

URBAN RENEWAL PLAN  
HAMPDEN BUSINESS AREA

DISCLAIMER:

The following document has been prepared in an electronic format which permits direct printing of the document on 8.5 by 11 inch dimension paper.

If the reader intends to rely upon provisions of this Urban Renewal Plan for any lawful purpose, please refer to the ordinances, amending ordinances and minor amendments relevant to this Urban Renewal Plan.

While reasonable effort will be made by the City of Baltimore Development Corporation to maintain current status of this document, the reader is advised to be aware that there may be an interval of time between the adoption of any amendment to this document, including amendment(s) to any of the exhibits or appendix contained in the document, and the incorporation of such amendment(s) in the document.

By printing or otherwise copying this document, the reader hereby agrees to recognize this disclaimer.

URBAN RENEWAL PLAN  
HAMPDEN BUSINESS AREA

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
BALTIMORE, MARYLAND

Approved By

THE MAYOR AND CITY COUNCIL OF BALTIMORE

By Ordinance No. 285

February 17, 1977

REVISIONS SINCE ORIGINAL APPROVAL BY THE MAYOR AND CITY COUNCIL:

- I. Amendment No. 1, dated February 10, 1997, approved by the Mayor and City Council of Baltimore by Ordinance No. 261, dated May 14, 1998.
- II. Amendment No. 2, dated -----, 2000, approved by the Mayor and City Council of Baltimore by Ordinance No. 00-89, dated November 3, 2000.

HAMPDEN BUSINESS AREA

URBAN RENEWAL PLAN

TABLE OF CONTENTS

	<u>Paragraph Reference</u>	<u>Page</u>
PROJECT DESCRIPTION	A.	1
Boundary Description	A.1.	1
Plan Objectives	A.2.	5
Types of Proposed Renewal Action	A.3.	6
LAND USE PLAN	B.	6
Land Use Plan	B.1.	6
Land Use Provisions and Standards	B.2.	6
Permitted Uses	B.2.a.	6
Regulations, Controls and Restrictions on Land to be Acquired	B.2.b.	7
Applicability of Provisions and Requirements to Property not to be acquired	B.2.c.	9
TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES	C.	9
Acquisition	C.1.	9
Conditions Under Which Properties Not Designated for Acquisition May be Acquired	C.1.b.	9
Non-Salvable and Non-Compliance with Provisions	C.1.b.(1)	9
Actions to be followed by the Department of Housing and Community Development Upon Acquisition of Properties as Non-Salvable or for Non-Compliance with Provisions	C.1.c.	10
Relocation	C.1.d.	10

	<u>Paragraph Reference</u>	<u>Page</u>
Rehabilitation of Commercial Properties	C.2.	11
Building Fronts and Sides Abutting Streets	C.2.a.	11
Rear and Side Walls	C.2.b.	14
Roofs	C.2.c.	14
Auxiliary Structures	C.2.d.	14
Rear and Side Yards	C.2.e.	14
Existing Passageways	C.2.f.	15
Signs	C.3.g.	15
Period of Compliance	C.2.h.	17
Design Review and Approval	C.2.i.	17
 REVIEW OF DEVELOPER'S PLANS	 D.	 18
Department of Housing and Community Development Review	D.1.	18
Design Objectives	D.2.	18
Building Design Objectives	D.2.a.	18
Parking Design Objectives	D.2.b.	18
Loading Design Objectives	D.3.c.	19
Street, Pedestrian Walkways and Open Space Objectives	D.2.d.	19
Landscape Design Objectives	D.2.e.	19
Developer's Obligations	D.3.	19
New Construction and Rehabilitation	D.4.	20
Demolition	D.5.	20

	<u>Paragraph Reference</u>	<u>Page</u>
OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF STATE AND LOCAL LAWS	E.	20
Land Disposition	E.1.	20
Zoning	E.2.	20
Reasons for the Various Provisions of this Plan	E.3.	21
DURATION OF PROVISIONS AND REQUIREMENTS	F.	21
PROCEDURES FOR CHANGES IN APPROVED PLANS	G.	21
SEPARABILITY	H.	22

