



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Acting Director Khalil Zaied, Department of Public Works <i>Khalil Zaied</i>
DATE	April 25, 2024
SUBJECT	City Council Bill 23-0467 (Repeal of Ordinance 10-397 – 25th Street Station Planned Unit Development)

The Honorable President and
Members of the City Council
City Hall, Room 400

4/25/24

Position: No Objection

SUMMARY OF POSITION

Ordinance 10-397 established the 25th Street Station Business Planned Unit Development (PUD) and approved the Development Plan submitted by the applicant, WV Baltimore-24/Sisson LLC and WV Baltimore H 25 LLC. The PUD is generally bounded by Huntingdon and West 25th Streets to the north, Maryland Avenue to the east, West 24th and Sisson Streets to the south, and the CSX tracks and right-of-way to the west. Howard Street bisects the site. At the time of its approval, the PUD site was comprised mostly of the Anderson General Motors/Honda Dealership and included the properties known as 101-115 West 25th Street; 204 West Ware Street; 2438 North Howard Street; 2500 Huntingdon Avenue; 300, 330 and 400 West 24th Street; a portion of Ward 12, Section 5, Block 3626C, Lot 5 (CSX property); and a portion of Hampden Avenue and Ware Street that projected into and terminated within the development site. The PUD and Development Plan allows for approximately 70-80 residential units and 337,568 square feet of large and small retail businesses to be developed. One of the more controversial elements of the plan was to stack two large box stores on the parcel to the west of Howard Street, with a Lowe's home improvement store on the ground level, and a Walmart store above. The ground level area was to include a garden center, a truck delivery area, and a multi-level parking structure to accommodate parking for both stores.

Legal actions were filed after passage of the Ordinance, which forestalled the ability to begin construction of the Development Plan. A revised development plan was prepared but did not materialize. In the intervening years the comprehensive rezoning of Baltimore City in 2017 changed the underlying zoning of the commercial properties in the PUD area that could now support a wider range of uses. Based on this information, the Department of Public Works has no objection to the passage of City Council Bill 23-0467.