



# **BALTIMORE CITY COUNCIL LAND USE & TRANSPORTATION COMMITTEE**

## **Mission Statement**

*On behalf of the Citizens of Baltimore City, the Land Use & Transportation Committee is committed to shaping a reliable, equitable, and sustainable future for Baltimore's land use and transportation systems. Through operational oversight and legislative action, the committee aims to develop and support lasting solutions grounded in principles of good governance.*

**The Honorable Ryan Dorsey**

**CHAIR**

**PUBLIC HEARING**

**4/30/2026**

**9:00 AM**

**CLARENCE "DU" BURNS COUNCIL CHAMBERS**

**25-0135**

*Sale of Property – A Portion of Falls Road at the  
Intersection of West Coldspring Lane*

# City Council Committees

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Antonio Glover

*Staff: Paroma Nandi  
(Paroma.Nandi@baltimorecity.gov)*

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*Staff: Anthony Leva  
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*Staff: Juliane Jemmott  
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*Staff: Ethan Navarre (Ethan.Navarre@baltimorecity.gov)*

**LAND USE & TRANSPORTATION COMMITTEE****The Honorable Ryan Dorsey  
CHAIR****Bill Hearing***25-0135**Sale of Property – A Portion of Falls Road at the Intersection of West Coldspring Lane*

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Sponsor: City Council President (Administration)

Purpose: FOR the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property located at the east side of Falls Road Northerly 135.5 Feet from the north side of West Coldspring Lane and no longer needed for public use; and providing for a special effective date.

***REPORTING AGENCIES***

<b>Department of Real Estate</b>	<b>Favorable</b>
<b>Department of Finance</b>	<b>Favorable</b>
<b>Department of Housing &amp; Community Development</b>	<b>Favorable</b>
<b>Planning Commission</b>	<b>Favorable</b>
<b>Baltimore Development Corporation</b>	<b>Favorable</b>

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***BACKGROUND***

The Baltimore City Charter allows the City government to sell property. This bill, if enacted, would authorize the Mayor & City Council to sell the interest of the City in the property abutting 4535/4539 Falls Road, which presently forms part of the Right of Way (ROW). In the Planning Department's staff report, note that the ROW is practically closed to the public and appears to be a part of the abutting property. The sale of this property will allow for its redevelopment in the future. The Department of Finance expects that the property will be sold at fair market value. Funds derived from the sale of the property will go to the Surplus Property Fund, which covers real estate transaction expenses and maintains surplus property in the City.

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***FISCAL NOTE***

There are no anticipated fiscal impacts connected to this bill.

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Analysis by: Tony Leva  
Analysis Date: 4/22/2026Direct Inquiries to: [Anthony.Leva@baltimorecity.gov](mailto:Anthony.Leva@baltimorecity.gov)

**CITY OF BALTIMORE  
COUNCIL BILL 25-0135  
(First Reader)**

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Introduced by: The Council President  
At the request of: The Administration (Department of Transportation)  
Introduced and read first time: November 24, 2025  
Assigned to: Land Use and Transportation Committee

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REFERRED TO THE FOLLOWING AGENCIES: Department of Real Estate, Department of Finance,  
Baltimore Development Corporation, Department of Planning, Department of Housing and  
Community Development

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 style="text-align:center">**Sale of Property – A Portion of**  
3 style="text-align:center">**Falls Road at the Intersection of West Cold Spring Lane**

4 FOR the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public  
5 or private sale, all its interest in certain property located at the east side of Falls Road  
6 Northerly 135.5 Feet from the north side of West Cold Spring Lane and no longer needed for  
7 public use; and providing for a special effective date.