#### EXHIBITS

Land Use Plan Map, Exhibit 1, dated as revised ----- , 2000

Property Acquisition Map, Exhibit 2, dated 9/9/76

Land Disposition Map, Exhibit 3, dated 9/9/76

Zoning District Map, Exhibit 4, dated 9/9/76 or as revised upon separate approval of rezoning ordinance for 3601-3611 Elm Avenue

HAMPDEN BUSINESS AREA

URBAN RENEWAL PLAN

A. PROJECT DESCRIPTION

1. Boundary Description

BEGINNING FOR THE SAME AT A POINT FORMED BY THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY LINE OF WEST 36<sup>TH</sup> STREET AND AN EXTENDED LINE OF THE WESTERN RIGHT-OF-WAY LINE OF FALLS ROAD; THENCE RUNNING IN A SOUTHERLY DIRECTION ACROSS WEST 36<sup>TH</sup> STREET AND BINDING ON SAID EXTENDED LINE AND THE WESTERN RIGHT-OF-WAY LINE OF FALLS ROAD TO A POINT OF INTERSECTION WITH AN EXTENSION OF THE NORTHERN LOT LINE OF LOT 46, WARD 13, SECTION 13, BLOCK 3526; THENCE RUNNING IN AN EASTERLY DIRECTION CROSSING FALLS ROAD AND BINDING ON SAID EXTENDED LINE AND THE NORTHERN LOT LINE OF LOT 46, WARD 13, SECTION 13, BLOCK 3526 TO A POINT OF INTERSECTION WITH THE EASTERN LOT LINE OF LOT 46, WARD 13, SECTION 13, BLOCK 3526; THENCE RUNNING IN A SOUTHERLY DIRECTION AND BINDING ON THE EASTERN LOT LINE OF LOT 46, WARD 13, SECTION 13, BLOCK 3526 TO A POINT OF INTERSECTION WITH THE SOUTHERN RIGHT-OF-WAY OF A 10' ALLEY; THENCE RUNNING IN AN EASTERLY DIRECTION AND BINDING ON THE SOUTHERN RIGHT-OF-WAY LINE OF SAID 10' ALLEY TO A POINT OF INTERSECTION WITH THE EASTERN RIGHT-OF-WAY LINE OF HICKORY AVENUE; THENCE RUNNING IN A SOUTHERLY DIRECTION AND BINDING ON THE EASTERN RIGHT-OF-WAY LINE OF HICKORY AVENUE TO A POINT OF INTERSECTION WITH THE SOUTHERN RIGHT-OF-WAY OF A 10' ALLEY; THENCE RUNNING IN AN EASTERLY DIRECTION AND BINDING ON THE SOUTHERN RIGHT-OF-WAY OF SAID 10' ALLEY TO A POINT OF INTERSECTION WITH THE WESTERN RIGHT-OF-WAY OF ROLAND AVENUE; THENCE RUNNING IN A SOUTHERLY DIRECTION AND BINDING ON THE WESTERN RIGHT-OF-WAY OF ROLAND AVENUE TO A POINT OF INTERSECTION WITH AN EXTENDED LINE OF THE SOUTHERN RIGHT-OF-WAY OF A 20' ALLEY; THENCE RUNNING IN AN EASTERLY DIRECTION CROSSING ROLAND AVENUE AND BINDING ON SAID EXTENDED LINE AND THE SOUTHERN RIGHT-OF-WAY LINE OF A 20' ALLEY TO A POINT OF INTERSECTION WITH THE WESTERN RIGHT-OF-WAY LINE OF A 19' ALLEY; THENCE RUNNING IN



