTE: This bill is subject to amendment by the Baltimore City Council.

**RYAN DORSEY**  
Chair

ja30 4127917

---

CERTIFICATE OF MAILING  
WRITTEN NOTICE TO PROPERTY OWNER(S)

---

**City Council Bill Number: 25-0118**

I HEREBY CERTIFY, under penalty of perjury, that the attached\* document was mailed to the following:

A. Property Owner: Mayor and City Council of Baltimore

B. Property Address: 417 E. Fayette Street, Room 1001, Baltimore,  
MD 21202

or

C.  List of Property Owners

*(Place a Check Mark Above & Attach A List of Property Owners with Addresses)*

On the following date: January 28, 2026

---

**Mailed By:**

---

**Applicant's Name:** Brooke A. Garman on behalf of Drew E. Tildon, Esq.

**Applicant's Organization:** Rosenberg Martin Greenberg, LLP

**Applicant's Title:** Attorney

**Applicant's Address:** 25 S. Charles Street, 21<sup>st</sup> Floor, Baltimore, MD 21201

**Applicant's Telephone Number:** (410) 727-6600

---

*\*Note: Please attach a copy of the document that was mailed to the property owner(s).*



Drew E. Tildon  
25 South Charles Street, 21<sup>st</sup> Floor  
Baltimore, Maryland 21201  
T: 410.727.6600 | F: 410.727.1115  
dtildon@rosenbergmartin.com

January 28, 2026

**VIA FIRST CLASS MAIL**

Mayor and City Council of Baltimore  
417 E Fayette Street, Room 1001  
Baltimore, MD 21202

**Re: Baltimore City Council  
Public Hearing on Bill No. 25-0118  
Your Properties: See Exhibit A**

Dear Property Owner:

**BALTIMORE CITY COUNCIL  
PUBLIC HEARING ON BILL NO. 25-0118**

The Land Use and Transportation Committee of the Baltimore City Council will conduct a public hearing on City Council Bill No. 25-0118 on February 12, 2026, at 9:00 a.m. in the Clarence “Du” Burns Chamber, City Hall, 100 N. Holliday Street, 4th Floor, Baltimore, MD 21202. Information on how the public can participate in the hearing virtually, via Webex, will be available at <https://baltimore.legistar.com/Calendar.aspx>.

**Planned Unit Development – Designation – Tivoly Eco-Village**

FOR the purpose of approving the application of Urban Green LLC, acting as authorized agent of the owner of certain real property located at 2700-2798 Tivoly Avenue, 2701-2793 Tivoly Avenue, 2700-2770 Fenwick Avenue, 1701-1711 28th Street, 1811-1813 28th Street, 2700-2740 Hugo Avenue, and 2701-2735 Hugo Avenue, to have that property designated Planned Unit Development; and approving the Development Plan submitted by the applicant; and approving a special effective date.

Applicant: Drew Tildon on behalf of Urban Green LLC

For more information, contact the Committee Staff at (410) 396-1091.

NOTE: This bill is subject to amendment by the Baltimore City Council.

RYAN DORSEY  
Chair

Very truly yours,

Drew E. Tildon

**EXHIBIT A – PROPERTY ADDRESSES**

<b>Address</b>	<b>Block Lot</b>
<b>Tivoly Avenue</b>	
2700 Tivoly Ave	3935 082
2701 Tivoly Avenue	3936 014
2702 Tivoly Avenue	3935 083
2703 Tivoly Avenue	3936 015
2704 Tivoly Avenue	3935 084
2705 Tivoly Avenue	3936 016
2706 Tivoly Avenue	3935 085
2707 Tivoly Avenue	3936 017
<b>Address</b>	<b>Block Lot</b>
2708 Tivoly Avenue	3935 086
2709 Tivoly Avenue	3936 018
2710 Tivoly Avenue	3935 087
2711 Tivoly Avenue	3936 019
2712 Tivoly Avenue	3935 088
2713 Tivoly Avenue	3936 020
2714 Tivoly Avenue	3935 089
2715 Tivoly Avenue	3936 021
2716 Tivoly Avenue	3935 090
2717 Tivoly Avenue	3936 022
2718 Tivoly Avenue	3935 091
2719 Tivoly Avenue	3936 023
2720 Tivoly Avenue	3935 092
2721 Tivoly Avenue	3936 024
2722 Tivoly Avenue	3935 093
2723 Tivoly Avenue	3936 025
2724 Tivoly Avenue	3935 094
2725 Tivoly Avenue	3936 026
2726 Tivoly Avenue	3935 095
2727 Tivoly Avenue	3936 027
2728 Tivoly Avenue	3935 096
2729 Tivoly Avenue	3936 028
2730 Tivoly Avenue	3935 097
2731 Tivoly Avenue	3936 029
2732 Tivoly Avenue	3935 098
2733 Tivoly Avenue	3936 030
2734 Tivoly Avenue	3935 099
2735 Tivoly Avenue	3936 031
2736 Tivoly Avenue	3935 100
2737 Tivoly Avenue	3936 032
2738 Tivoly Avenue	3935 101
2739 Tivoly Avenue	3936 033
2740 Tivoly Avenue	3935 102
2741 Tivoly Avenue	3936 034
2742 Tivoly Avenue	3935 103
2743 Tivoly Avenue	3936 035
2744 Tivoly Avenue	3935 104
2745 Tivoly Avenue	3936 036
2746 Tivoly Avenue	3935 105

2747 Tivoly Avenue	3936 037
2748 Tivoly Avenue	3935 106
<b>Address</b>	<b>Block Lot</b>
2749 Tivoly Avenue	3936 038
2750 Tivoly Avenue	3935 107
2751 Tivoly Avenue	3936 039
2752 Tivoly Avenue	3935 108
2753 Tivoly Avenue	3936 040
2754 Tivoly Avenue	3935 109
2755 Tivoly Avenue	3936 041
2756 Tivoly Avenue	3935 110
2757 Tivoly Avenue	3936 042
2758 Tivoly Avenue	3935 111
2759 Tivoly Avenue	3936 043
2760 Tivoly Avenue	3935 112
2761 Tivoly Avenue	3936 044
2762 Tivoly Avenue	3935 113
2763 Tivoly Avenue	3936 045
2764 Tivoly Avenue	3935 114
2765 Tivoly Avenue	3936 046
2766 Tivoly Avenue	3935 115
2767 Tivoly Avenue	3936 047
2768 Tivoly Avenue	3935 116
2769 Tivoly Avenue	3936 048
2770 Tivoly Avenue	3935 117
2771 Tivoly Avenue	3936 049
2772 Tivoly Avenue	3935 118
2773 Tivoly Avenue	3936 050
2774 Tivoly Avenue	3935 119
2775 Tivoly Avenue	3936 051
2776 Tivoly Avenue	3935 120
2777 Tivoly Avenue	3936 052
2778 Tivoly Avenue	3935 121
2779 Tivoly Avenue	3936 053
2780 Tivoly Avenue	3935 122
2781 Tivoly Avenue	3936 054
2782 Tivoly Avenue	3935 123
2783 Tivoly Avenue	3936 055
2784 Tivoly Avenue	3935 124
2785 Tivoly Avenue	3936 056
2786 Tivoly Avenue	3935 125
2787 Tivoly Avenue	3936 057
<b>Address</b>	<b>Block Lot</b>
2788 Tivoly Avenue	3935 126
2789 Tivoly Avenue	3936 058
2790 Tivoly Avenue	3935 127

2791 Tivoly Avenue	3936 059
2792 Tivoly Avenue	3935 129
2792 1/2 Tivoly Avenue	3935 130
2793 Tivoly Avenue	3936 060
2794 Tivoly Avenue	3935 131
2794 1/2 Tivoly Avenue	3935 132
2796 Tivoly Avenue	3935 133
2796 1/2 Tivoly Avenue	3935 134
2798 Tivoly Avenue	3935 135
2791 Tivoly Avenue	3936 059
2792 Tivoly Avenue	3935 129
<b>Fenwick Avenue</b>	
2700 Fenwick Avenue	3936 074
2702 Fenwick Avenue	3936 075
2704 Fenwick Avenue	3936 076
2706 Fenwick Avenue	3936 078
2708 Fenwick Avenue	3936 079
2710 Fenwick Avenue	3936 080
2712 Fenwick Avenue	3936 081
2714 Fenwick Avenue	3936 082
2716 Fenwick Avenue	3936 082
2718 Fenwick Avenue	3936 083
2720 Fenwick Avenue	3936 084
2722 Fenwick Avenue	3936 085
2724 Fenwick Avenue	3936 086
2726 Fenwick Avenue	3936 087
2728 Fenwick Avenue	3936 088
2730 Fenwick Avenue	3936 089
2732 Fenwick Avenue	3936 090
2734 Fenwick Avenue	3936 091
2736 Fenwick Avenue	3936 092
2738 Fenwick Avenue	3936 093
2740 Fenwick Avenue	3936 094
2742 Fenwick Avenue	3936 095
2744 Fenwick Avenue	3936 096
2746 Fenwick Avenue	3936 097
<b>Address</b>	<b>Block Lot</b>
2748 Fenwick Avenue	3936 098
2750 Fenwick Avenue	3936 099
2752 Fenwick Avenue	3936 100
2754 Fenwick Avenue	3936 101
2756 Fenwick Avenue	3936 102
2758 Fenwick Avenue	3936 103
2760 Fenwick Avenue	3936 104
2762 Fenwick Avenue	3936 105
2764 Fenwick Avenue	3936 106