8 BY authority of  
9 Article V - Comptroller  
10 Section 5(b)  
11 Baltimore City Charter  
12 (1996 Edition)

13 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That, in  
14 accordance with Article V, § 5(b) of the City Charter, the City Comptroller may sell, at either  
15 public or private sale, all the interest of the Mayor and City Council of Baltimore in the property  
16 located at the east side of Falls Road Northerly 135.5 Feet from the north side of West Cold  
17 Spring Lane, and more particularly described as follows:

18 Beginning for Parcel 1 at the point formed by the intersection of the south side of the  
19 property known as 4535/4539 Falls Road, variable width and the east side of said  
20 Falls Road said point of beginning being distant Northerly 320.5 feet measured along  
21 the east side of said Falls Road from the north side of West Cold Spring Lane variable  
22 width and the east side of said Falls Road; thence binding on the south side of said of  
23 said property known as 4535/4539 Falls Road Easterly 15 feet more or less, to the  
24 easternmost of Falls Road: thence on the easternmost side of said Falls Road  
25 Southerly 185 feet more or less, to the northern side of the property known as 4501  
26 Falls Road; thence binding on said norther side of said property Westerly 15 feet more  
27 or less, and thence Northerly 185 feet more or less, to the place of beginning.

EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

**Council Bill 25-0135**

1           Containing 2775 square feet or 0.0637 acres, more or less, this property being no  
2           longer needed for public use.

3           Subject to a full width Perpetual Easement for all Municipal Utilities and Services, not to  
4           be abandoned, over the entire hereinabove described parcel of land.

5           **SECTION 2. AND BE IT FURTHER ORDAINED,** That no deed may pass under this Ordinance  
6           unless the deed has been approved by the City Solicitor.

7           **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is  
8           enacted.

# BALTIMORE CITY COUNCIL



## LAND USE & TRANSPORTATION COMMITTEE


*25-0135*

*Sale of Property – A Portion of Falls Road at the  
Intersection of West Coldspring Lane*

# Agency Reports



## MEMORANDUM

**DATE:** December 19, 2025  
**TO:** Land Use and Transportation Committee  
**FROM:** Otis Rolley, President and CEO   
**POSITION:** Favorable  
**SUBJECT:** Council Bill 25-0135

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### INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 25-0135 introduced by the Council President's Office.

### PURPOSE

The purpose of this bill is to authorize the Mayor and City Council to sell its interest in property located at the east side of Falls Road (northerly 135.5 feet from the north side of Cold Spring Lane).

### BRIEF HISTORY

This property totals just 0.0637 acres and does not currently serve a public purpose. BDC does not have any objections to the sale of this property to enable private development along this important and growing commercial and mixed-use corridor.

### FISCAL IMPACT [to BDC]

None.

### AGENCY POSITION

The Baltimore Development Corporation respectfully submits a **favorable** report on City Council Bill 25-0135. If you have any questions, please contact Kim Clark at 410-837-9305 or [KClark@baltimoredevelopment.com](mailto:KClark@baltimoredevelopment.com).

cc: Nina Themelis, Mayor's Office of Government Relations  
Ty'lor Schnell, Mayor's Office of Government Relations

[CG]



CITY OF BALTIMORE  
MAYOR BRANDON M. SCOTT

<b>TO</b>	The Honorable President and Members of the Baltimore City Council
<b>FROM</b>	Tim Keane, Acting Commissioner, Housing and Community Development
<b>CC</b>	Mayor's Office of Government Relations
<b>DATE</b>	April 22, 2026
<b>SUBJECT</b>	25-0135 Sale of Property – A Portion of Falls Road at the Intersection of West Coldspring Lane

**Position: Favorable**

**BILL SYNOPSIS**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0135 Sale of Property – A Portion of Falls Road at the Intersection of West Coldspring Lane for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property located at the east side of Falls Road Northerly 135.5 Feet from the north side of West Coldspring Lane and no longer needed for public use; and providing for a special effective date.

If enacted, City Council Bill 25-0135 would sell all of its interest in the property located at the east side of Falls Road Northerly 135.5 Feet from the north side of West Coldspring Lane. If approved, this Bill will take effect on the date of its enactment.

**SUMMARY OF POSITION**

This sales ordinance is at the request of the Administration (The Department of Transportation), is required for the disposition of this property, and follows both the opening and closing of the same location. The property is not located within any of DHCD's Impact Investment Areas, Community Development Zones or Streamlined Code Enforcement Areas. It is our understanding that the portion of right-of-way (ROW) to be sold has already been functionally contiguous with the adjacent property for years, even though it is technically part of the ROW. Opening, closing, and selling this property will allow this segment of land to be formally consolidated within that adjacent property. DHCD supports the disposition of the property as the site is no longer needed for public use. This Bill is a companion to City Council Bills *25-0133 City Streets – Opening – A Portion of Falls Road at the Intersection of West Coldspring Lane* and *25-0134 City Streets – Closing – A Portion of Falls Road at the Intersection of West*

*Coldspring Lane*

**FISCAL IMPACT**

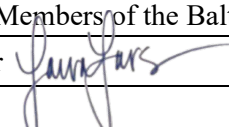
As drafted, this Bill would have minimal fiscal or administrative impact on DHCD.

