

## COLDSRING NEIGHBORHOOD DEVELOPMENT PROGRAM URBAN RENEWAL PLAN

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COLDSRING NEIGHBORHOOD DEVELOPMENT PROGRAM URBAN RENEWAL PLAN

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

BALTIMORE, MARYLAND

ORIGINALLY APPROVED BY

THE MAYOR AND CITY COUNCIL OF BALTIMORE

BY ORDINANCE NO. 242

JANUARY 8, 1973

REVISIONS SINCE ORIGINAL APPROVAL BY THE MAYOR AND CITY COUNCIL:

- I. Amendment No. 1, dated February 27, 1975, approved by the Mayor and City Council of Baltimore by Ordinance No. 847, dated April 7, 1975.
- II. (Minor) Amendment No. 2, dated September 16, 1975, approved by the Board of Estimates of the Mayor and City Council of Baltimore on October 8, 1975.
- III. (Minor) Amendment No. 3, dated March 29, 1982, approved by the Board of Estimates of the Mayor and City Council of Baltimore on April 21, 1982.
- IV. Amendment No. 4, dated February 7, 1985, approved by the Mayor and City Council of Baltimore by Ordinance No. 382, dated May 3, 1985.
- V. Amendment No. 5, dated August 15, 1985, approved by the Mayor and City Council of Baltimore by Ordinance No. 572, dated December 17, 1985.
- VI. Amendment No. 6, dated April 1, 1986, approved by the Mayor and City Council of Baltimore by Ordinance No. 678, dated June 5, 1986.
- VII. Amendment No. 7, dated February 28, 1994, approved by the Mayor and City Council of Baltimore by Ordinance No. 324, dated May 12, 1994.
- VIII. Amendment No. 8, dated October 2, 1995, approved by the Mayor and City Council of Baltimore by Ordinance No. 672, dated December 4, 1995.
- IX. Amendment No. 9, dated April 28, 1997, approved by the Mayor and City Council of Baltimore by Ordinance No. 175, dated June 30, 1997.
- X. Amendment No. 10, dated October 27, 2014, approved by the Mayor and City Council of Baltimore by Ordinance No 15-326, dated February 19, 2015.

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COLDSRING NEIGHBORHOOD DEVELOPMENT PROGRAM URBAN RENEWAL AREA

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Baltimore, Maryland

URBAN RENEWAL PLAN

This urban renewal plan has been developed by the Mayor and City Council of Baltimore, a municipal corporation of the State of Maryland, acting by and through the Department of Housing and Community Development (hereinafter called "LPA"). It will be initiated following concurrence therein by the Department of Housing and Urban Development of the United States of America.

A. DESCRIPTION OF NDP URBAN RENEWAL AREA

The Coldspring Neighborhood Development Program Urban Renewal Area is located in the City of Baltimore, State of Maryland, and is bounded as shown on the General Land Use Plan Map, Exhibit ND 401-1, and is described as follows:

BEGINNING FOR THE SAME AT THE INTERSECTION OF THE SOUTH SIDE OF NORTHERN PARKWAY, AND THE WEST SIDE OF THE NORTHERN CENTRAL RAILROAD RIGHT-OF-WAY, SAID POINT BEING THE NORTH CORNER OF LOT 3, BLOCK 4756-A, SECTION 17, WARD 27; THENCE FROM SAID POINT OF BEGINNING, BINDING ON THE WESTERN RIGHT-OF-WAY LINE OF THE NORTHERN CENTRAL RAILROAD, SOUTHERLY TO INTERSECT THE NORTH SIDE OF A 12-FOOT ALLEY, SAID INTERSECTION BEING TWELVE FEET EAST OF THE NORTHEAST CORNER OF LOT 7, BLOCK 3357-A, SECTION 4, WARD 13; THENCE BINDING ON SAID LINE, AS EXTENDED, TO INTERSECT THE WEST SIDE OF CLIPPER ROAD; THENCE BINDING ON THE WEST SIDE OF CLIPPER ROAD SOUTHEASTERLY TO INTERSECT THE NORTH SIDE OF THE FIRST 14-FOOT ALLEY; THENCE BINDING ON THE NORTH SIDE OF SAID 14-FOOT ALLEY WESTERLY TO INTERSECT THE WEST SIDE OF THE FIRST 12-FOOT ALLEY; THENCE BINDING ON THE WEST SIDE OF SAID 12-FOOT ALLEY SOUTHERLY TO INTERSECT THE NORTH SIDE OF ROCKROSE AVENUE; THENCE BINDING ON THE NORTH SIDE OF ROCKROSE AVENUE WESTERLY TO INTERSECT THE NORTHEAST SIDE OF HOOPER AVENUE; THENCE

