



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

4/30/2026

9:00 AM

CLARENCE "DU" BURNS COUNCIL CHAMBERS

25-0132

City Streets – Closing – North Vincent Street, Forney Street, and a 2 Foot Alley

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Staff: Ethan Navarre (Ethan.Navarre@baltimorecity.gov)

**LAND USE & TRANSPORTATION COMMITTEE****The Honorable Ryan Dorsey
CHAIR****Bill Hearing***25-0132**City Streets – Closing – North Vincent Street, Forney Street, and a 2 Foot Alley*

Sponsor: City Council President (Administration)**Purpose:** FOR the purpose of condemning and closing North Vincent Street, Forney Street, and a 2 foot alley bounded by West Lexington Street, North Gilmore Street, West Fayette Street, and North Mount Street, as shown on a plat numbered 340-A-30A, prepared by the Survey Section and filed in the Office of the Department of Transportation; and providing for a special effective date.

REPORTING AGENCIES

Department of Transportation	Favorable
Department of Public Works	No Impact Defers to DOT
Department of Housing & Community Development	Favorable
Planning Commission	Favorable

BACKGROUND

The Baltimore City Charter gives the City government broad authorities over land use, including the authority to open and close streets as it deems necessary. This bill, if enacted, would condemn and close a portion of the listed streets with Forney St. (parcel 3) & the 2' alley (parcel 1) running parallel to W. Fayette St. & N. Vincent St. (Parcel 2), bisecting the block and connecting Fayette & Forney.

The Planning Commission memo and staff report note that this condemnation will allow for the consolidation of the property to create a new recreation center (Ruth Kirk Recreation Center). The Department of Transportation (DOT) is in support and notes that the designated properties are not needed by DOT.

FISCAL NOTE

This bill should not have a fiscal impact on the listed departments or on the City's finances

**CITY OF BALTIMORE
COUNCIL BILL 25-0132
(First Reader)**

Introduced by: The Council President

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

Introduced and read first time: November 24, 2025

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: Department of Transportation, Planning Commission,
Department of Public Works, Department of Housing and Community Development

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **City Streets – Closing – North Vincent Street, Forney Street, and a 2 Foot Alley**

3 FOR the purpose of condemning and closing North Vincent Street, Forney Street, and a 2 foot
4 alley bounded by West Lexington Street, North Gilmore Street, West Fayette Street, and North
5 Mount Street, as shown on a plat numbered 340-A-30A, prepared by the Survey Section and
6 filed in the Office of the Department of Transportation; and providing for a special effective
7 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 North Vincent Street, Forney
18 Street, and a 2 foot alley bounded by West Lexington Street, North Gilmore Street, West Fayette
19 Street, and North Mount Street, and more particularly described as follows:

20 Beginning for Parcel 1 at the point formed by the intersection of the west side of North
21 Gilmore Street 66 feet wide, and the south side of a two foot alley, said point of beginning
22 being distant Northerly 83 feet more or less, measured along the west side of said North
23 Gilmore Street from the north side of West Fayette Street 80 feet wide; thence running on
24 the south side of said alley Westerly 100 feet more or less, to intersect the east side of the
25 division line of the property known as number 1612 West Fayette Street; thence binding
26 on the east division line of said property Northerly 2 feet to the north side of said alley;
27 thence binding on the north side of said alley Easterly 100 feet more or less, to intersect
28 the west side of said North Gilmore Street and thence binding on the west side of said
29 North Gilmore street Southerly 2 feet place of beginning.

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

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1 Containing 200 square feet or 0.0046 acres more or less.

2 Beginning for Parcel 2 at the point formed by the intersection of the east side of North
3 Vincent Street 20 feet wide, and the north side of West Fayette Street 80 feet wide, said
4 point of beginning being distant Westerly 157 feet more or less, measured along the north
5 side of said West Fayette Street from the west side of North Gilmor Street 66 feet wide;
6 thence binding on the north side of said West Fayette Street Westerly 20 feet to the west
7 side of said North Vincent Street; thence binding on the west side of said North Vincent
8 Street Northerly 100 feet more or less, to intersect the south side of Forney Street 10 feet
9 wide; thence binding on the south side of said Forney Street Easterly 20 feet more or less,
10 to the east side of said North Vincent Street and thence binding on the east side of said
11 Vincent Street Southerly 100 feet more or less, to the place of beginning.

12 Containing 2,000 square feet or 0.046 acres more or less.

13 Beginning for Parcel 3 at the point formed by the intersection of the south side of Forney
14 Street 20 feet wide, and the east side of North Mount Street 66 feet wide, said point of
15 beginning being distant Northerly 100 feet more or less, measured along the east side of
16 said North Mount Street from the north side of West Fayette Street 80 feet wide; thence
17 binding on the east side of said North Mount Street Northerly 10 feet to the north side of
18 said Forney Street; thence binding on the north side of said Forney Street Easterly 334
19 feet more or less, to intersect the west side of North Gilmor Street 66 feet wide; thence
20 binding on the east side of said North Gilmor Street Southerly 10 feet to the south side of
21 said Forney Street and thence binding on the south side of said Forney Street Westerly
22 334 feet more or less, to the place of beginning.

23 Containing 3,340 square feet or 0.076 acres more or less.

24 As delineated on a plat numbered 340-A-30A, prepared by the Survey Section and filed
25 on March 7, 2025 in the Office of the Department of Transportation.

26 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the proceedings for the condemnation and
27 closing of of North Vincent Street, Forney Street, and a 2 foot alley bounded by West Lexington
28 Street, North Gilmor Street, West Fayette Street, and North Mount Street and the rights of all
29 interested parties shall be regulated by and in accordance with all applicable provisions of state
30 and local law and with all applicable rules and regulations adopted by the Director of
31 Transportation and filed with the Department of Legislative Reference.