2766 Fenwick Avenue	3936 107
2768 Fenwick Avenue	3936 108
2770 Fenwick Avenue	3936 109
2764 Fenwick Avenue	3936 106
2766 Fenwick Avenue	3936 107
2768 Fenwick Avenue	3936 108
2770 Fenwick Avenue	3936 109
2768 Fenwick Avenue	3936 108
2770 Fenwick Avenue	3936 109
E. 28 <sup>th</sup> Street	
1701 E. 28th Street	3936 068
1703 E. 28th Street	3936 069
1705 E. 28th Street	3936 070
1707 E. 28th Street	3936 071
1709 E. 28th Street	3936 072
1711 E. 28th Street	3936 073

**Baltimore City Council  
Certificate of Posting - Public Hearing Notice**

Today's Date: [01/12/2026]

**City Council Bill No.: 25-0118**



*(Place a picture of the posted sign in the space below.)*

**Address: Tivoly Avenue frontage**

**Date Posted: January 11, 2026**

**Name: Martin Ogle**

**Address: 9912 Maidbrook Road Parkville Md, 21234**

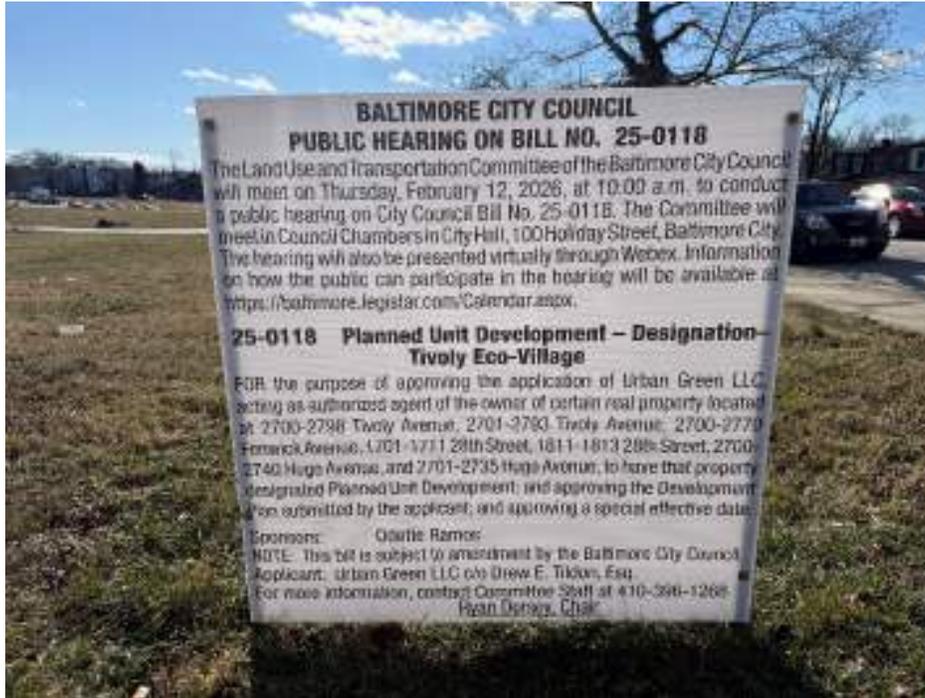
**Telephone: 443-629-3411**



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*(Place a picture of the posted sign in the space below.)*

**Address: Tivoly Avenue & 28<sup>th</sup> Street frontage**

**Date Posted: January 11, 2026**

**Name: Martin Ogle**

**Address: 9912 Maidbrook Road Parkville Md, 21234**

**Telephone: 443-629-3411**



# TIVOLY ECO-VILLAGE

UDAAP MASTER PLAN

January 23, 2025

re:vital  
DESIGN



# WHAT IS AN ECO-VILLAGE?

**An eco-village is a community that is consciously designed to be sustainable from an environmental, social, and economic perspective.**

## Environmental Sustainability:

- Renewable Energy: Utilizing solar, wind, or other renewable energy sources.
- Water Conservation: Implementing rainwater harvesting, greywater systems, and native landscaping.
- Organic Farming: Growing food locally with no fertilizers and pesticides.

## Social Sustainability:

- Strong Community Bonds: Fostering a sense of belonging and cooperation among residents.
- Shared Resources: Sharing tools, equipment, and skills among community members.
- Social Equity: Promoting inclusivity and addressing social and economic disparities in the community.

## Economic Sustainability:

- Local Economies: Supporting local businesses and creating local job opportunities.
- Skill-Sharing: Encouraging the sharing of skills and knowledge within the community.



Ecological



Social



Economic

# PROJECT OVERVIEW

The Tivoly Eco-Village has been envisioned as prototype, homeownership community for sustainable living through an “Eco-Village” inspired development model featuring net zero energy homes and ample green spaces anchored by a new community building.

The Developer has modeled its project development strategy after the goals and recommendations identified within the City’s 2019 “Vacants to Value” RFP as well as a number of neighborhood development plans including:

- The 2006 CHM Area Master Plan
- The Greenmount West Master Plan
- The CHM Sagamore Final Report, “We Must Build It Together”



# GOALS AND OBJECTIVES

The Development Team has proposed a dynamic sustainable living environment that will highlight the following primary goals and objectives:

1. Establish Tivoly Eco-Village as a lower density, homeownership community that will feature 100+ net zero energy homes over a two-phase development scheme.
2. Establish the neighborhood as a “next generation” sustainable community featuring rooftop PV, community microgrid with energy storage capability, modern stormwater management design and usable green spaces/community gardens.
3. Reengineer and replace the aged infrastructure (including roads, water, sewer and electric).
4. Maximize community green spaces to create a “softer” more residential community vibe while creating “defensible” spaces that will promote community security.
5. Create new for sale home opportunities that replicate existing neighborhood architectural scale and offer modern home and green building amenities.



# GOALS AND OBJECTIVES

6. Promote a more pedestrian-friendly neighborhood by reducing automobile traffic, creating a neighborhood pedestrian mews along with a dynamic green space/community park area.
7. Facilitate economic, social, environmental and cultural health of the Coldstream-Homestead-Montebello neighborhood while promoting opportunities for the economic empowerment of neighborhood and city residents.
8. Introduce a new development pattern to the neighborhood by creating unique residential design standards for the project which shall foster sustainable growth and community engagement.