BINDING ON THE NORTHEAST SIDE OF HOOPER AVENUE NORTHWESTERLY AND SOUTHWESTERLY TO INTERSECT THE DIVISION LINE BETWEEN LOT 1, BLOCK 3357-A, SECTION 4, WARD 13 AND LOT 19A, BLOCK 3357-C, SECTION 4, WARD 13; THENCE BINDING ON SAID DIVISION LINE NORTHWESTERLY TO INTERSECT THE DIVISION LINE BETWEEN LOTS 19A AND 21, BLOCK 3357-C, SECTION 4, WARD 13; THENCE BINDING ON SAID DIVISION LINE SOUTHWESTERLY TO INTERSECT THE DIVISION LINE BETWEEN LOTS 21 AND 20, BLOCK 3357-C, SECTION 4, WARD 13; THENCE BINDING ON SAID DIVISION LINE SOUTHWESTERLY 615 FEET, MORE OR LESS, TO A POINT ON SAID DIVISION LINE; THENCE FROM SAID POINT BINDNG ON A LINE SOUTHWESTERLY 260 FEET, MORE OR LESS, TO A POINT LYING 80 FEET DUE EAST OF THE DIVISION LINE BETWEEN LOT 20, BLOCK 3357-C, SECTION 4, WARD 13, AND LOT 1, BLOCK 3357-G, SECTION 4, WARD 13, SAID POINT BEING THE WESTERN CORNER OF A FENCED PARKING AREA SITUATED ON LOT 20, BLOCK 3357-C, SECTION 4, WARD 13; THENCE FROM SAID POINT BINDING ON A LINE SOUTHERLY TO INTERSECT THE DIVISION LINE BETWEEN LOTS 17 AND 20, BLOCK 3357-C, SECTION 4, WARD 13, AT THE WESTERN RIGHT-OF-WAY LINE OF A 20-FOOT ALLEY; THENCE BINDING ON THE WEST SIDE OF SAID 20-FOOT ALLEY, AS EXTENDED, SOUTHERLY TO INTERSECT THE SOUTH SIDE OF ROCKROSE AVENUE; THENCE BINDING ON THE SOUTH SIDE OF ROCKROSE AVENUE WESTERLY TO INTERSECT THE WESTERN BOUNDARY OF LOT 20/22, BLOCK 3389-91, SECTION 4, WARD 13; THENCE BINDING ON THE WESTERN AND SOUTHERN BOUNDARIES OF SAID LOT 20/22 SOUTHERLY AND EASTERLY TO INTERSECT THE WEST SIDE OF THE FIRST 10-FOOT ALLEY; THENCE BINDING ON THE WEST SIDE OF SAID FIRST 10-FOOT ALLEY SOUTHERLY TO INTERSECT THE NORTH SIDE OF A SECOND 10-FOOT ALLEY; THENCE BINDING ON THE NORTH SIDE OF SAID SECOND 10-FOOT ALLEY WESTERLY TO INTERSECT THE DIVISION LINE BETWEEN LOT 33 AND LOT 32, BLOCK 3389-91, SECTION 4, WARD 13, AS EXTENDED; THENCE BINDING ON SAID DIVISION LINE SOUTHERLY TO INTERSECT THE NORTH SIDE OF DRUID PARK DRIVE; THENCE BINDING ON THE NORTH SIDE OF DRUID PARK DRIVE WESTERLY TO INTERSECT THE EAST SIDE OF THE FIRST 9-FOOT 6-INCH ALLEY; THENCE BINDING ON THE EAST SIDE OF SAID 9-FOOT 6-INCH ALLEY NORTHERLY,

EASTERLY AND NORTHERLY AGAIN TO INTERSECT THE WESTERN PROPERTY LINE OF LOT 23, BLOCK 3389-91, SECTION 4, WARD 13; THENCE BINDING ON SAID PROPERTY LINE NORTHERLY TO INTERSECT THE WESTERN RIGHT-OF-WAY LINE OF ROCKROSE AVENUE; THENCE BINDING ON SAID RIGHT-OF-WAY LINE NORTHERLY TO INTERSECT THE DIVISION LINE BETWEEN LOT 18, BLOCK 3357-C, SECTION 4, WARD 13, AND LOT 25/33, BLOCK 3357-H, SECTION 4, WARD 13; THENCE BINDING ON SAID DIVISION LINE NORTHERLY TO INTERSECT THE DIVISION LINE BETWEEN LOT 1, BLOCK 3357-G AND LOT 20, BLOCK 3357-C, SECTION 4, WARD 13; THENCE BINDING ON SAID DIVISION LINE NORTHERLY 60 FEET, MORE OR LESS, TO A POINT ON SAID DIVISION LINE; THENCE FROM SAID POINT BINDING ON A LINE NORTHWESTERLY 290 FEET, MORE OR LESS, TO A POINT LYING 290 FEET DUE NORTH OF THE DIVISION LINE BETWEEN LOT 1, BLOCK 3357-G, SECTION 4, WARD 13, AND LOT 25/33, BLOCK 3357-H, SECTION 4, WARD 13; THENCE FROM SAID POINT BINDING ON A LINE NORTHERLY TO INTERSECT THE DIVISION LINE BETWEEN LOTS 1 AND 2, BLOCK 3357-G, SECTION 4, WARD 13, SAID POINT LYING 250 FEET, MORE OR LESS, WEST OF THE INTERSECTION OF SAID DIVISION LINE AND THE DIVISION LINE BETWEEN BLOCK 3357-G AND BLOCK 3357-C; THENCE FROM SAID POINT BINDING ON THE DIVISION LINE BETWEEN LOTS 1 AND 2, BLOCK 3357-G, SECTION 4, WARD 13, WESTERLY, NORTHERLY AND WESTERLY AGAIN TO INTERSECT THE CENTER LINE OF GREENSPRING AVENUE; THENCE BINDING ON THE CENTER LINE OF GREENSPRING AVENUE NORTHERLY TO INTERSECT THE SOUTH SIDE OF NORTHERN PARKWAY; THENCE BINDING ON THE SOUTH SIDE OF NORTHERN PARKWAY NORTHEASTERLY TO THE POINT OF BEGINNING.

## B. STATEMENT OF DEVELOPMENT OBJECTIVES

The primary objective in developing Coldspring is to create a new community within the city offering a variety of good housing accommodations in an attractive environment with services and facilities to meet the needs of its residents.

The City (LPA) seeks to create a social and physical environment that will enable family and individuals of all ages to realize their full potential by improving the basic quality of their lives.