**AMENDMENTS**

DHCD does not seek any amendments to this Bill at this time.



CITY OF BALTIMORE  
MAYOR BRANDON M. SCOTT

<b>TO</b>	The Honorable President and Members of the Baltimore City Council
<b>FROM</b>	Laura Larsen, Budget Director 
<b>DATE</b>	December 8 <sup>th</sup> , 2025
<b>SUBJECT</b>	25-0135 Sale of Property – A Portion of Falls Road at the Intersection of West Cold Spring Lane

**Position: Supports**

The Department of Finance is herein reporting on City Council Bill 25-0135, Sale of Property – A Portion of Falls Road at the Intersection of West Cold Spring Lane, for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all interest in the property located at the east side of Falls Road Northerly 135.5 Feet from the north side of West Cold Spring Lane and no longer needed for public use; and providing for a special effective date.

**Background**

The portion of right-of-way (ROW) to be closed is located on the eastern side of Falls Road, adjacent to 4533 Falls Road, and has been partially improved with a paved surface. This property is located within the Roland Park neighborhood, which is predominantly residential in character, with commercial uses along major corridors—including Falls Road—and institutional uses scattered throughout.

The portion of ROW proposed for closure has been in practical use by the adjacent property for many years and appears to function as part of that property, even though it is technically within the public right-of-way. Closing and selling this portion of the ROW will allow the strip of land to be formally consolidated into the parcel. A redevelopment proposal for 4533 Falls Road will incorporate the expanded parcel into the project.

The Planning Commission determined this portion of ROW is no longer needed for a public purpose, under its authority over the City’s master plan, which includes streets and related rights-of-way. In this case, the area already appears to function as part of the adjacent site and is not needed for the roadway or sidewalks of Falls Road. Staff notes that this segment of ROW is somewhat unique, as the front parcel boundary of 4533 Falls Road is set back more than fifteen feet from the adjacent parcels’ front lot lines, resulting in an abnormally deep ROW at this location for no apparent functional reason.

**Fiscal Impact**

The Department of Finance anticipates that the Department of Transportation will be obtaining an appraisal after the road is closed and we will seek fair market value for the closed portion of the ROW. Funds from the sale would be deposited into the Surplus Property Fund. This fund is used to maintain surplus city property and can be used to cover real estate transaction related expenses. The sale of this property will enable future private redevelopment efforts in the Falls Road corridor, helping to revitalize a key commercial corridor, promote job creation, and increase tax revenue for the City.

**Conclusion**

This legislation is a sale of property ordinance providing for the sale of the property located at the east side of Falls Road Northerly 135.5 Feet from the north side of West Cold Spring Lane to Two Farms, Inc. Finance anticipates minimal fiscal impact from this legislation.

**For the reasons stated above, the Department of Finance supports City Council Bill 25-0135.**

cc: Michael Mocksten  
Nina Themelis



## MEMORANDUM

To: The Honorable President and Members of the City Council  
c/o Shamoyia Gardiner, Deputy Chief of Staff, Council President's Office

From: J Hardy, Community & Legislative Affairs Coordinator

Date: December 17th, 2025

Re: 25-0135 - Sale of Property – A Portion of Falls Road at the Intersection of West Cold Spring Lane

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### **Position: Favorable**

The Department of Real Estate is responding to the request for a report on the Sale of Property regarding a Portion of Falls Road at the Intersection of West Cold Spring Lane. The purpose of this bill is to authorize the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property no longer needed for public use located on the east side of Falls Road, approximately 135.5 feet north of the north side of West Cold Spring Lane.



The property contains approximately 2,775 square feet and is subject to a full-width perpetual easement for all municipal utilities and services.