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

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

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

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

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

BALTIMORE CITY COUNCIL





LAND USE & TRANSPORTATION COMMITTEE

25-0132

*City Streets – Closing – North Vincent Street, Forney
Street, and a 2 Foot Alley*

Agency Reports

FROM	NAME & TITLE	Eric W. Tiso,  Director of Development Oversight and Project Support	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Planning 8 th Floor, 417 East Fayette Street		
	SUBJECT	City Council Bill #25-0132 / City Streets – Closing – North Vincent Street, Forney Street, and a 2 Foot Alley		

TO

The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

DATE: February 12, 2026

At its regular meeting of February 5, 2026, the Planning Commission considered City Council Bill #25-0132, for the purpose of condemning and closing North Vincent Street, Forney Street, and a 2 foot alley bounded by West Lexington Street, North Gilmor Street, West Fayette Street, and North Mount Street, as shown on a plat numbered 340-A-30A, prepared by the Survey Section and filed in the Office of the Department of Transportation; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the staff presentation, which recommended approval of City Council Bill #25-0132. We understand that this action will provide for the consolidation of property and the development of a community center. The Planning Commission then adopted the following resolution:

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #25-0132 be **approved** by the City Council.

If you have any questions, please contact me at eric.tiso@baltimorecity.gov or by phone at 410-396-8358.

attachment

cc: Ms. Nina Themelis, Mayor's Office
The Honorable John Bullock, Council Rep. to Planning Commission
Mr. Justin Williams, BMZA
Mr. Geoffrey Veale, Zoning Administrator
Ms. Stephanie Murdock, DHCD
Ms. Hilary Ruley, Law Dept.
Mr. Francis Burnszynski, PABC
Mr. Luciano Diaz, DOT
Ms. Nancy Mead, Council Services



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Timothy Keane, Acting Commissioner, Housing and Community Development
CC	Mayor's Office of Government Relations
DATE	April 22, 2026
SUBJECT	25-0132 City Streets – Closing – North Vincent Street, Forney Street, and a 2 Foot Alley

Position: Favorable

BILL SYNOPSIS

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0132 City Streets – Closing – North Vincent Street, Forney Street, and a 2 Foot Alley for the purpose of condemning and closing North Vincent Street, Forney Street, and a 2 foot alley bounded by West Lexington Street, North Gilmor Street, West Fayette Street, and North Mount Street, as shown on a plat numbered 340-A-30A, prepared by the Survey Section and filed in the Office of the Department of Transportation; and providing for a special effective date.

If enacted, City Council Bill 25-0132 would condemn and close North Vincent Street, Forney Street, and a 2 foot alley bounded by West Lexington Street, North Gilmor Street, West Fayette Street, and North Mount Street. If approved, this Bill will take effect on the date of its enactment.

SUMMARY OF POSITION

City Council Bill 25-0132 is at the request of the Administration (The Department of Transportation), and it is our understanding that condemning and closing this portion of the right-of-way (ROW) would support the site assembly of the new Ruth Kirk Recreation Center. DHCD has been acquiring properties along the 1600 block of West Fayette for the construction of this facility. The property is not located within any of DHCD's Streamlined Code Enforcement Areas or Community Development Zones but does fall within the Southwest Impact Investment Area.

FISCAL IMPACT

As drafted, this Bill would have minimal fiscal or administrative impact on DHCD.

AMENDMENTS

DHCD does not seek any amendments to this Bill at this time.



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	December 19, 2025
SUBJECT	25-0132 • City Streets – Closing – North Vincent Street, Forney Street, and a 2 Foot Alley

Position: Favorable

BILL SYNOPSIS

Council Bill 25-0132 would close several rights of way in the block bounded by N Mount Street, W Lexington Street, N Gilmor Street, and W Fayette Street. This would support the development of the Ruth Kirk Recreation Center. Easements will be granted for underlying utilities which are not abandoned or relocated.

SUMMARY OF POSITION

These rights of way are not needed by DOT, and their closing will support the development of a valuable community asset. As such, the Department requests a favorable report on Council Bill 25-0132.



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Matthew W. Garbark, Director, Department of Public Works
CC	Mayor's Office of Government Relations
DATE	January 5, 2026
SUBJECT	25-0132 City Streets – Closing – North Vincent Street, Forney Street, and a 2-Foot Alley

Position: No Impact

BILL SYNOPSIS

FOR the purpose of condemning and closing North Vincent Street, Forney Street, and a 2-foot alley bounded by West Lexington Street, North Gilmor Street, West Fayette Street, and North Mount Street, to support the development of the Ruth Kirk Recreation Center. Easements will be granted for underlying utilities that are not abandoned or relocated.

SUMMARY OF POSITION

City Council Bill 25-0132 preserves all City-owned subsurface structures, including Department of Public Works (DPW) facilities, unless and until they are affirmatively abandoned; prohibits construction over closed rights-of-way unless City facilities are abandoned or relocated at the developer's expense; and guarantees DPW continued access for inspection, maintenance, repair, relocation, or replacement of facilities. Because DPW retains full ownership, control, and access, with no relocation, removal, or cost obligations imposed, Council Bill 25-0132 has no impact on the Department of Public Works.

City Hall – Room 250, 100 Holliday Street, Baltimore, MD 21202

BALTIMORE CITY COUNCIL



LAND USE & TRANSPORTATION COMMITTEE

25-0132

*City Streets – Closing – North Vincent Street, Forney
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Additional Materials