The renewal activities will be undertaken to conform with and meet the following objectives:

### 1. Housing Objectives

A broad range of housing types will be provided to accommodate a variety of types of family and individual needs, including the elderly, with regard to income, size of units, and physical design. Notwithstanding any other provision of this plan, the maximum number of dwelling units to be permitted shall be 4000.

Vehicular and pedestrian access to housing units will be designed to optimize convenience for both cars and people and to minimize interference between them.

### 2. Social Objectives

A full range of community services will be provided within the new community to accommodate the needs of the residents. These include education, recreation and health programs, and the creation of a neighborhood center, each of which will be developed to meet specific objectives desired by the community.

### 3. Environmental Objectives

The rugged topography of the site will be utilized as a natural asset in the design of the new community. Cylburn Park, a natural wildlife preserve within the project boundaries, will be protected by the addition of land in the form of a conversion of a 15.157+ acre tract of wooded land (Disposition Lot #46) previously scheduled for development, to the Department of Recreation and Parks to be an addition to the Cylburn Arboretum, and the transfer of a 7.95+ acre parcel of land adjacent to Cylburn (Disposition Lot #37) to Recreation and Parks. Flood plain areas and areas of greatest natural beauty will not be developed.

During construction of Coldspring, every reasonable effort will be made to protect and preserve the existing flora.

### 4. Economic Objectives – Housing is the single largest component of Coldspring’s development. Housing will be provided for a range of income levels including for sale and rental units with primary focus on developing market rate for sale housing for middle income individuals and families.

Coldspring will be an economic asset to the City of Baltimore and its taxpayers because when fully developed it will return to the city greater revenues than it will cost to maintain it.

5. Recreation Objectives – A full range of active and passive recreation facilities will be distributed throughout the community to serve all ages. These include open space and naturally wooded areas as well as paved play areas, fields and courts for organized games and athletics, grassed areas, swimming pools, and spray pools. Numerous pre-school play areas will be situated amongst residential units. The neighborhood centers will provide space for supervised recreation programs according to the community’s needs.
6. Development Objectives – The development of Coldpsring will be achieved through staging and coordination of the various elements of the plan. A unity of design will be carried out throughout Coldspring in all elements of the plan. Existing properties within the project and not to be acquired will be compatible with the planned development.

C. GENERAL LAND USE PLAN

1. Land Use Plan Map – Predominant land uses and major circulation routes are shown on the General Land Use Plan Map, Exhibit ND 401-1.
2. Description of Predominant Land Uses
  - a. Residential – In the area designated on the General Land Use Plan as residential, the permitted uses shall be as follows:

R-5 Zoning District

	<u>Minimum Lot Area</u>	<u>Maximum Lot Coverage</u>
Detached dwellings	5000 sq. ft./d.u.	35%
Semi-detached	3000 sq. ft./d.u.	35%
Single-family attached	2500 sq. ft./d.u.	40%
Multiple-family detached	2500 sq. ft./d.u.	*

\* The maximum floor area ratio (FAR) shall be 0.7 except that housing for the elderly shall have a FAR of 1.5. Single-Family dwellings shall only be restricted to a maximum building height of 35 feet.

R-6 Zoning District

	<u>Minimum Lot Area</u>	<u>Maximum Lot Coverage</u>
Detached dwellings	5000 sq. ft./d.u.	35%
Semi-detached	3000 sq. ft./d.u.	35%
Single-family attached	1500 sq. ft./d.u.	45%
Multiple-family	1500 sq. ft./d.u.	**

\*\* The maximum floor area ratio (FAR) shall be 1.0 except that housing for the elderly shall have a FAR of 2.0. Single-family dwellings shall only be restricted to a maximum building height of 35 feet.

In addition, on land south of Cold Spring Lane, the following shall be allowed as conditional uses subject to provisions of the Zoning Ordinance of Baltimore City: antenna towers and microwave

relay towers and installations for communicating or receiving and accessory or non-accessory radio and television antennas and towers when free-standing or when they extend higher than 25 feet above the building on which they are mounted.

- b. Residential 'A' – In the area designated on the General Land Use Plan as Residential "A", the provisions of Ordinance No. 352, approved June 22, 1994, and any amendments thereto, as applicable, shall apply.
- c. Neighborhood Center – In the area designated on the General Land Use Plan as neighborhood center, uses shall be limited to schools and other public facilities; day care centers; temporary retail establishments selling convenience goods; multi-purpose centers; recreation facilities; swimming pools; and religious facilities of any denomination, sect, or rite; and landscaping, parking and loading facilities related to the above uses.
- d. Transit Oriented Development (TOD) – In the area designated on the General Land Use Plan as transit oriented development, only those uses allowed in the B-2 category of the Baltimore City Zoning Ordinance shall be permitted; except that the following uses shall not be permitted: Liquor stores; package goods; Recycling collection stations; Travel trailers, recreational vehicles, and similar camping equipment; parking or storage; Community correction centers; Parking, open off-street areas and off-street garages, other than accessory, for the parking of 4 or more automobiles; Automotive accessory stores – but not including repair or installation services; Garages, other than accessory, for storage, repair, and servicing of motor vehicles not over 11/2 tons capacity – but not including body repair, painting, or engine rebuilding; Gasoline service stations; Check cashing agencies; Rooming houses; Banquet halls; Pawnshops; Restaurants; drive-in; Drug Stores and pharmacies; drive-in; Dry cleaning establishments; drive-in.
- e. Semi-Public – In the area designated on the General Land Use Plan as semi-public, uses shall be limited to residential as specified in paragraph a. above; hospitals, medical and dental clinics, medical offices and related medical care facilities; child welfare facilities; day care nurseries; educational institutions.
- f. Public - In the area designated on the General Land Use Plan, as public, uses shall be limited to public schools, parks, playgrounds, plazas for active and passive recreation; swimming pools, lakes, piers, boat houses, certain city or state-owned institutions, including police, fire, and transportation departments; and such other structures as are customarily accessory to such uses; and public utilities for disposition lot 1 only.
- g. Industrial – In the area designated on the General Land Use Plan as Industrial, uses shall be limited to those permitted in the M-1 Zoning District by the Zoning Ordinance of Baltimore City (1984 Edition, as amended), with certain exceptions as follows: none of the uses listed below shall be permitted as principal or conditional uses in the industrial zoning district: flammable liquids - manufacturing and storage - but not to exceed the total capacity as set forth in Table F of Section 7.1-1e-9 of Chapter 7 - Industrial Districts, Zoning Ordinance of Baltimore City; gases, non-combustible and non-toxic - manufacturing and storage; and serums, toxins, and viruses - manufacturing and processing.

