

# CITIZENS<sup>o</sup>PIGTOWN

HISTORIC PIGTOWN'S COMMUNITY ASSOCIATION

September 23, 2025

Council Member Phylicia Porter  
100 Holliday Street  
Room 527  
Baltimore, MD 21202

RE: Support for Council Bill to Repeal – and ultimately replace – PUD Ord. #86-711

Dear Councilwoman Porter:

I am writing to you on behalf of Citizens of Pigtown (CoP) Community Association membership and our support for the repeal – and ultimately replacement – of PUD Ord. #86-711 being sought by Carlyle Next LLC, located at 1201 W. Pratt Street.

Joseph Woolman III on behalf of Carlyle Next LLC, Robert Northfield on behalf of BCT Design Group, and Nicholas Chupein on behalf of the Baltimore City Department of Planning presented Carlyle Next LLC's long term re-development plan for the Mount Clare Junction Shopping Center to the Citizens of Pigtown Community Association members at the CoP meeting on May 13, 2025. A key part of this presentation and discussion was the need of the property owner to be able to repeal – and ultimate replacement – of the current PUD Ord. #86-711 given that “the PUD was created for a reasonable purpose 40 years ago, but the zoning concerns of that time have been solved by a more modern zoning code.”. The PUD area has subsequently been rezoned to C-3 under the comprehensive rezoning of the City in 2017. The C-3 General Commercial Zoning District is intended for more intensive commercial uses and key commercial nodes that require additional controls, particularly for shopping centers and larger retail establishments.

The purpose of the Bill will be to repeal – and ultimately replace – the existing PUD. The C-3 Zoning will help to provide a framework for the replacement PUD, which will be developed through ongoing collaboration with Planning Department & Citizens of Pigtown to ensure property development progress that benefits Carlyle Next LLC while embracing community requests and needs. A commitment was made by the Carlyle Next Inc and the Department of Planning reps that The Citizens of Pigtown will be engaged from the beginning and throughout the replacement PUD process. Based on these commitments, the membership of CoP voted in support of their request to repeal – and ultimately replace – PUD Ord. #86-711.

Carlyle Next LLC seems sincere in their commitment to be good neighbors to Pigtown. CoP strongly urges you to support the repeal – and ultimate replacement – of PUD Ord. #86-711, so that Carlyle Next LLC and The Department Of Planning can clear the way for future re-development efforts by removing outdated requirements in favor of the city's comprehensive rezoning that better addresses the intensive commercial uses of shopping centers and larger retail establishments. CoP believes this and the shared creation of a replacement PUD for the area will be mutually beneficial to Carlyle Next LLC, the Mount Clare Junction Shopping Center, and the community.

Sincerely,



Casey O'Neill  
President, Citizens of Pigtown  
763 Washington Boulevard  
Baltimore, MD. 21230  
[board@citizensofpigtown.com](mailto:board@citizensofpigtown.com)

ATTN: Citizens of Pigtown  
763 Washington Boulevard  
Baltimore, MD 21230  
[board@citizensofpigtown.com](mailto:board@citizensofpigtown.com)