



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

9/25/2025

10:00 AM

CLARENCE "DU" BURNS COUNCIL CHAMBERS

Bill: 25-0084

***Title: City Streets – Closing – A 6 Foot Portion of
West Saratoga Street and an Alley 10.67 Feet Wide,
Bounded By Pearl Street, West Saratoga Street, and
North Greene Street***

CITY COUNCIL COMMITTEES

BUDGET AND APPROPRIATIONS (BA)

Danielle McCray - Chair
Isaac "Yitzy" Schleifer – Vice Chair
Sharon Green Middleton
Paris Gray
Antonio Glover
Staff: Paroma Nandi (410-396-0271)

PUBLIC SAFETY (PS)

Mark Conway - Chair
Zac Blanchard – Vice Chair
Danielle McCray
Isaac "Yitzy" Schleifer
Paris Gray
Phylicia Porter
Antonio Glover
Staff: Ethan Navarre (410-396-1266)

HOUSING AND ECONOMIC DEVELOPMENT (HCD)

James Torrence – Chair
Odette Ramos – Vice Chair
Zac Blanchard
Jermaine Jones
Antonio Glover
Staff: Anthony Leva (410-396-1091)

PUBLIC HEALTH AND ENVIRONMENT (PHE)

Phylicia Porter - Chair
Mark Conway - Vice Chair
Mark Parker
Ryan Dorsey
James Torrence
John Bullock
Odette Ramos
Staff: Marguerite Currin (443-984-3485)

LABOR AND WORKFORCE (LW)

Jermaine Jones – Chair
James Torrence – Vice Chair
Danielle McCray
Ryan Dorsey
Phylicia Porter
Staff: Juliane Jemmott (410-396-1268)

LAND USE AND TRANSPORTATION

Ryan Dorsey – Chair
Sharon Green Middleton – Vice Chair
Mark Parker
Paris Gray
John Bullock
Phylicia Porter
Zac Blanchard
Staff: Anthony Leva (410-396-1091)

EDUCATION, YOUTH AND OLDER ADULT (EYOA)

John Bullock – Chair
Mark Parker – Vice Chair
Sharon Green Middleton
James Torrence
Zac Blanchard
Jermaine Jones
Odette Ramos
Staff: Juliane Jemmott (410-396-1268)

LEGISLATIVE INVESTIGATIONS (LI)

Isaac "Yitzy" Schleifer - Chair
Antonio Glover – Vice Chair
Ryan Dorsey
Sharon Green Middleton
Paris Gray
Staff: Ethan Navarre (410-396-1266)



Meeting: Bill Hearing

Committee: Land Use & Transportation

Bill # 25-0084

Title: City Streets – Closing – A 6 Foot Portion of West Saratoga Street and an Alley 10.67 Feet Wide, Bounded by Pearl Street, West Saratoga Street, and North Greene Street

Purpose: For the purpose of condemning and closing a 6 foot portion of West Saratoga Street and an alley 10.67 feet wide bounded by Pearl Street, West Saratoga Street and North Greene Street, as shown on a plat numbered 307 A 23A, prepared by the Survey Section and filed in the Office of the Department of Transportation; and providing for a special effective date.

REPORTING AGENCIES

Agency	Report
Department of Finance	Does not Oppose
Department of Transportation	Favorable
Planning Commission	Will be reviewed by the Commission on October 9th

BACKGROUND

Bill Summary

Council Bill 25-0084 authorizes the Baltimore City Department of Transportation to condemn and permanently close:

- a six-foot-wide portion of West Saratoga Street, and
- a 10.67-foot-wide alley bounded by Pearl Street, West Saratoga Street, and North Greene Street.

The bill precisely defines two parcels:

- Parcel 1 – Approximately 360 sq ft (0.0083 acres), beginning at the intersection of the south side of West Saratoga Street and the east side of Pearl Street, then running northerly, easterly, southerly, and westerly around the described 6-foot strip.

- Parcel 2 – Approximately 656 sq ft (0.0151 acres), beginning at the intersection of the east side of the alley and the south side of West Saratoga Street, then running southerly, southwesterly, westerly, and northerly as described.

The ordinance stipulates that:

- All proceedings for condemnation and closing must follow applicable state and local laws and Department of Transportation regulations.
- All subsurface structures and appurtenances owned by the City remain City property until formally abandoned. Any party seeking to remove or alter them must obtain permission and cover all related costs.
- No building or structure may be constructed on the closed areas until City-owned subsurface utilities are either abandoned or relocated under the direction of the Department of Transportation and at the expense of the applicant.
- Subsurface structures owned by private parties must be removed by their owners upon notice from the Director of Public Works.
- The City retains ongoing access rights to inspect, maintain, repair, or relocate any subsurface infrastructure without compensating the property owner.

