



BALTIMORE CITY COUNCIL LAND USE & TRANSPORTATION COMMITTEE

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

7/2/2026

9:00am

CLARENCE "DU" BURNS COUNCIL CHAMBERS

26-0197

RPP Area 48 (Riverside) – Revisions

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**LAND USE & TRANSPORTATION COMMITTEE****The Honorable Ryan Dorsey**
CHAIR**Bill Hearing**

26-0197

RPP Area 48 (Riverside) – Revisions

Sponsor: Council Member Zac Blanchard District 11

Purpose: FOR the purpose of increasing the allotment of parking permits for churches and increasing the hours for those permits in the Parking Management Plan Restatement for RPP Area 48.

REPORTING AGENCIES

Agency	Report
Mayor's Office of Small and Minority Business Advocacy and Development	Favorable
Dept. of Transportation	Without Recommendation
Parking Authority	Favorable
Dept. of Finance	Does not Oppose
Law Department	Approve for form & sufficiency

BACKGROUND

This bill if enacted would allow for an increase in permits for churches in the Residential Parking Permit area listed. Churches in the RPP would go from 10 -15 permits, which will be valid from 7:00 AM to 11:00 PM 7 days a week. There would be posted enforcement letting those parking in the area know that the area is closed to outside parking during the enforced hours and stadium events.

FISCAL NOTE

The Department of Finance estimates that additional revenue from the additional permits would be under 1,000 dollars. No agency has noted an additional cost from the increased permits.

CITY OF BALTIMORE
COUNCIL BILL 26-0197
(First Reader)

Introduced by: Councilmember Blanchard
At the request of: Riverside Neighborhood Association
Address: 141 E Randall Street
Telephone: (410) 402-4522

Introduced and read first time: May 11, 2026

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Finance, Parking Authority of Baltimore City, Department of Transportation, Mayor's Office of Small and Minority Business Advocacy and Development

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **RPP Area 48 (Riverside) – Revisions**

3 FOR the purpose of increasing the allotment of parking permits for churches and increasing the
4 hours for those permits in the Parking Management Plan Restatement for RPP Area 48.

5 BY authority of

6 Article 31 - Transit and Traffic
7 Section 10-19(a)
8 Baltimore City Code
9 (Edition 2000)

10 BY repealing and re-ordaining, with amendments,

11 Parking Management Plan Restatement for
12 Residential Permit Parking Area 48 - Riverside
13 Sections I, II, and III.A.4
14 Baltimore City Code
15 (Edition 2000)
16 (As amended by Ordinance 23-261)

17 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
18 Sections I, II, and III.A.4 of the Parking Management Plan for RPP Area 48 - Riverside read as
19 follows:

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

Council Bill 26-0197

**Residential Permit Parking Program
Parking Management Plan Restatement
RPP Area 48**

I. A Residential Permit Parking Program Area, to be known as Area 48 - Riverside, developed pursuant to, and governed by, Article 31, Subtitle 10, of the Baltimore City Code, is established for the block faces of the following streets:

100 Block E. Fort Avenue, odd side (107 121)
100 Block E. Fort Avenue, odd side (125 137)
200 Block E. Fort Avenue, odd side (201 213)
200 Block E. Fort Avenue, odd side (215 223)
300 Block E. Fort Avenue, odd side, not posted (313-317)
100 Block E. Randall Street, even side (102 114)
100 Block E. Randall Street, even side (116 136)
100 Block E. Randall Street, odd side
200 Block E. Randall Street, even side
300 Block E Randall Street, even side
1500 Block Light Street, odd side
1500 Block Light Street, even side
1500 Block Byrd Street, odd side
1500 Block Byrd Street, even side
1500 Block William Street, odd side
1500 Block William Street, even side
1500 Block Battery Avenue, even side
1600 BLOCK JOHNSON STREET, ODD SIDE
1600 BLOCK JOHNSON STREET, EVEN SIDE
1700 Block Johnson Street, both sides
1600 Block Light Street, odd side
1600 Block Light Street, even side
1700 Block Light Street, even side
1800 Block Westphal Street, both sides
1800 BLOCK JOHNSON STREET, ODD SIDE