A SOUTHERLY DIRECTION AND BINDING ON THE WESTERN RIGHT-OF-WAY LINE OF SAID 19' ALLEY TO A POINT OF INTERSECTION WITH THE NORTHERN LOT LINE OF LOT 23, WARD 13, SECTION 13, BLOCK 3530; THENCE RUNNING IN AN EASTERLY DIRECTION FOR A DISTANCE OF EIGHT FEET PLUS OR MINUS TO A POINT OF INTERSECTION WITH THE WESTERN RIGHT-OF-WAY LINE OF A 10' ALLEY; THENCE RUNNING IN A SOUTHERLY DIRECTION AND BINDING ON THE WESTERN RIGHT-OF-WAY LINE OF SAID 10' ALLEY TO A POINT OF INTERSECTION WITH THE SOUTHERN RIGHT-OF-WAY LINE OF A 10' ALLEY; THENCE RUNNING IN AN EASTERLY DIRECTION AND BINDING ON THE SOUTHERN RIGHT-OF-WAY LINE OF SAID 10' ALLEY, CROSSING PLEASANT PLACE AND CONTINUING TO BIND ON THE SOUTHERN RIGHT-OF-WAY LINE OF SAID 10' ALLEY TO A POINT OF INTERSECTION WITH THE EASTERN RIGHT-OF-WAY LINE OF A 10' ALLEY; THENCE RUNNING IN A NORTHERLY DIRECTION AND BINDING ON THE EASTERN RIGHT-OF-WAY LINE OF SAID 10' ALLEY TO A POINT OF INTERSECTION WITH THE SOUTHERN LOT LINE OF LOT 58, WARD 13, SECTION 13, BLOCK 3530; THENCE RUNNING IN A WESTERLY DIRECTION AND BINDING ON THE SOUTHERN LOT LINE OF LOT 58, WARD 13, SECTION 13, BLOCK 3530 FOR A DISTANCE OF THIRTY FEET PLUS OR MINUS; THENCE RUNNING IN A NORTHERLY DIRECTION ALONG A LINE PARALLEL TO ELM AVENUE AND BINDING ON SAID LINE TO A POINT OF INTERSECTION WITH THE SOUTHERN RIGHT-OF-WAY LINE OF A 20' ALLEY; THENCE RUNNING IN AN EASTERLY DIRECTION AND BINDING ON THE SOUTHERN RIGHT-OF-WAY LINE OF SAID 20' ALLEY, CROSSING ELM AVENUE, TO A POINT OF INTERSECTION WITH THE EASTERN RIGHT-OF-WAY LINE OF ELM AVENUE; THENCE, RUNNING IN A NORTHERLY DIRECTION AND BINDING ON THE EASTERN RIGHT-OF-WAY LINE OF ELM AVENUE TO A POINT OF INTERSECTION WITH THE SOUTHERN RIGHT-OF-WAY LINE OF A 10' ALLEY; THENCE RUNNING IN AN EASTERLY DIRECTION AND BINDING ON THE SOUTHERN RIGHT-OF-WAY LINE OF SAID 10' ALLEY, CROSSING CHESTNUT AVENUE ALONG AN EXTENSION OF THE SOUTHERN RIGHT-OF-WAY LINE OF SAID 10' ALLEY TO A POINT OF INTERSECTION WITH THE EASTERN RIGHT-OF-WAY LINE OF CHESTNUT AVENUE; THENCE RUNNING IN A SOUTHERLY DIRECTION AND BINDING ON THE EASTERN RIGHT-OF-WAY LINE OF CHESTNUT AVENUE TO A POINT OF INTERSECTION WITH THE SOUTHERN LOT LINE OF LOT 41, WARD 13, SECTION 14, BLOCK 3534; THENCE