As required by the City Charter, any conveyance under this ordinance must be approved by the City Solicitor prior to the execution of a deed. Additionally, this ordinance provides that it shall take effect on the date it is enacted.

**The Department of Real Estate requests a favorable report on City Council Bill 25-0135.**

CC:

Celeste Amato, Chief of Staff, Comptroller Office  
KC Kelleher, Deputy Chief of Staff, Comptroller's Office

FROM	NAME & TITLE	Eric W. Tiso,  Director of Development Oversight and Project Support	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Department of Planning 8 <sup>th</sup> Floor, 417 East Fayette Street		
	SUBJECT	City Council Bill #25-0135 / Sale of Property – A Portion of Falls Road at the Intersection of West Coldspring Lane		

TO

The Honorable President and  
 Members of the City Council  
 City Hall, Room 400  
 100 North Holliday Street

DATE: February 12, 2026

At its regular meeting of February 5, 2026, the Planning Commission considered City Council Bill #25-0135, for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property located at the east side of Falls Road Northerly 135.5 Feet from the north side of West Coldspring Lane and no longer needed for public use; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #25-0135 and adopted the following resolution:

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #25-0135 be **approved** by the City Council.

If you have any questions, please contact me at [eric.tiso@baltimorecity.gov](mailto:eric.tiso@baltimorecity.gov) or by phone at 410-396-8358.

attachment

- cc: Ms. Nina Themelis, Mayor's Office  
 The Honorable John Bullock, Council Rep. to Planning Commission  
 Mr. Justin Williams, BMZA  
 Mr. Geoffrey Veale, Zoning Administrator  
 Ms. Stephanie Murdock, DHCD  
 Ms. Hilary Ruley, Law Dept.  
 Mr. Francis Burnszynski, PABC  
 Mr. Luciano Diaz, DOT  
 Ms. Nancy Mead, Council Services



Brandon M. Scott  
Mayor

## PLANNING COMMISSION

*Sean D. Davis, Chair; Eric Stephenson, Vice Chair*

### STAFF REPORT



Chris Ryer  
Director

**March 28, 2024**

**REQUEST:** Street Closing/ Closing a portion of Falls Road – 4533 Falls Road

**RECOMMENDATION:** Approval

**STAFF:** Eric Tiso

**PETITIONER:** Two Farms, Inc.

**OWNER:** Two Farms, Inc.

#### **SITE/GENERAL AREA**

Site Conditions: The portion of right-of-way (ROW) to be closed is on the eastern side of Falls Road, adjacent to 4533 Falls Road, and has been partially improved by a paved surface.

General Area: This property is part of the Roland Park neighborhood, which is predominantly residential in character, with commercial uses along major corridors, and with institutional uses scattered throughout the neighborhood.

#### **HISTORY**

There are no previous legislative or Planning Commission actions regarding this site.

#### **ANALYSIS**

Background: The portion of right-of-way (ROW) to be closed has already been in practical use by the adjacent property for many years, and appears to be part of that property, even though it is technically part of the ROW. Closure and sale of this portion of the ROW will allow for that strip of land to be consolidated into the property formally. A proposal for the redevelopment of 4533 Falls Road will incorporate the expanded parcel into the redevelopment project.

The action before the Planning Commission is to determine whether the portion of right-of-way (ROW) is needed for public purpose, as part of its authority over the master plan of the City, which includes its streets. In this case, the portion of the ROW already appears to be a part of the site, and it is not needed to be part of the roadway or sidewalks of Falls Road. Staff notes that this part of the ROW is somewhat unique, in that the front parcel boundary of 4533 Falls Road is set back from the adjacent property front lot lines by a little over fifteen feet, which makes the ROW of Falls Road abnormally deep in this location, and for no obvious reason. Because of this condition, staff believes that the Planning Commission can find that there is no public need for that strip of land, and that it can be closed and sold.

Equity:

The closure and sale of this portion of the ROW will not affect the function of the existing Falls Road roadway. Aligning the front lot lines will allow for reasonable redevelopment of the property. There will not be any undue impacts to staff time or resources as part of this routine review.

Notification: The Roland Park Civic League, Medfield Community Association, and the Hampden Community Council have been notified of this action.



**Chris Ryer**  
**Director**