Ecological

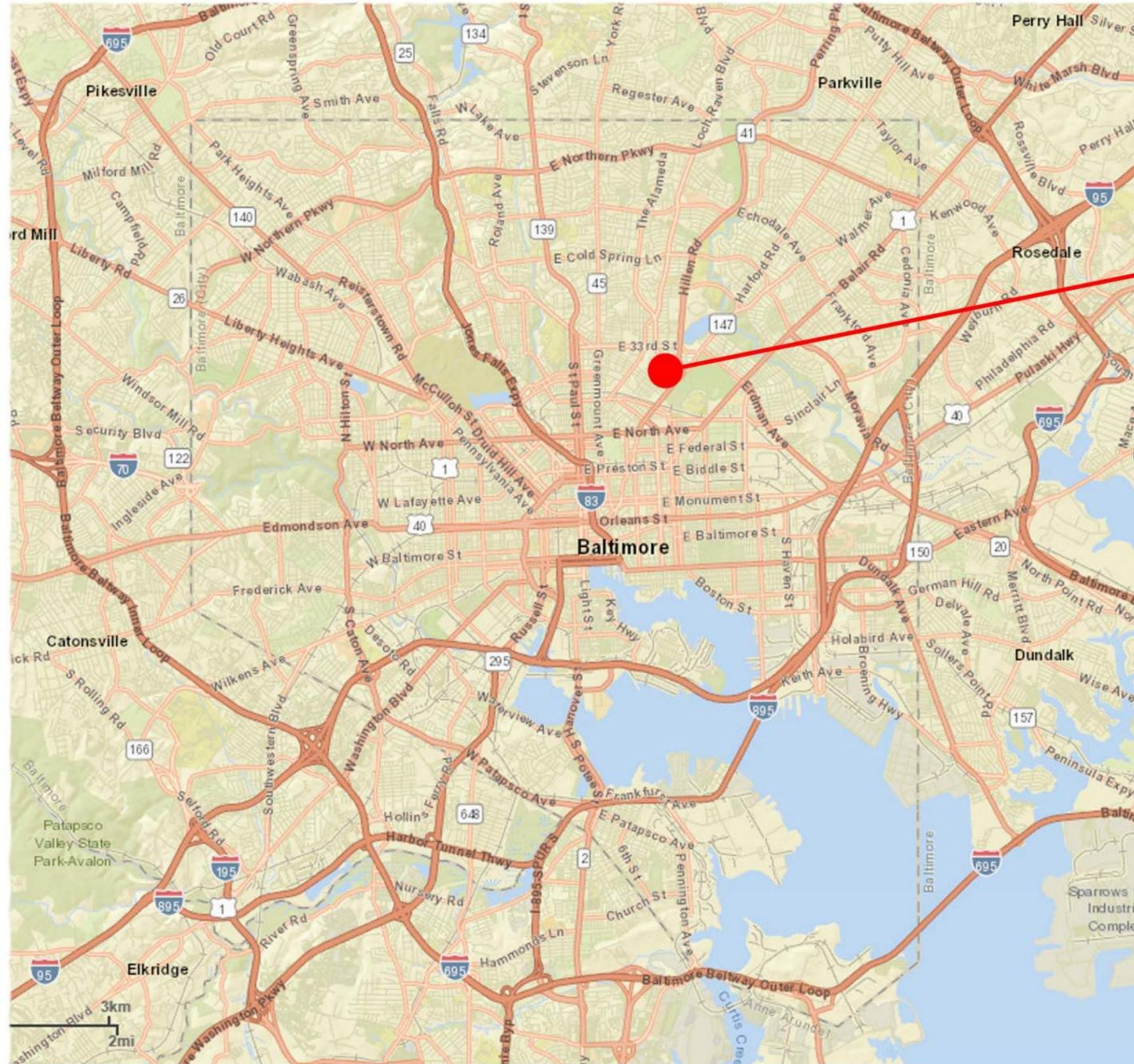


Social



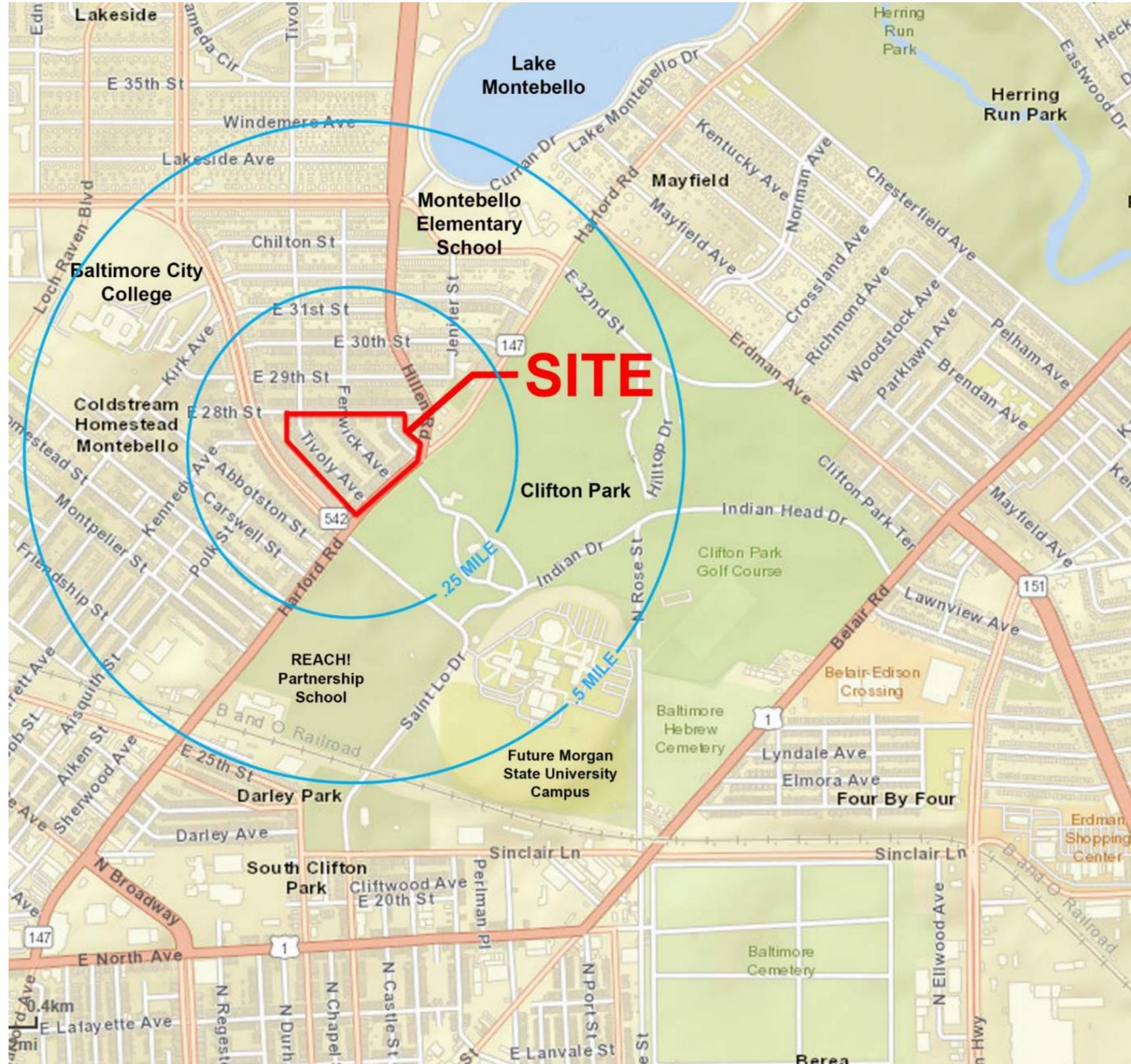
Economic

# PROJECT LOCATION MAP



**PROJECT  
SITE**

# VICINITY MAP

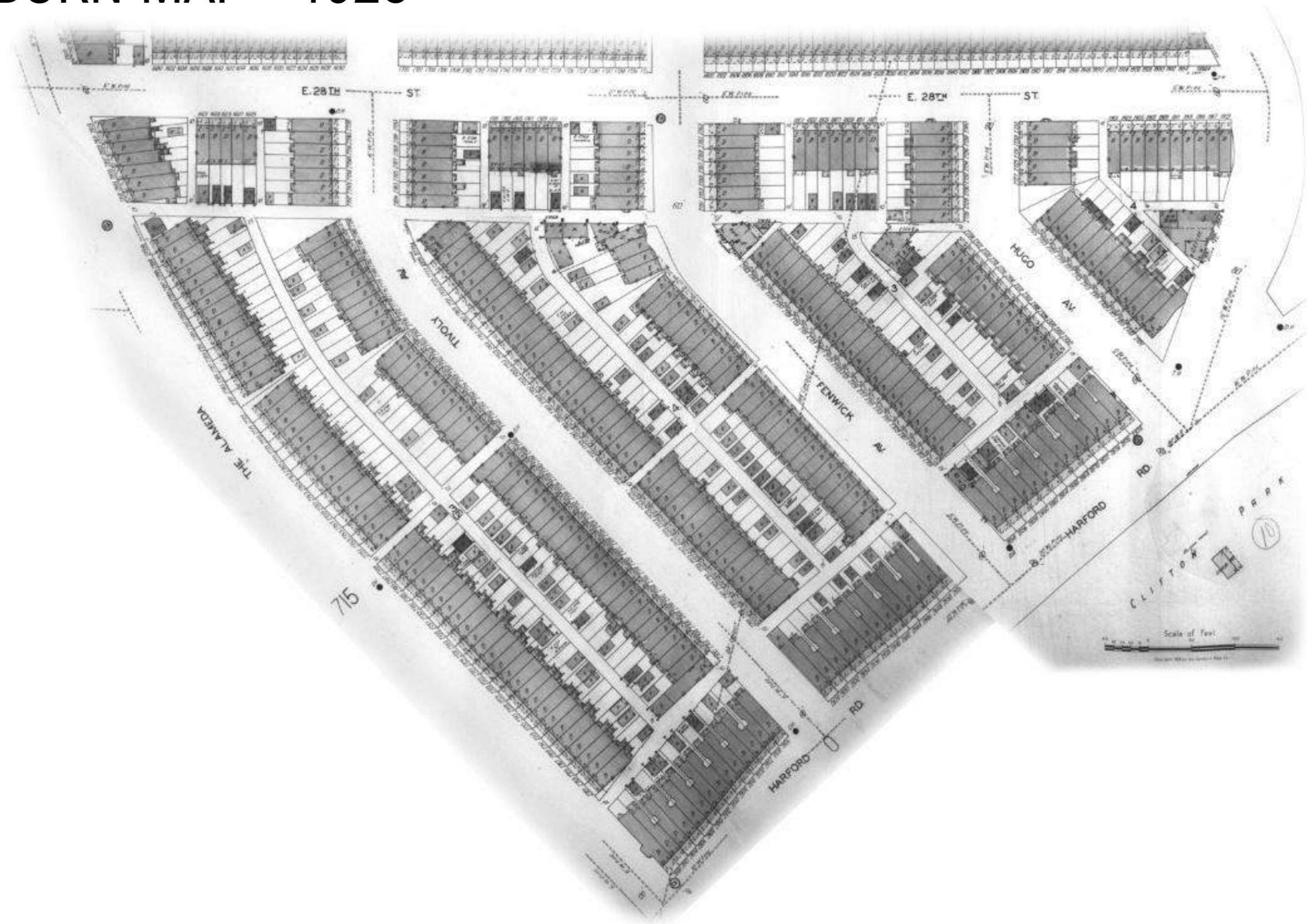




# SANBORN MAP - 1890



# SANBORN MAP - 1928



# EXISTING CONDITIONS MAP



# VACANT LOTS AND PROPERTIES MAP

## Baltimore City CoDeMap



1/10/2025, 12:53:35 PM

### Development Division Projects

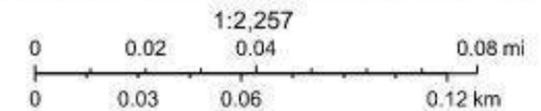
- Acquisition and Disposition
- Request for Proposal
- Community Development Zones
- Major Redevelopment
- Other Vacancy Reduction Priority Geographies
- Impact Investment Areas

- Available Open Bid
- Pending
- Awarded
- Sold
- FTA Citation - \$1,000
- ▲ Receivership Pending
- ▲ Receivership Filed and Open

- ▲ Receivership Settled
- Under Permit
- Recently Rehabbed Vacant Building (Since 2022)
- All Vacant Building Notices
- Vacant Lot
- Completed City Demolition
- Planned Demolition

### Public Ownership

- Housing Authority
- Mayor and City Council
- Owner-Occupied
- Properties
- Places of Worship



