

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 25-0078

Introduced by: Councilmember Bullock
At the request of: The Administration (Department of Transportation)
Introduced and read first time: June 16, 2025 at 5:00 p.m.
Assigned to: Land Use and Transportation Committee
Committee Report: Favorable
Council action: Adopted
Read second time: September 29, 2025

AN ORDINANCE CONCERNING

**City Streets – Closing – Portions of Certain Streets and Alleys Bounded by
Riggs Avenue, N. Payson Street, and the Land of National Railroad Passenger Company
(Amtrak)**

FOR the purpose of condemning and closing portions of certain streets and alleys bounded by Riggs Avenue, N. Payson Street, the former bed of Mosher Street and the Land of National Railroad Passenger Corporation (Amtrak) as shown on a plat numbered 316-C-5 Series for Group A prepared by the Survey Section and filed in the Office of the Department of Transportation; and providing for a special effective date.

BY authority of
Article I - General Provisions
Section 4
and
Article II - General Powers
Sections 2, 34, 35
Baltimore City Charter
(1996 Edition)

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.

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SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the Department of Transportation shall proceed to condemn and close portions of certain streets and alleys bounded by Riggs Avenue, N. Payson Street, the former bed of Mosher Street and the Land of National Railroad Passenger Corporation (Amtrak) and more particularly described as follows:

All that land known as Parcel B and contained within the following metes and bounds:

Beginning on the north side of the former bed of Mosher Street, 66 feet wide, as condemned and opened under Ordinance No. 87, approved June 9, 1886, at its intersection with the east side of a 10 foot wide Alley lying parallel to and 80 feet, more or less, west of the west side of N. Payson Street, thence binding on the north side of the former bed of Mosher Street, with all courses of this description referred to the meridian established by the Baltimore City Survey Control System, South 87 degrees 27 minutes 45 seconds West 10.00 feet to the west side of said 10 foot wide Alley, thence leaving the north side of the former bed of Mosher Street and binding on the west side of said 10 foot wide Alley, North 02 degrees 38 minutes 56 seconds West 237.57 feet to intersect the south side of another 10 foot wide Alley there situate, thence leaving the west side of the firstly abovementioned 10 foot wide Alley and binding on the south side of the secondly abovementioned 10 foot wide Alley, North 87 degrees 27 minutes 45 seconds East 10.00 feet to the east side of the firstly abovementioned Alley, thence binding thereon, South 02 degrees 38 minutes 56 seconds East 237.57 feet to the place of beginning.

Containing 2,376 sq. ft. or 0.055 acres, more or less.

All that land known as Parcel C and contained within the following metes and bounds:

Beginning on the west side of N. Payson Street, 66 feet wide, at its intersection with the south side of a 10 foot wide Alley lying parallel to and 89.76 feet south of the south side of Riggs Avenue, thence binding on the south side of said Alley, with all courses of this description referred to the meridian established by the Baltimore City Survey Control System, South 87 degrees 27 minutes 45 seconds West 90.00 feet to the western terminus of said Alley, thence binding thereon, North 02 degrees 38 minutes 56 seconds West 10.00 feet to the north side of said Alley, thence binding thereon, North 87 degrees 27 minutes 45 seconds East 90.00 feet to the west side of N. Payson Street aforesaid, thence binding thereon, South 02 degrees 38 minutes 56 seconds East 10.00 feet to the place of beginning.

Containing 900 sq. ft. or 0.021 acres, more or less.

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All that land known as Parcel D and contained within the following metes and bounds:

Beginning on the south side of Riggs Avenue (formerly Tenant Street), 66 feet wide, as condemned and opened under Ordinance No. 39, approved April 10, 1882, at its intersection with the west side of N. Payson Street, 66 feet wide, thence leaving the west side of N. Payson Street and binding on the south side of Riggs Avenue, with all courses of this description referred to the meridian established by the Baltimore City Survey Control System, South 87 degrees 25 minutes 04 seconds West 195.00 feet to intersect the outlines of the land which by deed dated December 7, 2021 and recorded among the Land Records of Baltimore City, Maryland in Liber M.B. 24953, Folio 246 was granted and conveyed by National Railroad Passenger Corporation to National Railroad Passenger Corporation, thence leaving the south side of Riggs Avenue and running and binding on the outlines of said conveyance, the two following courses and distances, viz: North 02 degrees 38 minutes 56 seconds West 34.95 feet and North 40 degrees 33 minutes 56 seconds East 42.56 feet to the north side of Riggs Avenue, thence binding thereon, North 87 degrees 25 minutes 04 seconds East 165.86 feet to the west side of N. Payson Street, thence binding thereon, South 02 degrees 38 minutes 56 seconds East 66.00 feet to the place of beginning.

Containing 12,418 sq. ft. or 0.285 acres, more or less.

As delineated on a plat numbered 316-C-5 prepared by the Survey Section and filed on May 6, 2025 in the Office of the Department of Transportation.

SECTION 2. AND BE IT FURTHER ORDAINED, That the proceedings for the condemnation and closing of portions of certain streets and alleys bounded by Riggs Avenue, N. Payson Street, the former bed of Mosher Street and the Land of National Railroad Passenger Corporation (Amtrak) and the rights of all interested parties shall be regulated by and in accordance with all applicable provisions of state and local law and with all applicable rules and regulations.

SECTION 3. AND BE IT FURTHER ORDAINED, That after the closing under this Ordinance, all subsurface structures and appurtenances now owned by the Mayor and City Council of Baltimore continue to be the property of the Mayor and City Council, in fee simple, until their use has been abandoned by the Mayor and City Council. If any person wants to remove, alter, or interfere with them, that person must first obtain permission from the Mayor and City Council and, in the application for this permission, must agree to pay all costs and expenses, of every kind, arising out of the removal, alteration, or interference.

SECTION 4. AND BE IT FURTHER ORDAINED, That no building or structure of any kind (including but not limited to railroad tracks) may be constructed or erected in or on any part of the street closed under this Ordinance until all subsurface structures and appurtenances owned by the Mayor and City Council of Baltimore have been abandoned by the Mayor and City Council or, at the expense of the person seeking to erect the building or structure, have been removed and relaid in accordance with the specifications and under the direction of the Director of Transportation of Baltimore City.

SECTION 5. AND BE IT FURTHER ORDAINED, That after the closing under this Ordinance, all subsurface structures and appurtenances owned by any person other than the Mayor and City Council of Baltimore shall be removed by and at the expense of their owners, promptly upon notice to do so from the Director of Transportation.

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1 **SECTION 6. AND BE IT FURTHER ORDAINED,** That at all times after the closing under this
2 Ordinance, the Mayor and City Council of Baltimore, acting by or through its authorized
3 representatives, shall have access to the subject property and to all subsurface structures and
4 appurtenances used by the Mayor and City Council, for the purpose of inspecting, maintaining,
5 repairing, altering, relocating, or replacing any of them, without need to obtain permission from
6 or pay compensation to the owner of the property.

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

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Certified as duly passed this _____ day of _____, 20____

President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this _____ day of _____, 20____

Chief Clerk

Approved this _____ day of _____, 20____

Mayor, Baltimore City