RUNNING IN AN EASTERLY DIRECTION AND BINDING ON THE SOUTHERN LOT LINE OF LOT 41, WARD 13, SECTION 14, BLOCK 3534, CROSSING A 12' ALLEY ON AN EXTENDED LINE OF THE SOUTHERN LOT LINE OF LOT 41, WARD 13, SECTION 14, BLOCK 3534 TO A POINT OF INTERSECTION WITH THE EASTERN RIGHT-OF-WAY LINE OF SAID 12' ALLEY; THENCE RUNNING IN A NORTHERLY DIRECTION AND BINDING ON THE EASTERN RIGHT-OF-WAY LINE OF SAID 12' ALLEY, CROSSING WEST 36<sup>TH</sup> STREET ALONG AN EXTENSION OF THE EASTERN RIGHT-OF-WAY LINE OF SAID 12' ALLEY TO A POINT OF INTERSECTION WITH THE NORTHERN RIGHT-OF-WAY LINE OF WEST 36<sup>TH</sup> STREET; THENCE RUNNING IN A WESTERLY DIRECTION AND BINDING ON THE NORTHERN RIGHT-OF-WAY LINE OF WEST 36<sup>TH</sup> STREET TO A POINT OF INTERSECTION WITH THE EASTERN RIGHT-OF-WAY LINE OF A 10' ALLEY; THENCE RUNNING IN A NORTHERLY DIRECTION AND BINDING ON THE EASTERN RIGHT-OF-WAY LINE OF SAID 10' ALLEY TO A POINT OF INTERSECTION WITH AN EXTENDED LINE OF THE NORTHERN LOT LINE OF LOT 42, WARD 13, SECTION 1, BLOCK 3536-A; THENCE RUNNING IN A WESTERLY DIRECTION AND BINDING ON SAID EXTENDED LINE AND THE NORTHERN LOT LINE OF LOT 42, WARD 13, SECTION 1, BLOCK 3536-A TO A POINT OF INTERSECTION WITH THE EASTERN RIGHT-OF-WAY LINE OF CHESTNUT AVENUE; THENCE RUNNING IN A NORTHERLY DIRECTION AND BINDING ON THE EASTERN RIGHT-OF-WAY LINE OF CHESTNUT AVENUE TO A POINT OF INTERSECTION WITH AN EXTENDED LINE OF THE NORTHERN RIGHT-OF-WAY LINE OF BERRY STREET; THENCE RUNNING IN A WESTERLY DIRECTION AND BINDING ON SAID EXTENDED LINE AND THE NORTHERN RIGHT-OF-WAY LINE OF BERRY STREET, CROSSING PAINE STREET AND CONTINUING TO A POINT OF INTERSECTION WITH THE EASTERN RIGHT-OF-WAY LINE OF A 10' ALLEY; THENCE RUNNING IN A NORTHERLY DIRECTION AND BINDING ON THE EASTERN RIGHT-OF-WAY LINE OF SAID 10' ALLEY TO A POINT OF INTERSECTION WITH AN EXTENSION OF THE NORTHERN LOT LINE OF LOT 49/50, WARD 13, SECTION 1, BLOCK 3537; THENCE RUNNING IN A WESTERLY DIRECTION ALONG AND BINDING ON SAID EXTENDED LINE AND THE NORTHERN LOT LINE OF LOT 49/50, WARD 13, SECTION 1, BLOCK 3537, CROSSING ELM AVENUE TO A POINT OF INTERSECTION WITH THE WESTERN RIGHT-OF-WAY LINE OF ELM AVENUE; THENCE RUNNING IN A SOUTHERLY DIRECTION AND BINDING ON THE WESTERN RIGHT-OF-WAY LINE OF ELM

AVENUE TO A POINT OF INTERSECTION WITH THE SOUTHERN LOT LINE OF LOT  
38, WARD 13, SECTION 1, BLOCK 3538;