City of Baltimore, Baltimore County Government, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

DHCD  
City of Baltimore, Baltimore County Government, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

# SITE PHOTOS

PHOTO 1 : 28<sup>TH</sup> STREET LOOKING WEST



PHOTO 2 : TIVOLY AVENUE LOOKING NORTH



PHOTO 4 : FENWICK AVENUE LOOKING NORTH



KEY MAP



PHOTO 3 : TIVOLY AVENUE WALL



# SITE PHOTOS

PHOTO 5: HARFORD ROAD AND HILLEN ROAD INTERSECTION



PHOTO 6: LOOKING AT CLIFTON PARK FROM FENWICK AVENUE



PHOTO 7: THE ALAMEDA AND HARFORD ROAD INTERSECTION



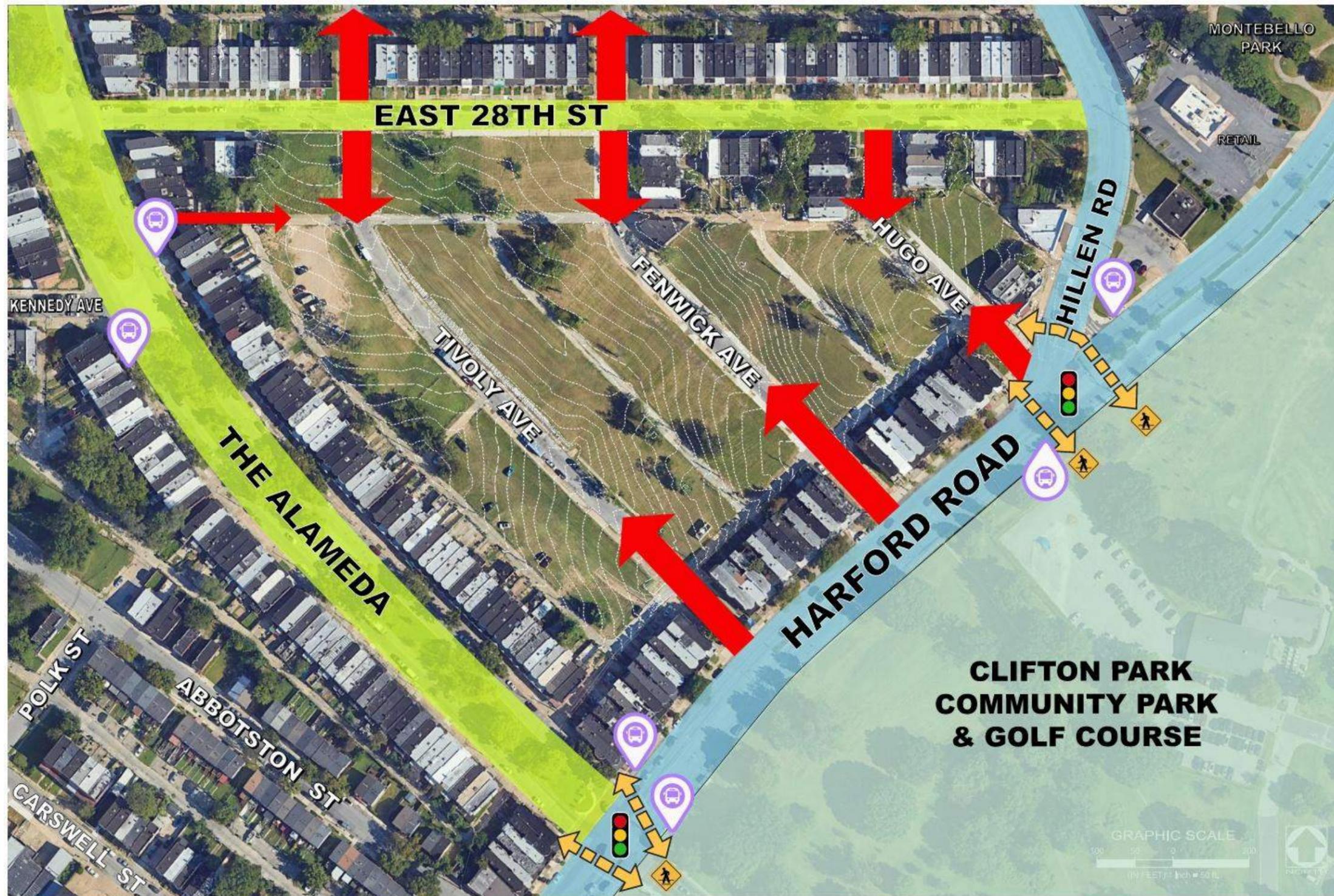
KEY MAP



PHOTO 8: 28<sup>TH</sup> STREET LOOKING WEST



# SITE ANALYSIS



LEGEND	
	PRINCIPLE ARTERIAL ROADWAY
	MINOR ARTERIAL ROADWAY
	VEHICULAR ACCESS POINTS
	SIGNALLED INTERSECTIONS
	COMMUNITY PARK, FOOD FOREST AND GOLF COURSE AMENITY
	IMPORTANT PEDESTRIAN CONNECTION
	COMMUNITY BUS STOPS

# CONCEPT PLAN DIAGRAM



LEGEND					
	PRINCIPAL ARTERIAL ROADWAY		MINOR ARTERIAL ROADWAY		POTENTIAL RESIDENTIAL DEVELOPMENT
	POTENTIAL OPEN SPACE LOCATIONS & CONNECTIVITY		POTENTIAL STORM WATER MGMT		