### 3. Planning Criteria and Standards

#### a. Type, Intensity and Location of Accessory and Supporting Uses Permitted

- (1) Residential Area – parks, playgrounds, elevated pedestrian walkways and decks, parking areas.
- (2) The location of supporting uses will be such that there will not be conflicts with adjacent uses and that they will adequately serve the residents of the project area.

#### b. Type, Location and Other Characteristics of the Internal Circulation System

##### (1) Types of streets

The following types of streets will serve the area:

- (a) Local Street
- (b) Collector Street
- (c) Secondary Arterial
- (d) Primary Arterial

##### (2) Location of Streets

The location of the above listed streets is shown on the General Land Use Plan Map.

##### (3) Characteristics and General Standards for Streets

###### (a) Local street

Will provide access to individual properties only and are not intended to permit through traffic movement. Their design will, therefore, discourage through traffic and excessive speeds.

###### (b) Collector street

Collects traffic from neighborhoods and distributes it to primary or secondary arterials. Continuity in these streets is required only to the extent necessary to connect adjacent neighborhoods or to receive traffic from local streets to channel it to the arterial system.

###### (c) Secondary arterial street

Carries moderate volumes of traffic between secondary traffic generators including major residential subdivisions. Such streets may have somewhat less continuity than the primary arterials to which they connect. Access to abutting properties is permitted.

###### (d) Primary arterial street

Carries high and moderate volumes of traffic between major traffic generators over relatively long distances. Provides connections to freeway system and to secondary arterials. Access to abutting properties is allowed but should be controlled.

c. Need, Type, Location and Other Characteristics of Public Improvements and Facilities Not Identified on the Land Use Plan Map

Additional public improvements and facilities will be provided to serve the NDP area. These include utility and street improvements such as adjustments in right-of-way and improvements of intersections of streets and arterials adjacent to the project area. All utility lines, telephone and power, shall be located underground. Other improvements will include additional treatment of existing landfill areas to eliminate odor and vermin; preparation of walls within the quarry to prevent crumbling rock; improvements to existing stream beds to eliminate any debris and to create small ponds, landscaping of the Jones Falls flood plain areas for park and recreational purposes; planting of street trees and placement of street furniture where necessary.

d. Design Standards for TOD

Design Review

The Department of Planning, on behalf of the Department of Housing and Community Development, will review all exterior permits within the Urban Renewal Ordinance. All projects, defined as anything that requires a new use and occupancy permit and/or a new building permit, will be considered for potential Site Plan Review Committee (SPRC) review. For any project that is reviewed by SPRC, permits must match plans approved by SPRC. Depending on the scope/scale/visibility of the project, permits will be either reviewed by design staff or by the Department's Urban Design and Architectural Review Panel (UDARP). Permits will be reviewed according to the standards below, as well as for general design principles.

Location

These standards apply within the area identified on the map as "Transit Oriented Development".

1. Goals

- a. Create higher density development in relation to the surrounding community.
- b. Provide a mix of land uses, horizontally and vertically
- c. Orient building design towards the transit facility and streets.
- d. Incorporate pedestrian oriented design and streetscapes. Provide pedestrian spaces that are visually and materially distinct from automobile spaces.
- e. Provide pedestrian, bicycle, and vehicular links to adjacent neighborhoods.
- f. Facilitate pedestrian and bicycle access to and through sites.

- g. New Development should build a strong relationship to the Cold Spring Light Rail Station
- h. Encourage building massing and design to take advantage of the site and views
- i. Mitigate the view and effects of surface parking and service
- j. Entrances should be located with proximity to the light rail connection
- k. Open space should be in integral design component within the development area

## 2. Requirements

### a. Density

All new development must have a minimum of 4 stories except accessory uses developed in conjunction with primary site development.

### b. Site Plan

- (1) The major building entry must be pedestrian friendly and include entrance features, plantings, and signage.
- (2) There must be clear pedestrian connections between major building entrances and both West Cold Spring Lane and the Cold Spring Light Rail Station.

### c. Uses

Active uses are required on the first floor along West Cold Spring Lane, Active uses are uses that are open to the public, at a minimum, between 9:00am and 4:00pm. Waivers permitted under certain circumstances; see Section C.3.d.(2)(G).

### d. Amenities

- (1) Pedestrian amenities, such as benches and bike racks, must be provided as appropriate.
- (2) All public spaces must include pedestrian access, bicycle access, pedestrian scale lighting, and landscaping.

### e. Signage

Signage must meet the following requirements in addition to (not instead of) zoning requirements.

