



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 10, 2025
SUBJECT	25-0118 • Planned Unit Development – Designation – Tivoli Eco-Village

Position: Without recommendation

BILL SYNOPSIS

Council Bill 25-0118 would create a planned unit development (PUD) contained within the area generally bounded by 28th St, Hillen Rd, Harford Rd, and The Alameda. The properties included in the PUD are largely or wholly comprised of vacant lots. The establishment of this PUD would support the redevelopment of the area.

SUMMARY OF POSITION

The planned development associated with this PUD will contribute to increased traffic volumes in the area. The Department will work with peer agencies and the developer to project potential impacts to local traffic operations. Beyond this, the legislation has limited impact on DOT operations; therefore, the Department provides no recommendation on Council Bill 25-0118.