# PREVIOUS CONCEPTS

1



2



3



4



5



6



7



8



9



# PREVIOUS CONCEPTS



Plan 1

December 2019

# PREVIOUS CONCEPTS



Plan 2

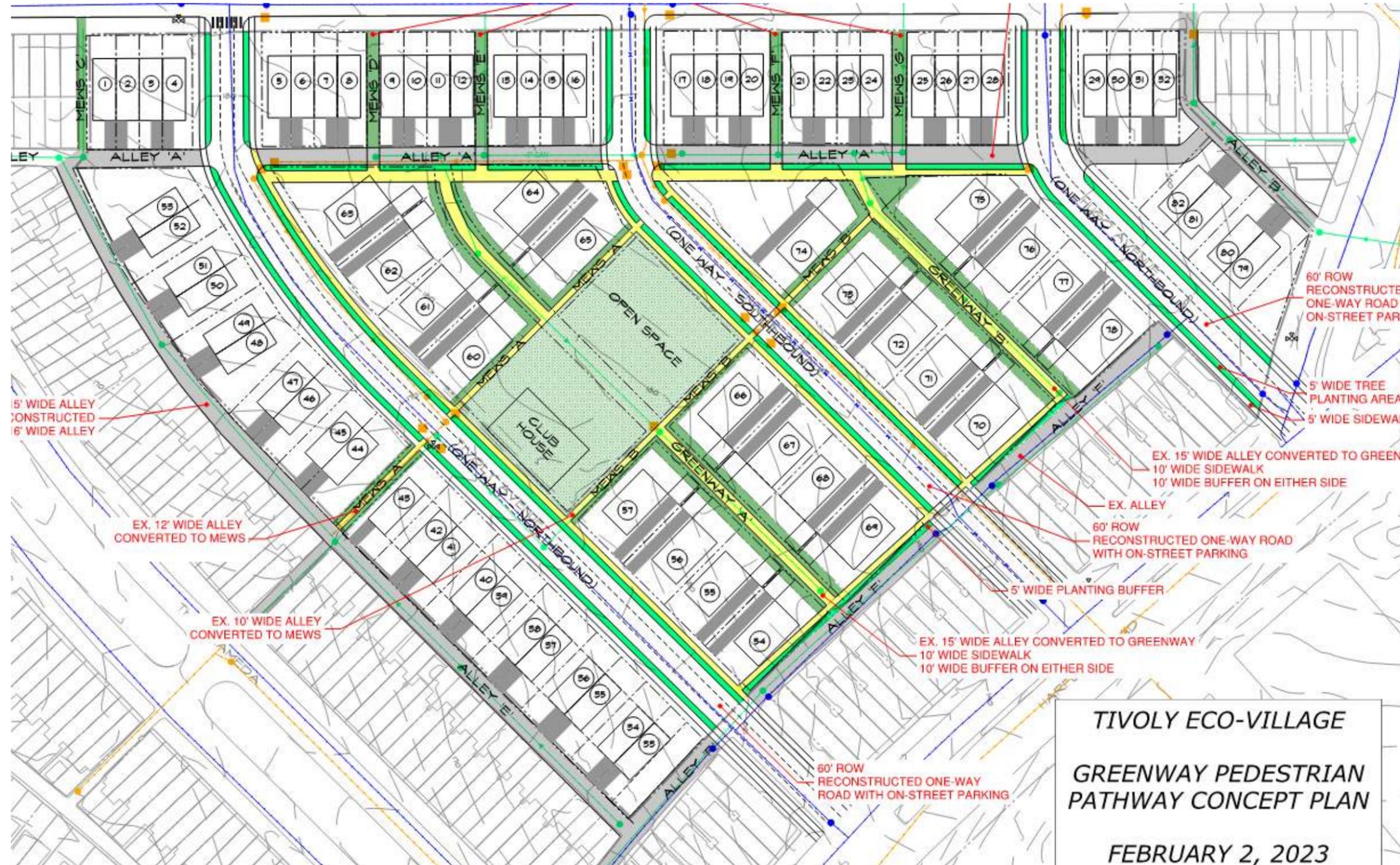
December 1, 2022

# PREVIOUS CONCEPTS



Plan 3  
January 10, 2023

# PREVIOUS CONCEPTS



Plan 4

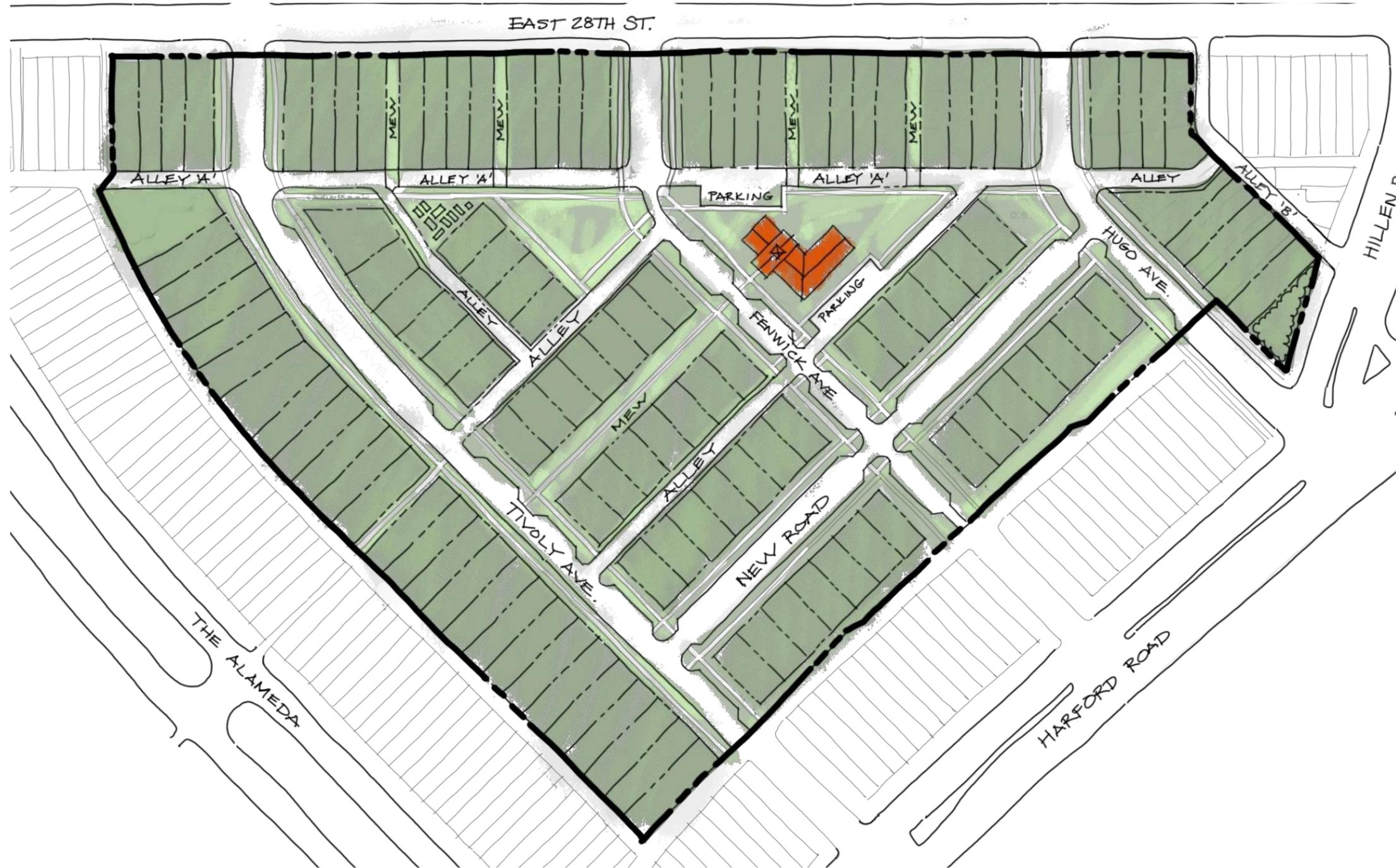
February 2, 2023

# PREVIOUS CONCEPTS



Plan 5  
June 13, 2023

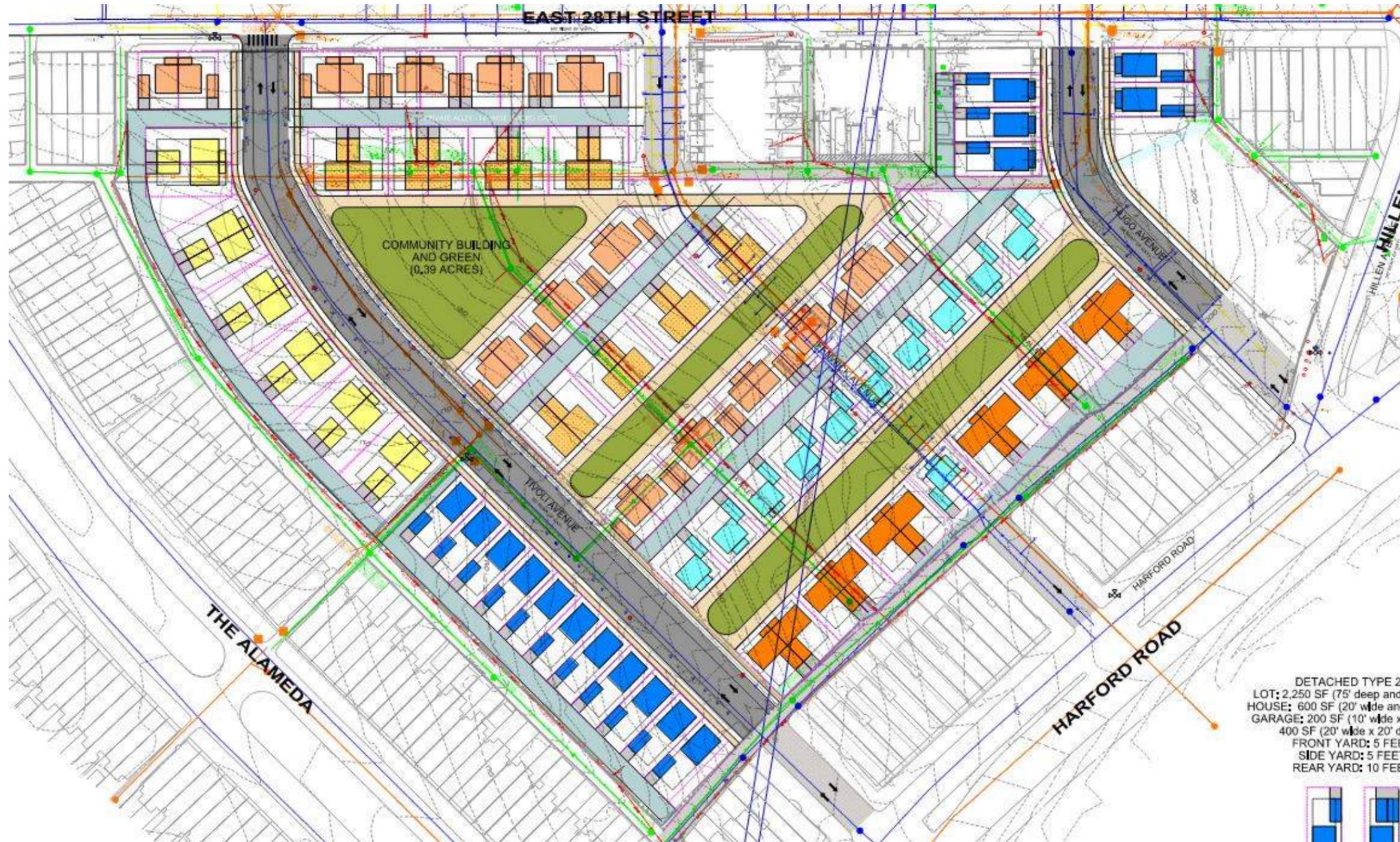
# PREVIOUS CONCEPTS



Plan 6

December 11, 2023

# PREVIOUS CONCEPTS



Plan 7

August 10, 2024

# PREVIOUS CONCEPTS



Plan 8

December 2, 2024

# PREVIOUS CONCEPTS



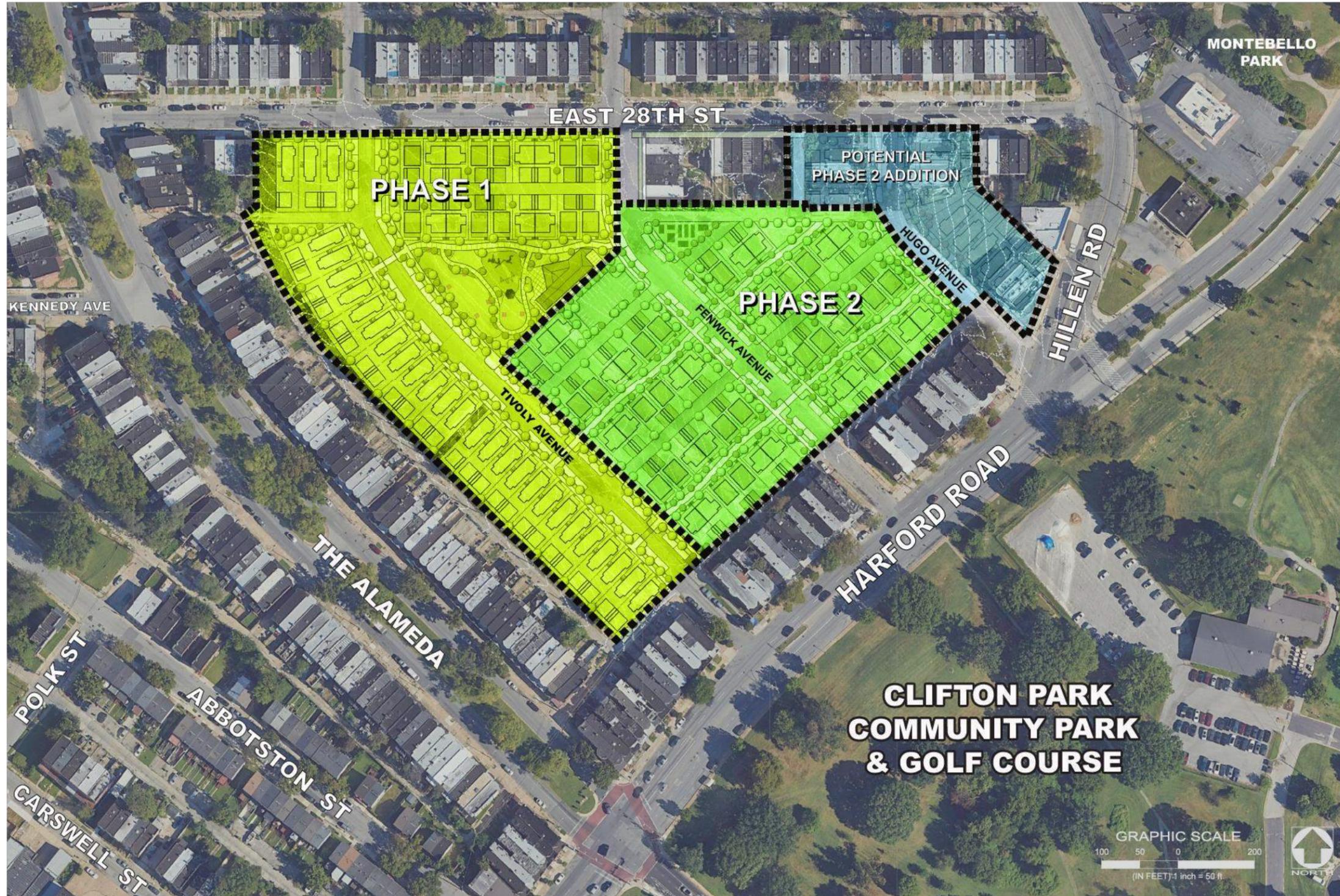
