

CITY OF BALTIMORE
ORDINANCE 25-054
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.

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

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

7 Beginning on the north side of the former bed of Mosher Street, 66 feet wide, as
8 condemned and opened under Ordinance No. 87, approved June 9, 1886, at its
9 intersection with the east side of a 10 foot wide Alley lying parallel to and 80 feet, more
10 or less, west of the west side of N. Payson Street, thence binding on the north side of the
11 former bed of Mosher Street, with all courses of this description referred to the meridian
12 established by the Baltimore City Survey Control System, South 87 degrees 27 minutes
13 45 seconds West 10.00 feet to the west side of said 10 foot wide Alley, thence leaving the
14 north side of the former bed of Mosher Street and binding on the west side of said 10 foot
15 wide Alley, North 02 degrees 38 minutes 56 seconds West 237.57 feet to intersect the
16 south side of another 10 foot wide Alley there situate, thence leaving the west side of the
17 firstly abovementioned 10 foot wide Alley and binding on the south side of the secondly
18 abovementioned 10 foot wide Alley, North 87 degrees 27 minutes 45 seconds East 10.00
19 feet to the east side of the firstly abovementioned Alley, thence binding thereon, South 02
20 degrees 38 minutes 56 seconds East 237.57 feet to the place of beginning.

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

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

23 Beginning on the west side of N. Payson Street, 66 feet wide, at its intersection with
24 the south side of a 10 foot wide Alley lying parallel to and 89.76 feet south of the south
25 side of Riggs Avenue, thence binding on the south side of said Alley, with all courses of
26 this description referred to the meridian established by the Baltimore City Survey Control
27 System, South 87 degrees 27 minutes 45 seconds West 90.00 feet to the western terminus
28 of said Alley, thence binding thereon, North 02 degrees 38 minutes 56 seconds West
29 10.00 feet to the north side of said Alley, thence binding thereon, North 87 degrees 27
30 minutes 45 seconds East 90.00 feet to the west side of N. Payson Street aforesaid, thence
31 binding thereon, South 02 degrees 38 minutes 56 seconds East 10.00 feet to the place of
32 beginning.

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

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

2 Beginning on the south side of Riggs Avenue (formerly Tenant Street), 66 feet wide,
3 as condemned and opened under Ordinance No. 39, approved April 10, 1882, at its
4 intersection with the west side of N. Payson Street, 66 feet wide, thence leaving the west
5 side of N. Payson Street and binding on the south side of Riggs Avenue, with all courses
6 of this description referred to the meridian established by the Baltimore City Survey
7 Control System, South 87 degrees 25 minutes 04 seconds West 195.00 feet to intersect
8 the outlines of the land which by deed dated December 7, 2021 and recorded among the
9 Land Records of Baltimore City, Maryland in Liber M.B. 24953, Folio 246 was granted
10 and conveyed by National Railroad Passenger Corporation to National Railroad
11 Passenger Corporation, thence leaving the south side of Riggs Avenue and running and
12 binding on the outlines of said conveyance, the two following courses and distances, viz:
13 North 02 degrees 38 minutes 56 seconds West 34.95 feet and North 40 degrees 33
14 minutes 56 seconds East 42.56 feet to the north side of Riggs Avenue, thence binding
15 thereon, North 87 degrees 25 minutes 04 seconds East 165.86 feet to the west side of N.
16 Payson Street, thence binding thereon, South 02 degrees 38 minutes 56 seconds East
17 66.00 feet to the place of beginning.

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

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

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

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

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

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

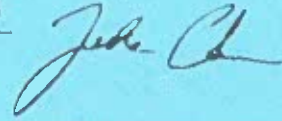
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1 **SECTION 6. AND BE IT FURTHER ORDAINED,** That at all times after the closing under this
2 Ordinance, the Mayor and City Council of Baltimore, acting by or through its authorized
3 representatives, shall have access to the subject property and to 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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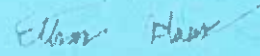
Certified as duly passed this 20th day of October, 2025



President, Baltimore City Council

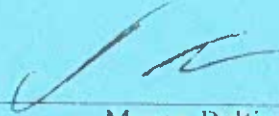
Certified as duly delivered to His Honor, the Mayor,

this 21st day of October, 2025



Chief Clerk

Approved this 23 day of October, 2025



Mayor, Baltimore City

A TRUE COPY
Director of Finance

Approved for Form and Legal Sufficiency.

this 22nd day of October, 2025



Chief Solicitor