II. [The parking restrictions that will be posted and enforced in Area 48 are:] PARKING RESTRICTIONS.

A. IN GENERAL:

THE FOLLOWING PARKING RESTRICTIONS WILL BE POSTED AND ENFORCED IN AREA 48:

“NO PARKING / 6 PM - 7 AM / MONDAY-SATURDAY//
EXCEPT WITH AREA 48 PERMIT

NO PARKING / 2 PM SUNDAY THRU 7 AM MONDAY//
EXCEPT WITH AREA 48 PERMIT”

TOW AWAY ZONE DURING STADIUM EVENTS

Council Bill 26-0197

B. EXCEPTION – JOHNSON STREET:

THE FOLLOWING PARKING RESTRICTIONS WILL BE POSTED AND ENFORCED ON THE 1600
BLOCK AND THE ODD SIDE OF THE 1700 AND 1800 BLOCKS OF JOHNSON STREET:

“NO PARKING / 11 PM - 7 AM / MONDAY-SATURDAY//
EXCEPT WITH AREA 48 PERMIT

NO PARKING / 2 PM SUNDAY THRU 7 AM MONDAY//
EXCEPT WITH AREA 48 PERMIT”

TOW AWAY ZONE DURING STADIUM EVENTS

III. Special Permits and Conditions

A. Special Permits:

- 4. Churches:** limit of [10] 15 vehicle permits for all churches. Church permits will be valid from 7:00 AM until [7] 11:00 PM, 7 days a week. Permits are provided to churches solely to support their daily operations and church-related events; these permits are not eligible for use with commercial vehicles.

SECTION 2. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.

BALTIMORE CITY COUNCIL



LAND USE & TRANSPORTATION COMMITTEE

26-0197

RPP Area 48 (Riverside) – Revisions

Agency Reports



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Bob Cennane, Deputy Finance Director 
DATE	June 23 rd , 2026
SUBJECT	26-0197 RPP Area 48 (Riverside) – Revisions

The Honorable President and
Members of the City Council
City Hall, Room 400

Position: Does Not Oppose

The Department of Finance is herein reporting on City Council Bill 26-0197, RPP Area 48 (Riverside) – Revisions, the purpose of which is to increase the number of residential parking permits (RPPs) allotted to houses of worship, expand the blocks included in RPP Area 48 (Riverside), and to modify the hours the permits are valid.

Background

Currently, each residential unit in RPP Area 48 (Riverside) is allotted four (4) parking permits and each house of worship is entitled to 10 parking permits. Permits cost \$20 each for all properties. Revenues from RPPs are deposited into the Parking Management Fund, which was established to budget for the administration of the City's parking garages and lots, parking enforcement activities, and the operation of garages and lots financed with General Obligation Bonds.

Fiscal Impact

City Council Bill 26-0197 proposes expanding the number of blocks within RPP Area 48 (Riverside) by adding the 1600 block of Johnson Street and the 1800 block of Johnson Street (odd side). This change will allow two residential units and one house of worship (the Foundry Christian Church) to request RPPs. The bill does not change the number of allowed RPPs per residential unit, but the allotment for houses of worship will increase from 10 to 15, which will allow three churches currently located within this parking area to increase the annual number of RPPs by five each. These actions are projected to result in a positive annual revenue impact of \$760 as detailed below. No impact is anticipated from the proposed change in the valid hours for parking.

Projected Additional Residential Parking Permit Revenue resulting from 26-0197			
Location	Additional Annual RPPs	Fee Per Permit	Annual new RPP Revenue
Foundry Christian Church	15	\$20	\$300
Churches Currently in Area 48	15	\$20	\$300
Two Residential Units	8	\$20	\$160
Total	38	-	\$760

Conclusion

This legislation increases the number of parking permits allotted to houses of worship within RPP Area 48 (Riverside) and adds two residential units to the residential parking permit area. The bill will result in 38 new parking permit passes, with a maximum additional revenue of \$760.