- (1) Rooftop signs, signs on rooftop mechanical enclosures or advertising billboards are not allowed.

- (2) Pylon or free-standing signs are allowed provided they do not block pedestrian flow, are no higher than 12' and are sited within a landscaped setting or pedestrian plaza.
- (3) Overhanging signs are allowed provided they are no larger than 12 square feet in area, project no more than four feet from a building face and are located below 12' feet above grade or second floor window sills, where they exist.
- (4) Fabric awnings are allowed and encouraged above first floor windows and entrance doors. Signage may be incorporated with their design.
- (5) Flat signs are allowed provided they do not exceed two feet times the width of the use frontage, are located above storefront windows and are placed below 12' above grade or second floor window sills, where they exist.

f. Parking

- (1) Surface parking lots are not allowed to exceed XX? parking spaces, and no more than XX% of these spaces may be provided along West Cold Spring Lane, the remainder may be provided to the side or rear of the development.
- (2) Surface parking lots must be landscaped including pedestrian walks at the perimeter and between aisles.

g. Waivers

The Department of Planning, on behalf of the Department of Housing and Community Development, may waive certain requirements as noted above for one of the following reasons:

- (1) A regulation directly violates, or is in conflict with, other Federal, State or Municipal regulations associated with a specific use that a development project under consideration must meet.
- (2) The Director of Planning, with input from SPRC and/or UDARP, determines that for a particular project a particular regulation undermines the Goals established above and the project meets the Goals in other manners.

## D. URBAN RENEWAL TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES

### 1. Rehabilitation

All properties which are not to be acquired, as identified on Exhibit ND 401-2, Property Acquisition, shall be rehabilitated in accordance with the Baltimore City Housing Code and other applicable city codes. In addition, all plans for rehabilitation or for modification to existing structures on properties subject to rehabilitation shall be submitted to the Department of Housing and Community

Development for review. Upon finding that the proposed plans are consistent with the objectives of the urban renewal plan, the Commissioner of the Department of Housing and Community Development shall authorize the processing of the plans for issuance of a building permit.

2. New Construction on Properties Not to be Acquired

All plans for new construction on any property that is not to be acquired under the provisions of this plan shall be submitted to the Department of Housing and Community Development for review. Upon finding that the proposed plans are consistent with the objectives of the urban renewal plan, the Commissioner of the Department of Housing and Community Development shall authorize the processing of the plans for issuance of a building permit. The provisions of this section are in addition to and not in lieu of all other applicable laws and ordinances relating to new construction.

E. LAND DISPOSITION SUPPLEMENT

Over and above the codes and ordinances of Baltimore City, the following regulations, controls, and restrictions will be implemented where applicable by covenants or other provisions in the agreements for land disposition and instruments of conveyance executed pursuant thereto. Such regulations, controls, and restrictions are for the benefit of the City of Baltimore and shall be enforced solely by the City of Baltimore, except as noted in 3.b. below.

1. Standards and Controls on Land to be Disposed of

a. General Provisions

- (1) No building, structure, or parking area shall be constructed over an easement without the prior consent of the Commissioner of the Department of Housing and Community Development and the Director of Public Works.
- (2) Air rights over publicly owned land, as shown on Exhibit ND 401-3, Land Disposition Map, shall be a permitted use in accordance with this renewal plan. The Department of Housing and Community Development shall have the right, in its discretion, to fix their precise location and size, subject to the approval of the Director of Public Works of the City. Provided, however, that where such facilities are over public highways of Baltimore City, a franchise ordinance in the form used by the City of Baltimore for grants in this category shall first be obtained from the Mayor and City Council of Baltimore.
- (3) No materials shall be stored or permitted to remain outside buildings except as otherwise noted. No waste materials, refuse or garbage shall be permitted to remain outside of buildings except as permitted by the City regulations regarding containers for garbage; the areas for such containers shall be properly screened.
- (4) Signs

Signs shall be designed and located in conformance with the overall plan for development.

(5) Landscaping

All land not covered by structures, paved parking, loading, or related services areas, paved areas for pedestrian circulation, or decorative surface treatments, shall be provided with landscape treatment. Landscape treatment includes planting any, all or a combination of the following: trees, shrubs, ground cover, grass, or flowers. The amount of landscape treatment should be determined by the nature of the development, and should serve to improve the utility of the site, soften and relieve the effects of structure and pavement, and provide a visual harmony.

(6) Off-Street Parking

(a) The ratio of required off-street parking spaces for residential uses shall be as follows:

Detached houses	2 spaces per dwelling unit
Townhouses	2 spaces per dwelling unit
Deckhouses	1.5 spaces per dwelling unit
Cluster houses	1.75 spaces per dwelling unit
High-rise housing (except elderly)	1.5 spaces per dwelling unit
High-rise housing for the elderly	*.25 spaces per dwelling unit

\* or in such lesser amounts as may be authorized by the Board of Municipal and Zoning Appeals as a Special Exception or Variance.

(b) The ratio of required off-street parking spaces for retail and office uses shall be [*sic!*] follows:

Retail	5 spaces/1000 sq. ft. of floor area
Offices, public and private	4 spaces/1000 sq. ft. of floor area

except where in the sole judgement of the Commissioner of the Department of Housing and Community Development a decrease of up to 20% of the parking requirement may be permitted for retail uses in those areas where sharing of parking may exist for retail and office uses.

(c) The ratio of required off-street parking spaces for other uses shall be as established in the Zoning Ordinance of Baltimore City.

(7) Antennas

On lots with new construction for residential reuse, the erection and use of external television or other antennas which serve only one dwelling unit are prohibited.

