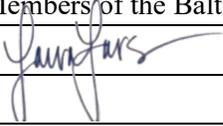




CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Laura Larsen, Budget Director 
DATE	December 8 th , 2025
SUBJECT	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