For the reasons stated above, the Department of Finance does not oppose City Council Bill 26-0197.

cc: Michael Mocksten
Nina Themelis



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	June 16, 2026
SUBJECT	26-0197 • RPP Area 48 (Riverside) – Revisions

Position: Without recommendation

BACKGROUND

Council Bill 26-0197 would make certain changes to Residential Permit Parking (RPP) Zone 48 (Riverside). The legislation would increase the cap on the number of RPP permits a church may obtain from 10 to 15. In addition, it would modify the language posted on RPP existing Area 48 regulatory parking signage. This would require the replacement of signs within the area and may require certain adjustments to the deployment of parking enforcement officers in the area.

FISCAL IMPACT

The zone is relatively small compared to other RPP areas. Using the 18x36 inch standard for Area 48 RPP signage, we estimate a fabrication cost per sign of \$54. Based on an estimated 50 signs within the area (based on survey data), the cost of producing the required signage would be roughly \$2,700. The costs of labor would be absorbed by the Department's signage fabrication and installation functions.

RECOMMENDATION

The Department is not opposed to the passage of the legislation and provides no recommendation on Council Bill 26-0197.

CITY OF BALTIMORE

BRANDON M. SCOTT
Mayor



DEPARTMENT OF LAW
EBONY M. THOMPSON, CITY SOLICITOR
100 N. HOLLIDAY STREET
SUITE 101, CITY HALL
BALTIMORE, MD 21202

June 29, 2026

The Honorable President and Members
of the Baltimore City Council
Attn: Executive Secretary
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202

Re: City Council Bill 26-0197 – RPP Area 48 (Riverside) – Revisions

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 26-0197 for form and legal sufficiency. The bill would increase the allotment of parking permits for churches and increase the hours for those permits in the Parking Management Plan for RPP Area 48 (Riverside).

Once a parking management plan has been adopted by administrative regulation, it may be modified by ordinance. City Code Art. 31 § 10-19(a). Therefore, the Law Department approves the bill form and legal sufficiency.

Sincerely,

Desiree Luckey
Assistant Solicitor

cc: Ebony Thompson, City Solicitor
Hilary Ruley, Chief Solicitor, General Counsel Division
Jeff Hochstetler, Chief Solicitor
Ashlea Brown, Chief Solicitor
Michelle Toth, Assistant Solicitor



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Peter Little, Executive Director, Parking Authority of Baltimore City
CC	Mayor's Office of Government Relations
DATE	June 25, 2026
SUBJECT	26-00197; RPP Area 48 (Riverside) – Revisions

Position: Favorable

BILL SYNOPSIS

City Council Bill 26-0197 is for the purpose of increasing the allotment of parking permits for churches and increasing the hours for those permits in the Parking Management Plan Restatement for RPP Area 48.

SUMMARY OF POSITION

The purpose of this bill is to increase the allotment of parking permits for churches and to increase the hours in-effect for those permits in Residential Parking Plan Area 48 (Riverside). The permit limit for churches would increase from 10 to 15 and the in-effect hours would increase from 7 AM - 7 PM to 7 AM - 11 PM Monday through Sunday. The bill also adds the 1600 blocks (east and west) and 1800 block (east) of Johnson Street to RPP Area #48 and the in-effect hours on the east side of Johnson Street adjacent to Riverside Park will begin at 11 PM instead of 6 PM as elsewhere in RPP Area #48. The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation and discussed the intent of the bill with the Councilmember, the RPP Advisory Board Member for RPP Area 48 and Baltimore City Recreation and Parks. Prior to this legislation's introduction, the Councilmember's Office and the RPP Advisory Board Member have engaged with and received support on this initiative from the local residents. As this is a community-based program and this legislation has community support, the PABC supports the passage of City Council Bill 26-0197.

FISCAL IMPACT

The passage of the bill would have little to no fiscal impact as it relates to parking.

AMENDMENTS

None



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Christopher R. Lundy, Director MOSMBAD
CC	Mayor's Office of Government Relations
DATE	June 24, 2026
SUBJECT	RPP Area 48 (Riverside) Revisions

Position: Favorable

BILL SYNOPSIS

This bill is for the purpose of increasing the allotment of parking permits for churches and increasing the hours for those permits in the Parking Management Plan Restatement for RPP Area 48.

SUMMARY OF POSITION

The Riverside Neighborhood Association has determined the need for these additional parking permits for churches. SMBA&D is in favor of this bill.

FISCAL IMPACT

There is no anticipated fiscal impact on MOSMBAD.