2. Circulation

In order to provide adequate internal circulation, local streets have been proposed as indicated on the General Land Use Plan Map and Disposition Map.

3. Redeveloper's Obligations

- a. The redeveloper will not enter into, execute, or be a part to any covenant, agreement, lease, deed, assignment, conveyance, or any other written instrument, which restricts the sale, lease, use or occupancy of the property, or any part thereof, or any improvements placed thereon, upon the basis of national origin, race, religion, sex, or color. Such agreement or covenant providing for this nondiscrimination provision shall remain in effect without limitation as to time; and the United States shall be deemed a beneficiary of the agreement or covenant providing for this nondiscrimination provision and shall be entitled to enforce it. The redeveloper will comply with all State and local laws, in effect from time to time, prohibiting discrimination or segregation.
- b. The redeveloper shall devote the land to those uses specified in the plan and to no other uses.
- c. The redeveloper shall agree to retain the interest he acquires in the property transferred to him until he has completed the improvements, construction, and development in the area required by this plan and the disposition instruments, and he shall further agree not to sell, lease or otherwise transfer the written consent of the Department of Housing and Community Development or until the Department shall have certified in writing that the redeveloper has completed the improvements, construction, and development in the area.
- d. The redeveloper shall begin and complete the development of land for the uses required in the plan and the construction of improvements agreed upon in the disposition instruments within a reasonable time as determined by said instruments.

4. Provisions for Review of Redeveloper's Plans

a. Department of Housing and Community Development Review

The Department of Housing and Community Development specifically reserves the right of review and approve the redeveloper's plans and specifications for development or rehabilitation with respect to their conformance with the provisions of the renewal plan and in order to achieve harmonious development of the project area. The Department also reserves the right to refuse to approve any such drawings, plans or specifications that are not suitable or desirable, in its opinion, for aesthetic or functional reasons; and in so passing upon such drawings, plans and specifications, it shall have the right to take into consideration, but shall not be limited to, the suitability of the site plan, architectural treatment, building plans, elevations, materials and color,

construction details, access, parking, loading, landscaping, identification signs, exterior lighting, refuse collection details, streets, sidewalks and the harmony of the plans with the surroundings.

b. Design Objectives

Approval of plans for development shall be based, also, upon an evaluation of the degree to which they meet the following basic design objectives and any detailed standards that may, at a later time, be derived from them. The basic design objective is to create an environment conducive to an improved neighborhood with better living conditions.

(1) Residential design objectives

All residential units shall be designed so as to provide a reasonable degree of protection from visual intrusion and noise between one unit and another and between each unit and its immediate environment. Such protection should be achieved while maintaining an acceptable standard of internal lighting and ventilation wherever possible.

All residential units shall be provided with access to an area for storage of garbage. This area should be suitable for such use as appropriately located in relation to surrounding uses. Access shall be reasonably direct and entirely within the boundaries of a single site. The storage area shall be large enough to contain the garbage can and a reasonable amount of additional space for bulky items and spillage. Storage areas in new construction and multiple dwelling units should be permanently screened from general view.

All residential sites shall be developed in toto for uses permitted in this plan, and any division of space for separate functions should be shown on the development plans. This refers not only to space within the dwelling unit, but also to open areas of the site. Such outdoor functions should be indicated on the plans (for example, access path, storage area, drying yard, play lot, garden) together with proposals for effective site modification (for example, paving, screening, planting, terracing). Functional areas should be suitable for the uses proposed on the basis of location, site development, access, size, visibility and relationship to adjoining uses.

(2) Building design objectives

Each building unit shall be an integral element of the overall site design and shall reflect and complement the character of the surrounding area.

Non-residential buildings shall be located so as to be compatible with surrounding living areas and organized in a manner to coordinate employee and customer physical requirements. Building facades shall be complementary to those adjacent in terms of amenity and appearance.

(3) Parking design objectives

Off-street parking areas shall be designed with careful regard given to orderly arrangement, landscaping, ease of access and as an integral part of the total site design. All parking areas shall be screened from adjacent streets by dense screen planting and /or masonry screening walls.

Vehicular access to the parking area shall be direct and not in conflict with vehicular movement which services the various uses within the site. Ingress and egress points shall be well distanced from intersections to avoid congestion and interference with traffic.

(4) Loading design objectives

Loading space shall be provided to the maximum extent possible in convenient off-street facilities to serve business uses in the area.

(5) Street, pedestrian walkways and open space objectives

Developers shall provide adequate open space in combination with the proper siting of buildings and location of off-street parking areas. Streets, pedestrian walkways and open spaces including street furniture and signs, shall be designed as an integral part of the overall design, properly related to adjacent existing and proposed buildings.

(6) Landscape design objectives

A coordinated landscape program shall be developed covering the entire area to incorporate the landscape treatment for open space, streets and parking areas into a coherent and integrated arrangement. Landscaping shall include trees, shrubbery, and planting in combination with related paving and surface treatment.

The LPA will fully utilize its Design Advisory Panel to work with developers in the achievement of high quality site, building and landscape design.

5. Duration of Provisions and Requirements

The land use provisions and building requirements of this Plan shall be in effect for a period of not less than 40 years following the date of the approval of this plan by the Mayor and City Council of Baltimore.

6. Provision of Relocation

The Department of Housing and Community Development assures that before individuals or families are displaced from their dwelling units due to the requirements of the plan, standard housing within the displacees' financial means shall be provided.