ADDITIONAL INFORMATION

Fiscal Note: There should be no fiscal impact.

Information Source(s): 1st reader and agency reports

Analysis by: Juliane Jemmott
Analysis Date: 9/17/2025

Direct Inquiries to: 410 – 396 - 1268

CITY OF BALTIMORE
COUNCIL BILL 25-0084
(First Reader)

Introduced by: The Council President

At the request of: The Administration (Department of Transportation)

Introduced and read first time: July 21, 2025

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: Department of Finance, Department of Transportation,
Planning Commission

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **City Streets – Closing – A 6 Foot Portion of West Saratoga Street and an Alley 10.67 Feet**
3 **Wide, Bounded By Pearl Street, West Saratoga Street, and North Greene Street**

4 FOR the purpose of condemning and closing a 6 foot portion of West Saratoga Street and an alley
5 10.67 feet wide bounded by Pearl Street, West Saratoga Street and North Greene Street, as
6 shown on a plat numbered 307-A-23A, prepared by the Survey Section and filed in the Office
7 of the Department of Transportation; and providing for a special effective date.

8 BY authority of

9 Article I - General Provisions

10 Section 4

11 and

12 Article II - General Powers

13 Sections 2, 34, 35

14 Baltimore City Charter

15 (1996 Edition)

16 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
17 Department of Transportation shall proceed to condemn and close a 6 foot portion of West
18 Saratoga Street and an alley 10.67 feet wide bounded by Pearl Street, West Saratoga Street, and
19 North Greene Street, and more particularly described as follows:

20 Beginning for Parcel 1 at the point formed by the intersection of the south side
21 of West Saratoga Street variable width, and the east side of Pearl Street 60 feet
22 wide; thence binding on the east side of said Pearl Street Northerly 6 feet more or
23 less, to the new line of division; thence binding on the new line of division
24 Easterly 60 feet to intersect the west side of a 10.67 foot alley so projected; thence
25 binding Southerly 6 feet more or less, along the west of said alley so projected to
26 the south side of West Saratoga Street and thence binding on the south side of said
27 West Saratoga Street Westerly 60 feet more or less, to the place of beginning.

28 Containing 360.0 square feet or 0.0083 acres, more or less.

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

Council Bill 25-0084

Beginning for Parcel 2 at the point formed by the intersection of the east side of an alley 10.67 feet wide and the south side of West Saratoga Street variable width, said point of beginning being distant Westerly 100 feet measured along the south side of said West Saratoga Street from the west side of North Greene Street 65 feet wide; thence binding on the east side of said alley, Southerly 62 feet more or less, to the south side of said alley; thence binding on the south side of said alley Southwesterly 6.7 feet more or less; thence Westerly 5 feet more or less, to the west side of said alley; thence binding on the west side of said alley Northerly 59.3 feet more or less, to the south side of said West Saratoga Street and thence Northeasterly 12.4 feet more or less, to the place of beginning.

Containing 656.12 square feet or 0.0151 acres, more or less.

As delineated on a plat numbered 307-A-23A, prepared by the Survey Control Section, and filed on October 5, 2024 in the Office of the Department of Transportation.

SECTION 2. AND BE IT FURTHER ORDAINED, That the proceedings for the condemnation and closing of a 6 foot portion of West Saratoga Street and an alley 10.67 feet wide bounded by Pearl Street, West Saratoga Street and North Greene Street 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 adopted by the Director of the Department of Transportation and filed with the Department of Legislative Reference.

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 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 have been removed and relaid in accordance with the specifications and under the direction of the Director of the Department of Transportation of Baltimore City and at the expense of the person seeking to erect the building or structure.

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 Public Works.

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

Council Bill 25-0084

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

Baltimore City Council



Land Use & Transportation

Committee

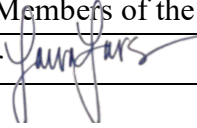
Bill: 25-0084

**Title: City Streets – Closing – A 6 Foot Portion of
West Saratoga Street and an Alley 10.67 Feet Wide,
Bounded By Pearl Street, West Saratoga Street, and
North Greene Street**

Agency Reports



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Laura Larsen, Budget Director 
DATE	September 3 rd , 2025
SUBJECT	25-0084 City Streets – Closing – Portions of West Saratoga Street and an Adjacent Alley

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 25-0084, City Streets – Closing – Portions of West Saratoga Street and an Adjacent Alley. This bill authorizes the Department of Transportation to condemn and close two parcels of public right-of-way: a 6-foot-wide portion of West Saratoga Street and a 10.67-foot-wide alley. The affected area is bounded by Pearl Street, West Saratoga Street, and North Greene Street. The bill preserves the City's rights to existing subsurface infrastructure and places responsibility for relocation or removal on the requesting party.