THENCE RUNNING IN A WESTERLY DIRECTION AND BINDING ON THE SOUTHERN LOT LINE OF LOT 38, WARD 13, SECTION 1, BLOCK 3538 TO A POINT OF INTERSECTION WITH THE EASTERN RIGHT-OF-WAY LINE OF A 10' ALLEY; THENCE RUNNING IN A NORTHERLY DIRECTION AND BINDING ON THE EASTERN RIGHT-OF-WAY LINE OF SAID 10' ALLEY TO A POINT OF INTERSECTION WITH AN EXTENDED LINE OF THE SOUTHERN LOT LINE OF LOT 4, WARD 13, SECTION 1, BLOCK 3538; THENCE RUNNING IN A WESTERLY DIRECTION ALONG AND BINDING ON SAID EXTENDED LINE AND THE SOUTHERN LOT LINE OF LOT 4, WARD 13, SECTION 1, BLOCK 3538 TO A POINT OF INTERSECTION WITH THE EASTERN LOT LINE OF LOT 1/3, WARD 13, SECTION 1, BLOCK 3538; THENCE RUNNING IN A SOUTHERLY DIRECTION AND BINDING ON THE EASTERN LOT LINE OF LOT 1/3, WARD 13, SECTION 1, BLOCK 3538 TO A POINT OF INTERSECTION WITH THE SOUTHERN LOT LINE OF LOT 1/3, WARD 13, SECTION 1, BLOCK 3538; THENCE RUNNING IN A WESTERLY DIRECTION AND BINDING ON THE SOUTHERN LOT LINE OF LOT 1/3, WARD 13, SECTION 1, BLOCK 3538, CROSSING ROLAND AVENUE ALONG AN EXTENDED LINE OF THE SOUTHERN LOT LINE OF LOT 1/3, WARD 13, SECTION 1, BLOCK 3538 TO A POINT OF INTERSECTION WITH THE WESTERN RIGHT-OF-WAY LINE OF ROLAND AVENUE; THENCE RUNNING IN A NORTHERLY DIRECTION AND BINDING ON THE WESTERN RIGHT-OF-WAY LINE OF ROLAND AVENUE TO A POINT OF INTERSECTION WITH THE NORTHERN LOT LINE OF LOT 48, WARD 13, SECTION 2, BLOCK 3539; THENCE RUNNING IN A WESTERLY DIRECTION AND BINDING ON THE NORTHERN LOT LINE OF LOT 48, WARD 13, SECTION 2, BLOCK 3539, CROSSING A 12' ALLEY ALONG AN EXTENSION OF THE NORTHERN LOT LINE OF LOT 48, WARD 13, SECTION 2, BLOCK 3539 TO A POINT OF INTERSECTION WITH THE WESTERN RIGHT-OF-WAY LINE OF A 12' ALLEY; THENCE RUNNING IN A SOUTHERLY DIRECTION AND BINDING ON THE WESTERN RIGHT-OF-WAY LINE OF SAID 12' ALLEY TO A POINT OF INTERSECTION WITH THE NORTHERN LOT LINE OF LOT 1, WARD 13, SECTION 2, BLOCK 3539; THENCE RUNNING IN A WESTERLY DIRECTION AND BINDING ON THE NORTHERN LOT LINE OF LOT 1, WARD 13, SECTION 2, BLOCK 3539, CROSSING HICKORY AVENUE ALONG AN EXTENSION OF THE NORTHERN LOT LINE OF LOT 1, WARD 13, SECTION 2, BLOCK 3539 TO A POINT OF INTERSECTION WITH THE WESTERN RIGHT-OF-WAY LINE OF HICKORY AVENUE; THENCE RUNNING IN A NORTHERLY DIRECTION AND