## 7. Priorities

- a. Residents located within the project area, as of the date of approval of this plan, if displaced through the requirements of the plan, shall be given a priority by the Department of Housing and Community Development under procedures developed by it in renting or purchasing such residential living space as will become available within the project area.
- b. Institutions located within the project area, as of the date of approval of this plan, if displaced through the requirements of this plan, shall be given a priority, wherever possible, by the Department of Housing and Community Development under procedures developed by it in purchasing land suitable for institutional development.

## F. OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF STATE AND LOCAL LAWS

The following information is required by Ordinance No. 152 of the Mayor and City Council of Baltimore, approved June 28, 1968.

### 1. Land Disposition

- a. Land and property interests acquired by the Mayor and City Council within the area will be disposed of by sale, lease, conveyance, or transfer or other means available to the City, in accordance with the provisions of this plan.
- b. The parcels shown on the Land Disposition Map, Exhibit ND 401-3, as available for disposition, are schematic and approximate. The Department of Housing and Community Development shall have the right, in its discretion, to fix their precise boundaries and size. For purposes of disposition, the parcels, or lots, as shown on the Land Disposition Map, may be subdivided or combined.

### 2. Zoning

All appropriate provisions of the Zoning Ordinance of Baltimore City shall apply to properties in the Coldspring NDP area as shown on the Zoning Districts Map, Exhibit ND 401-4. In order to implement the urban renewal plan, zoning district changes as designated on Exhibit ND 401-4 will be required. These changes require amendment to the zoning ordinance. Action to this effect will be initiated during the execution of the plan.

### 3. Reasons for the Various Provisions of this Plan

- a. Existing land use within the area is predominantly open land with some industrial, institutional and residential uses. Renewal objectives can only be achieved by the acquisition and virtual clearance of the site to enable the site to be developed as a total new community.
- b. Existing pressures for development on the site indicate that coordinated planned development of the site will not be possible without urban renewal action.

- c. The Coldspring Plan will provide additional land to Cylburn Park and will control access to it to ensure continued protection of the park environment through a detailed process of site plan, architectural, and environmental review of all proposed development projects.
- d. Existing industrial development along the Jones Falls is continually subject to flooding and must be relocated. The Coldspring Plan will not allow any new private buildings to be constructed in the flood plain.
- e. Coldspring will provide an abundance of new housing for moderate and middle income residents.
- f. The Coldspring plan will provide a large amount of new public open space of both a local and regional character.

#### G. PROCEDURES FOR CHANGES IN APPROVED PLAN

The urban renewal plan may be amended from time to time upon compliance with the requirements of law, provided that prior to passage of any ordinance amending the urban renewal plan, a public hearing shall be held, and providing further that with respect to any land in the project area previously disposed of by the LPA for use in accordance with the urban renewal plan, the then owner of such land shall receive, at least ten (10) days prior to such hearing, written notice of the time and place of such hearing and information as to where a copy of the proposed amendments may be inspected and, providing further, that the Department of Housing and Community Development shall receive the written consent of the then owner of such land whose interests therein are materially affected by such amendment.

#### H. SEPARABILITY

In the event it be judicially determined that any word, phrase, clause, sentence, paragraph, section or part in or of this plan, or the application thereof to any person or circumstances is invalid, the remaining provisions and the application of such provisions to other persons or circumstances shall not be affected thereby, it being hereby declared that the remaining provisions of the plan without the word, phrase, clause, sentence, paragraph, section or part, or the application thereof, so held invalid would have been adopted and approved.