Background

Introduced by the Council President at the request of the Administration, this ordinance facilitates the formal closure of two defined parcels of right-of-way. Parcel 1 measures approximately 360 square feet and Parcel 2 approximately 656 square feet, as detailed on Plat No. 307-A-23A, prepared by the Survey Control Section and filed with the Department of Transportation on October 5, 2024. The ordinance retains the City's ownership and access rights to subsurface infrastructure within the closed areas and prohibits any new construction until City infrastructure is abandoned or relocated at the expense of the developer. The proceedings are governed by the City Charter and applicable laws and regulations adopted by the Director of Transportation.

Fiscal Impact

The Department of Finance anticipates no fiscal impact as a result of this legislation. All costs related to the removal or relocation of infrastructure, including those owned by private parties, will be borne by the requesting entity. The City's access rights are preserved without creating additional costs or liabilities.

Conclusion

Council Bill 25-0084 authorizes the closure of two small segments of public right-of-way in accordance with standard City processes. The ordinance includes clear protections for City infrastructure and places financial responsibility for any necessary changes on the appropriate parties.

For the reasons stated above, the Department of Finance does not oppose City Council Bill 25-0084.

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 (BCDOT)
CC	Mayor's Office of Government Relations
DATE	August 25, 2025
SUBJECT	25-0084 • City Streets – Closing – A 6 Foot Portion of West Saratoga Street and an Alley 10.67 Feet Wide, Bounded By Pearl Street, West Saratoga Street, and North Greene Street

Position: Favorable

BILL SYNOPSIS

The University of Maryland, Baltimore (UMB) currently owns the abutting properties separated by the portion of right-of-way to be closed. At this point, all properties on the block are owned by the State of Maryland through UMB. Once closed, the parcels will likely be sold to UMB and used to consolidate the block into one property. UMB is likely to improve the consolidate property for use as one or more playing fields in the short term, while larger-scale development is possible longer-term. The proposed ordinances would allow for the closing and sale of the parcels highlighted red on the included graphic. The City will retain an easement for utilities which are not abandoned or relocated within the footprint of the closure. The developer will pay all costs and expenses in connection with this matter.

SUMMARY OF POSITION

The Department foresees no impact resulting from the closure and respectfully requests a favorable report on Council Bill 25-0084.

