



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Veronica P. McBeth, Director, Department of Transportation
CC	Mayor's Office of Government Relations
DATE	December 19, 2025
SUBJECT	25-0137 • Rezoning – 4308 Hayward Avenue, 4310 Hayward Avenue, 4312 Hayward Avenue, and Lot 31

Position: Favorable

BILL SYNOPSIS

Council Bill 25-0137 would rezone several properties next to and near the 4300 block of Hayward Avenue from R-5 to TOD-1. The R-5 District primarily allows for low-density, low-rise single- and multi-family residential development, with limited non-residential uses. The TOD-1 District is intended for transit-oriented development near existing and anticipated transit stations, providing for limited building height and retail use.

The proposed legislation would effectively “up-zone” the properties and allow for a new transit-oriented development which is slated to bring 250 new residential units within walking distance of the Rogers Ave Metro Station. The effectiveness of the region’s transit system is limited by the lack of density surrounding stations between Mondawmin and Owings Mills. This legislation and its associated development would be one piece of a wider solution to the system’s relatively low ridership.

SUMMARY OF POSITION

The Department will work with its peer agencies to mitigate the potential traffic impacts of this new development. In the interest of increasing the viability of the region’s subway service by increasing density around metro stations, the Department requests a favorable report on Council Bill 25-0137.