Exhibit ND 401-1: General Land Use Plan

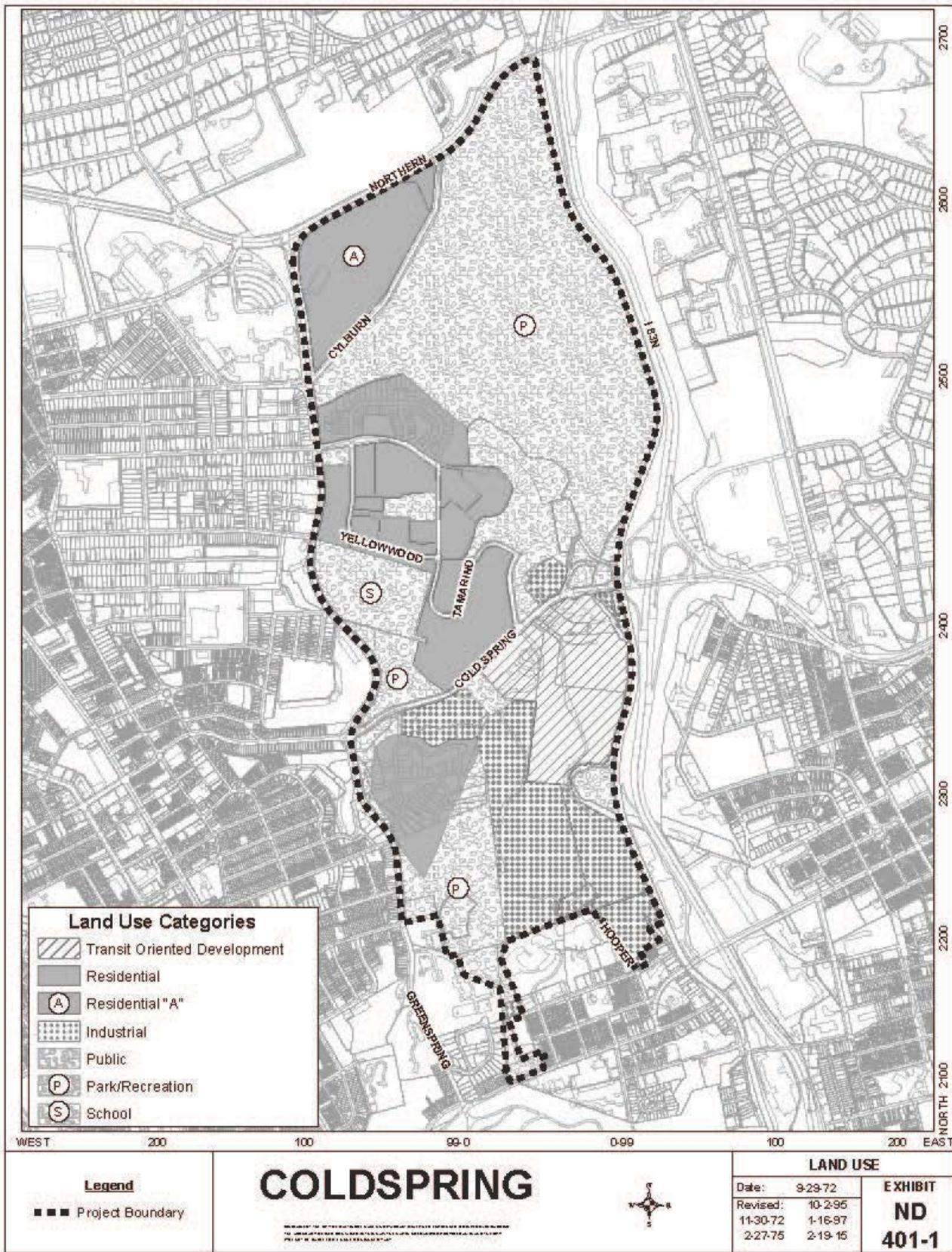


Exhibit ND 401-3: Land Disposition

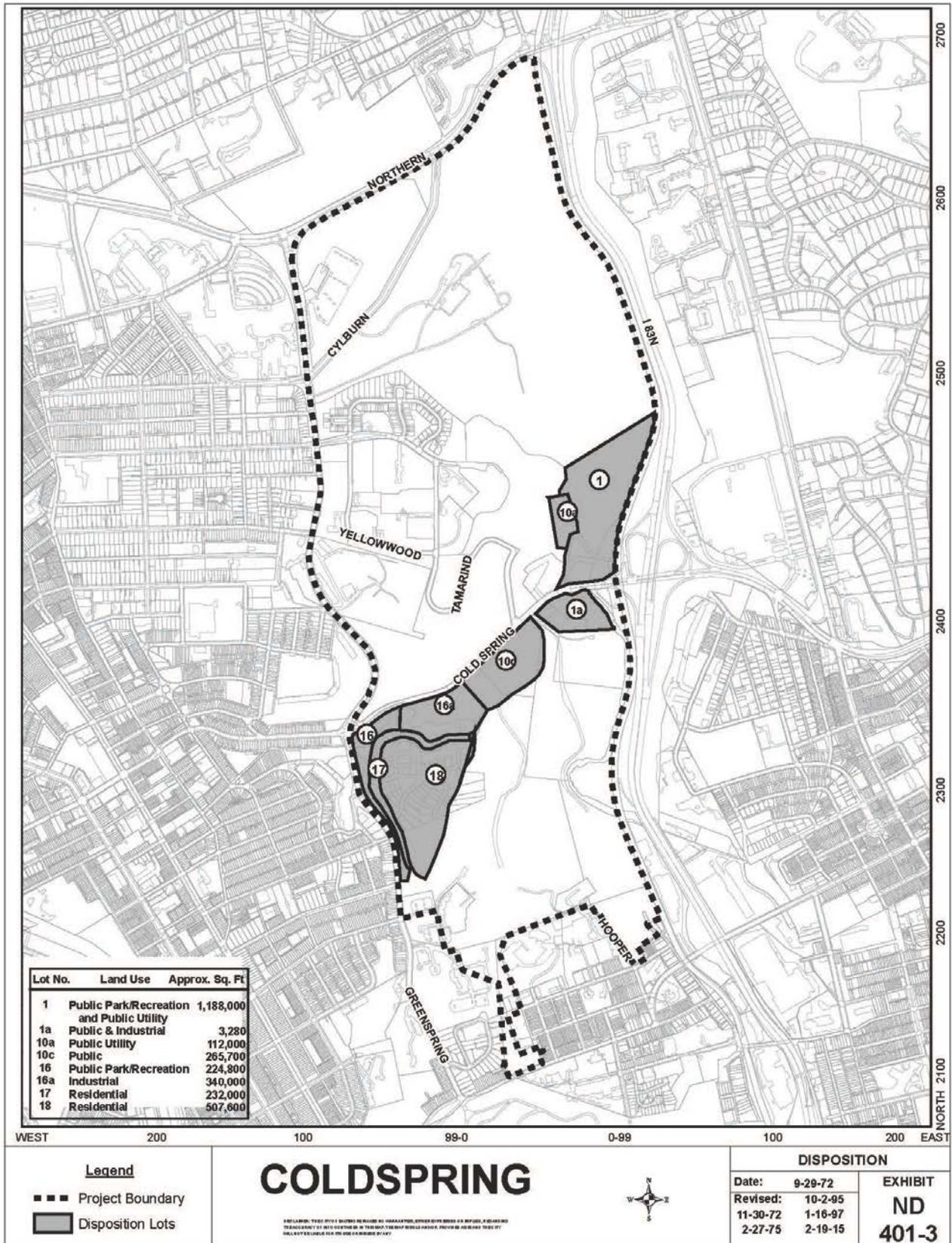


Exhibit ND 401-4: Zoning Districts