Baltimore City Council

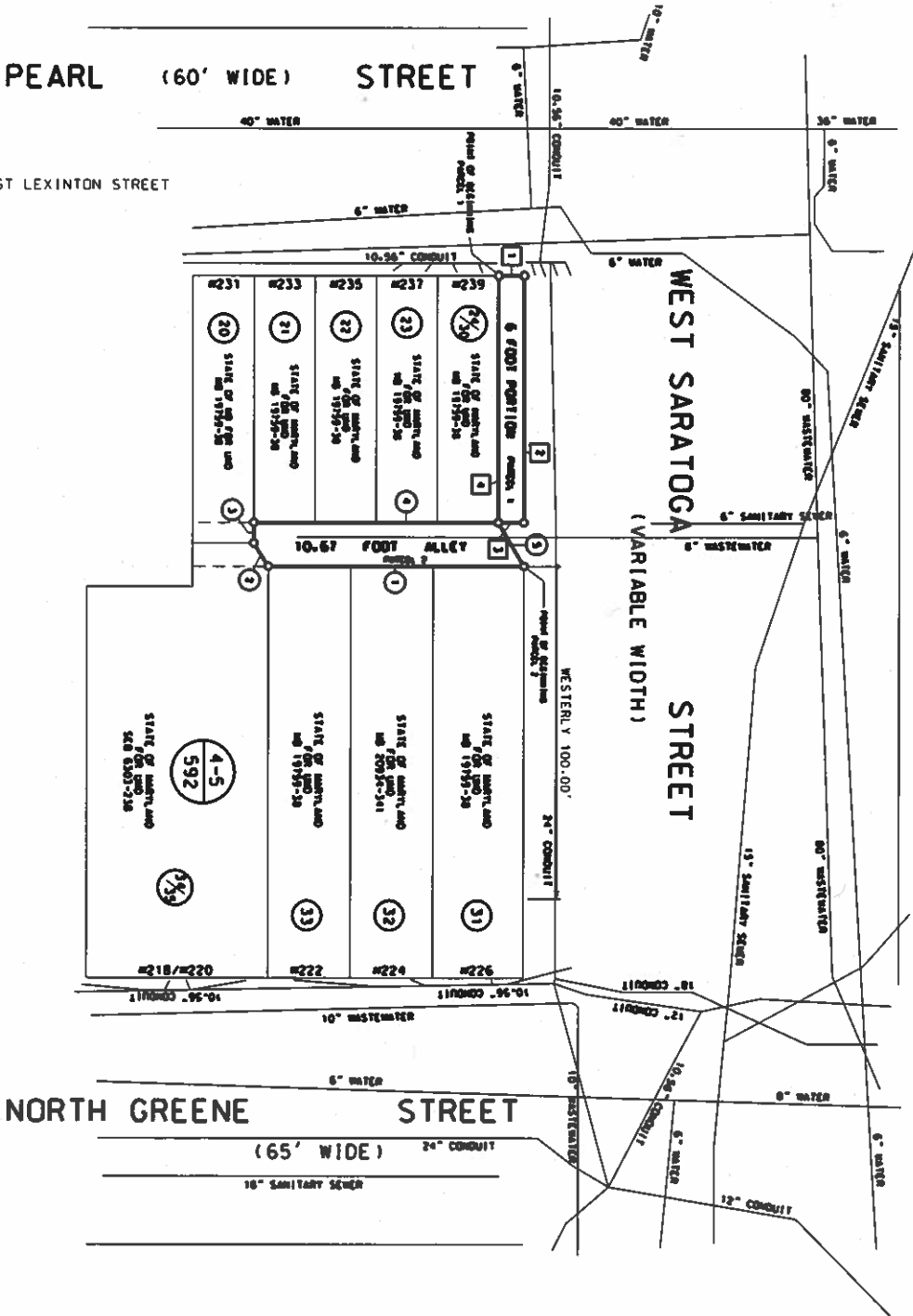


Land Use & Transportation Committee

Bill:25-0084

**Title: City Streets – Closing – A 6 Foot Portion of
West Saratoga Street and an Alley 10.67 Feet
Wide, Bounded By Pearl Street, West Saratoga
Street, and North Greene Street**

Additional Materials



GENERAL NOTES

1. THIS PLAT WAS PREPARED USING AVAILABLE DEEDS AND BALTIMORE CITY BLOCK PLAT INFORMATION.
2. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE SEARCH PROVIDED BY CAPITAL TITLE COMPANY, DATED NOVEMBER 15TH, 2017.
3. AN EASEMENT WILL BE RETAINED FOR ALL UTILITIES NOT TO BE ABANDONED.
4. ANY UNDERGROUND UTILITIES SHOWN HEREON WERE COMPALED FROM BALTIMORE CITY UTILITY RECORD DRAWINGS, AND ARE FOR THE CONVENIENCE OF THE USER OF THE DRAWING, AND THE CITY OF BALTIMORE CANNOT BE HELD RESPONSIBLE FOR THE ACCURACY OR EXISTENCE OF THE INFORMATION SHOWN HEREON. THE USER OF THIS PLAT MUST VERIFY ALL SUCH INFORMATION TO HIS/HER OWN SATISFACTION.
5. RIGHT OF WAY NOTIONS SHOWN HEREON ARE BASED ON INFORMATION PROVIDED BY MAP AND RECORDS SECTION.
6. N/F = NOW OR FORMERLY.

COURSES AND DISTANCES

- ☐ PARCEL 1 ☐ PARCEL 2
1. NORTHERLY 67.2
 2. SOUTHERLY 67.2
 3. SOUTHERLY 67.2
 4. WESTERLY 60.2
 5. NORTHERLY 59.372
 6. WESTERLY 12.472
- AREA: 350.0 SQUARE FEET AREA: 656.12 SQUARE FEET
0.0083 ACRES 0.0151 ACRES



CHIEF, SURVEY SECTION

CHIEF, TRANSPORTATION ENGINEERING AND CONSTRUCTION DIVISION

DIRECTOR, DEPARTMENT OF TRANSPORTATION

DESIGNED BY: J.A. FIELD CHECKED: J.A.
DRAWN BY: J.A. SCALE: 1" = 20'
CHECKED BY: J.A. DATE: OCTOBER 25, 2024

CITY OF BALTIMORE
DEPARTMENT OF TRANSPORTATION
TRANSPORTATION ENGINEERING AND CONSTRUCTION DIVISION

PRELIMINARY PLAT FOR THE CONDEMNATION AND CLOSING OF 6 FOOT PORTION OF WEST SARATOGA STREET AND AN ALLEY 10.67 FEET WIDE BOUNDED BY PEARL STREET, WEST SARATOGA STREET AND NORTH GREENE STREET AND WEST LEXINGTON STREET

WARD 4, SECTION 5, BLOCK 592

694-25-002