Plan 9

December 13, 2024

# MASTER PLAN



# PHASING PLAN



LEGEND	PHASE 1 DEVELOPMENT	PHASE 2 DEVELOPMENT	POTENTIAL PHASE 2 ADDITION

# MICROGRID CONCEPT PLAN



## MICROGRID KEY FEATURES

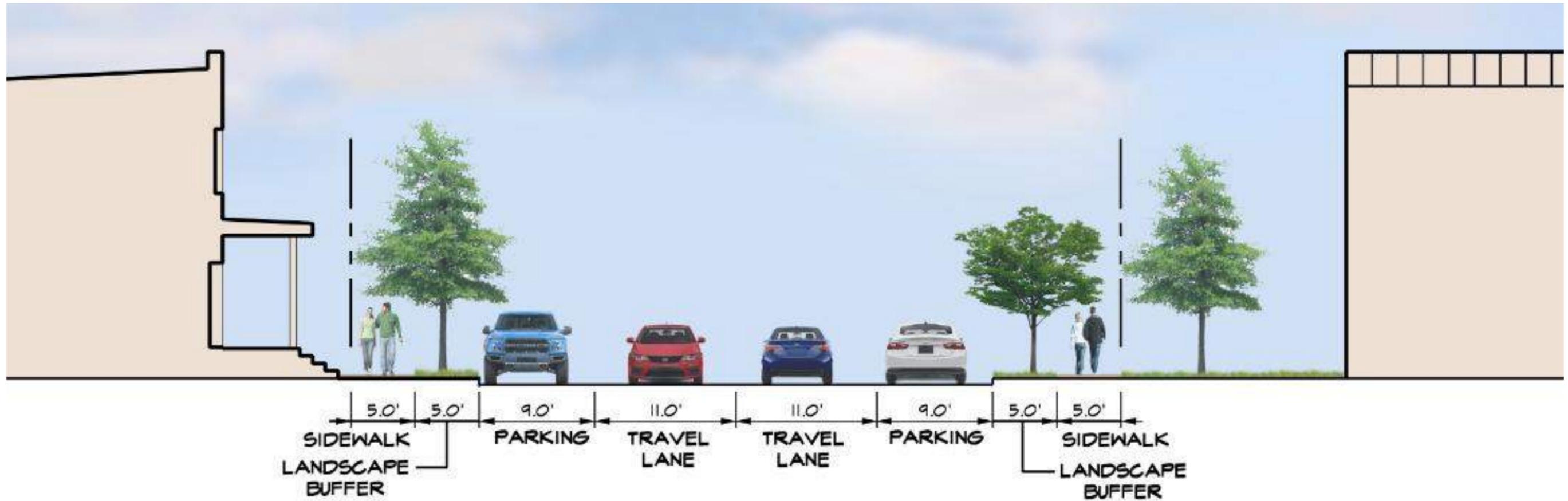
- PHOTOVOLTAIC CELLS MOUNTED ON CARPORTS AND ROOFTOPS WILL CAPTURE SUNLIGHT TO GENERATE ELECTRICITY FOR THE PRIVATE MICROGRID.
- ELECTRICITY SHALL BE TRANSMITTED AND STORED IN BATTERIES LOCATED AT THE COMMUNITY CENTER FOR CONSUMPTION BY THE NEIGHBORHOOD.
- THE MICROGRID SHALL CROSS THE RIGHT-OF-WAY AT FOUR LOCATIONS WHICH WILL REQUIRE COORDINATION WITH THE DEPARTMENT OF PUBLIC WORKS.

