BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

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.

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,

Alice Kennedy, Commissioner