


MEMORANDUM

TO: Honorable President and Members of the City Council  
Attention: Karen Randle, Executive Secretary

FROM: M. J. Brodie, President 

DATE: May 4, 2010

SUBJECT: City Council Bill No. 10-0488  
Planned Unit Development – Designation – 25<sup>th</sup> Street Station

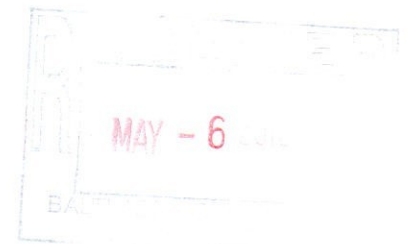
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The City of Baltimore Development Corporation (BDC) supports City Council Bill No. 10-0488, Planned Unit Development – Designation – 25<sup>th</sup> Street Station.

BDC has been working with the property owner and developer within this Planned Unit Development (PUD), as they prepare a comprehensive plan for the redevelopment of an 11-acre parcel in the Remington and Charles Village communities of West Baltimore. This site which is presently the home of the Anderson GM and Honda dealerships is slated for closure in October 2010. The loss of these two longstanding business anchors would have left a tremendous void in this commercial corridor. The 25<sup>th</sup> Street Station project offers a viable option for these critical properties.

The development team is proposing to construct a mixed-use project that will include a 94,000 square foot Walmart, a 136,000 square foot Lowe's Home Center (first in the City), along with other mid-size retailers and smaller specialty shops. The development project will include almost 330,000 square feet of retail space and approximately 1,100 parking spaces. In addition the project will include 70-90 residential units, making it truly a mixed-use project.

It is estimated that this project will meet or exceed Baltimore City's Green Building Ordinance, will create approximately 400 construction related jobs and 700-750 permanent jobs. Along with the financial benefits that a project of this magnitude provides for the city, it will also offer to residents in this community as well as the surrounding neighborhoods, retail options that at this time are not readily accessible.



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The 25<sup>th</sup> Street Station presents a tremendous opportunity to the Remington and Charles Village communities directly and the City at large. BDC is in support of this new development plan, and believes that this project will provide a significant economic boost to this West Baltimore community.

cc: Andrew Frank  
Angela Gibson

sandra.gladden/ccbill10/10-0488