# UTILITY CONCEPT PLAN



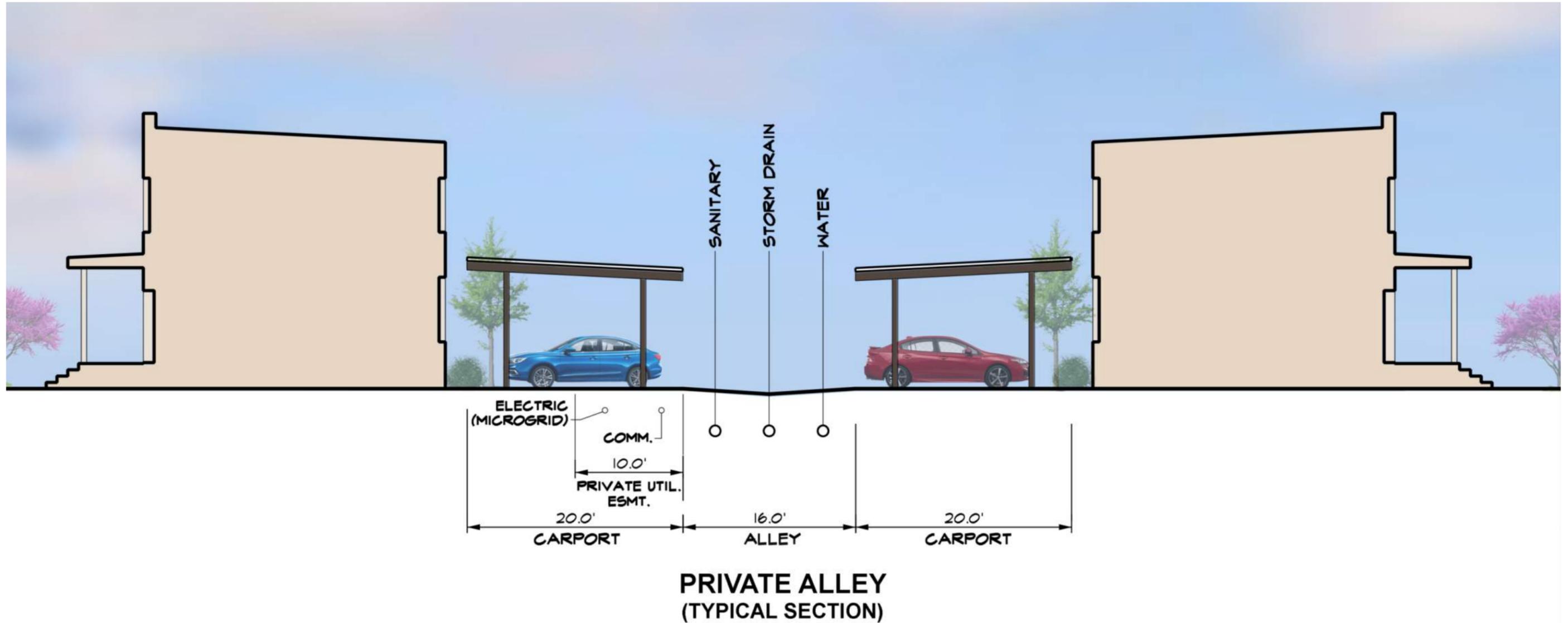
**TIVOLY ECO-VILLAGE**

# TYPICAL SECTION - 1

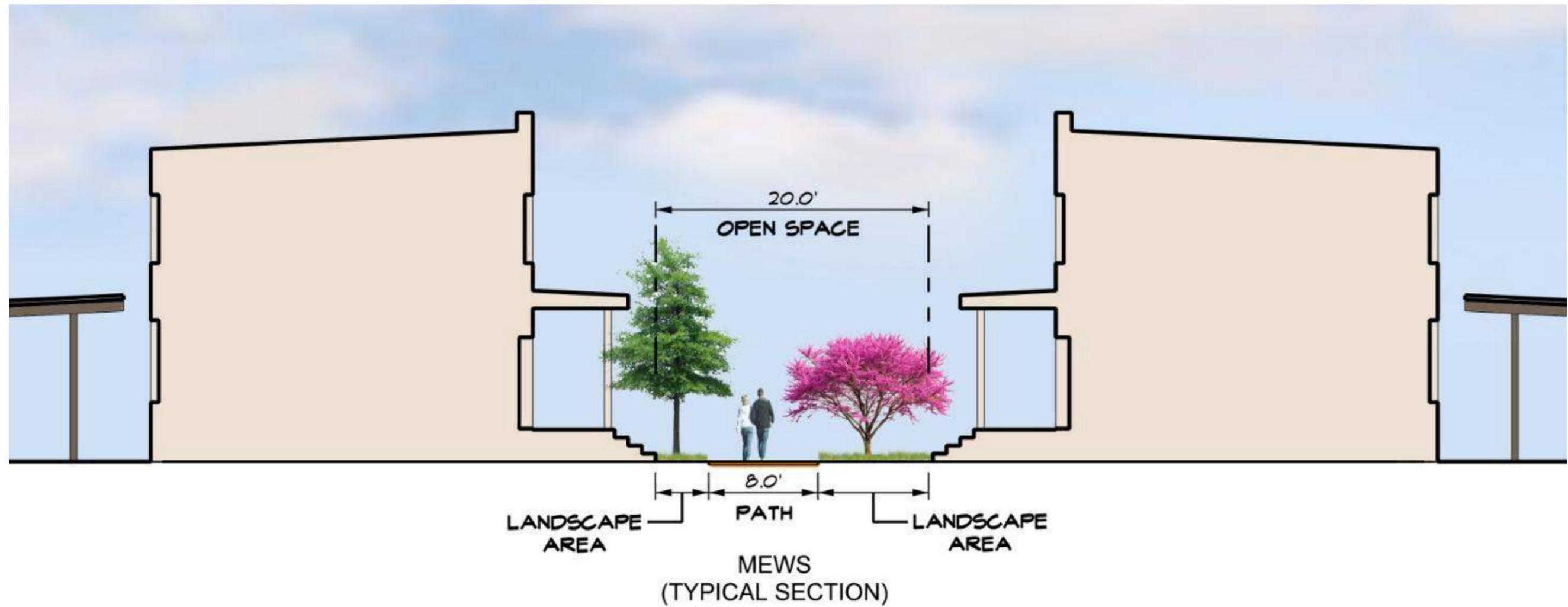


**TIVOLY, FENWICK, AND HUGO AVENUE**  
(60' RIGHT-OF-WAY)

# TYPICAL SECTION - 2



# TYPICAL SECTION - 3



# TYPICAL SECTION - 4



20.0' CARPORT      15.0' PUBLIC ALLEY      20.0' REAR YARD

**PROPOSED DEVELOPMENT ADJACENT TO EXISTING ROWHOUSES**

# OPEN SPACE AND COMMUNITY CENTER

- Site Features and Amenities



# PLANT PALLETTE

## Canopy Trees



Honeylocust



Red Maple



American Elm



Sweetgum



Willow Oak

## Understory Trees



White Fringetree



Serviceberry



Dogwood



Redbud



Sweetbay Magnolia

# PLANT PALLETTE

## Shrubs



Oakleaf Hydrangea



Low Grow Sumac



Redtwig Dogwood



Inkberry



Virginia Sweetspire

## Grasses & Perennials



Switchgrass



Pennsylvania Sedge



Little Bluestem



New England Aster



Black-Eyed Susan



Swamp Milkweed

# ARCHITECTURE CONCEPTS

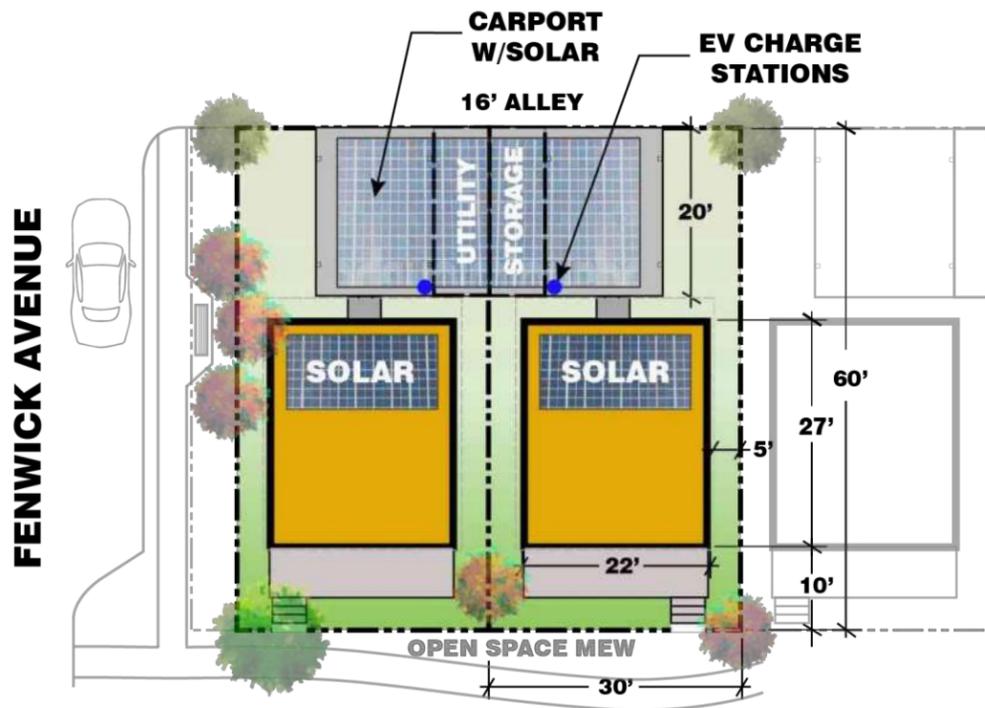
## Eco-village Precedent



# LOT TYPES AND FEATURES

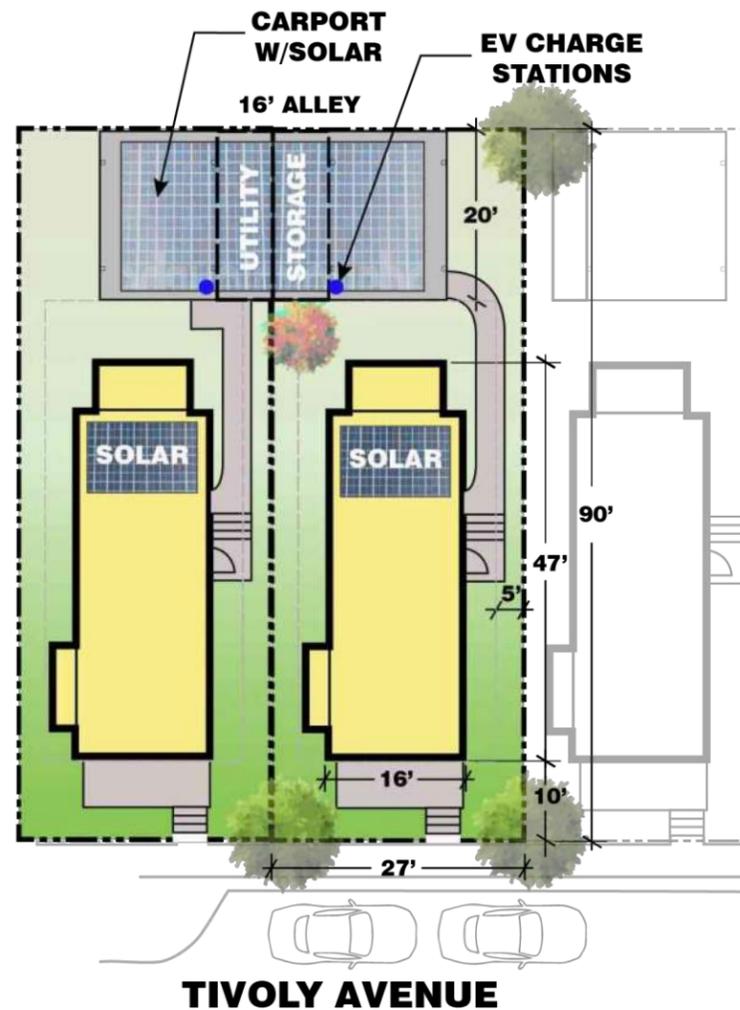
## DETACHED TYPE A

LOT: 1,800 SF (30 FT. X 60 FT)  
 HOUSE FOOTPRINT: 600 SF  
 CARPORT: 200 SF  
 FRONT YARD: 10 FT  
 SIDE YARD: 5 FT  
 REAR YARD: 20 FT



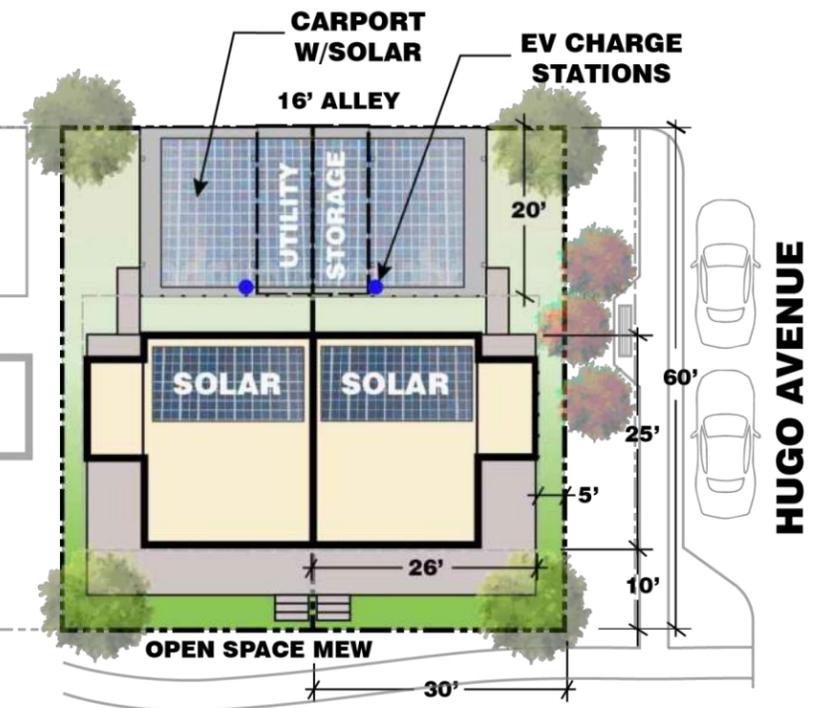
## DETACHED TYPE B

LOT: 2,700 SF (26 FT. X 90 FT)  
 HOUSE FOOTPRINT: 1,000 SF  
 CARPORT: 200 SF  
 FRONT YARD: 10 FT  
 SIDE YARD: 5 FT  
 REAR YARD: 20 FT



## DUPLEX

LOT: 1,800 SF (30 FT. X 60 FT)  
 HOUSE FOOTPRINT: 600 SF  
 CARPORT: 200 SF  
 FRONT YARD: 10 FT  
 SIDE YARD: 5 FT  
 REAR YARD: 20 FT



THE DEVELOPMENT TEAM IS IN CONVERSATION WITH THE BALTIMORE CITY PLANNING DEPARTMENT TO DETERMINE THE PROJECT APPROACH FOR TYPICAL LOT LAYOUTS.

# BIRDSEYE

LOOKING NORTHEAST TOWARD LAKE MONTEBELLO.



# BIRDSEYE

LOOKING NORTH FROM CLIFTON PARK.



An aerial photograph of a residential neighborhood. The scene is dominated by a large, open, grassy field in the center, which appears to be a vacant lot or a park. The field is surrounded by rows of multi-story residential buildings, likely townhouses or small apartment blocks. The buildings are arranged in a grid-like pattern, with streets visible between them. The overall tone of the image is muted, with a greyish-green color palette. The text "THANK YOU!" is overlaid in the center of the field.

**THANK YOU!**

**TIVOLY ECO-VILLAGE**