BINDING ON THE WESTERN RIGHT-OF-WAY LINE OF HICKORY AVENUE TO A POINT OF INTERSECTION WITH THE NORTHERN RIGHT-OF-WAY LINE OF A 10' ALLEY; THENCE RUNNING IN A WESTERLY DIRECTION AND BINDING ON THE NORTHERN RIGHT-OF-WAY LINE OF SAID 10' ALLEY TO A POINT OF INTERSECTION WITH THE EASTERN LOT LINE OF LOT 41, WARD 13, SECTION 2, BLOCK 3540; THENCE RUNNING IN A NORTHERLY DIRECTION AND BINDING ON THE EASTERN LOT LINE OF LOT 41, WARD 13, SECTION 2, BLOCK 3540 TO A POINT OF INTERSECTION WITH THE NORTHERN LOT LINE OF LOT 41, WARD 13, SECTION 2, BLOCK 3540; THENCE RUNNING IN A WESTERLY DIRECTION AND BINDING ON THE NORTHERN LOT LINE OF LOT 41, WARD 13, SECTION 2, BLOCK 3540, CROSSING FALLS ROAD ALONG AN EXTENSION OF THE NORTHERN LOT LINE OF LOT 41, WARD 13, SECTION 2, BLOCK 3540 TO A POINT OF INTERSECTION WITH THE WESTERN RIGHT-OF-WAY LINE OF FALLS ROAD; THENCE RUNNING IN A SOUTHERLY DIRECTION AND BINDING ON THE WESTERN RIGHT-OF-WAY LINE OF FALLS ROAD TO A POINT OF INTERSECTION WITH THE NORTHERN RIGHT-OF-WAY LINE OF WEST 36<sup>TH</sup> STREET; THENCE RUNNING IN A WESTERLY DIRECTION AND BINDING ON THE NORTHERN RIGHT-OF-WAY LINE OF WEST 36<sup>TH</sup> STREET TO THE POINT OF BEGINNING.

## 2. Plan Objectives

The basic goal of this Urban Renewal Plan is the revitalization of the Hampden Business Area in order to create a unique neighborhood retail business district with enhanced viability, attractiveness, and convenience for residents of the surrounding area and of the City as a whole. The objectives of the plan include:

- a. establishing a positive and identifiable image for the Hampden Business Area;
- b. accommodating the expansion of existing retail small business;
- c. promoting new retail business activity in the area;
- d. developing off-street parking that will increase retail commercial activity;
- e. establishing minimum, comprehensive design and rehabilitation standards that will enhance the physical environment of the business area through private investment;
- f. bringing about a general physical improvement of the area through coordinated public improvements; and

- g. providing a pleasant environment for the staging of year-round promotional activities and events.

3. Types of Proposed Renewal Action

- a. Acquisition of properties, disposition, demolition, and redevelopment;
- b. Coordinated public improvements; and
- c. Property rehabilitation that shall comply with the codes and ordinances of the City of Baltimore, and the requirements set forth in this Plan.

B. LAND USE PLAN

1. Land Use Plan

Predominant land uses, streets and all other public rights-of-way proposed or existing to remain, within the project area, are shown on the Land Use Plan Map, Exhibit 1.

2. Land Use Provisions and Standards

a. Permitted Uses

Only the uses shown on the Land Use Plan Map shall be permitted within the project area. The use classifications are Neighborhood Business, Community Business and Public. Accessory uses, including landscaping, off-street parking and off-street loading will be permitted. In addition, certain existing uses will be permitted to continue subject to the provisions governing non-conforming uses set forth below in Section B.2.a.(4).

(1) Neighborhood Business

In the area designated as Neighborhood Business on the Land Use Plan Map, uses shall be limited to those permitted under the B-1 category of the Zoning Ordinance of Baltimore City, including residential.

(2) Community Business

In the area designated as Community Business on the Land Use Plan Map, uses shall be limited to those permitted under the B-2 category of the Zoning Ordinance of Baltimore City, including residential and parking.

(3) Public

In the area designated as Public on the Land Use Plan Map, the use shall be limited to off-street parking.

(4) Non-Conforming Use

A non-conforming use is any lawfully existing use of a building or other structure, or of land which does not conform to the applicable use regulations of the district in which it is located according to the Zoning Ordinance of Baltimore City. Non-conforming uses shall be permitted to continue, subject to the provisions of the Zoning Ordinance of Baltimore City governing non-conformance uses.

b. Regulations, Controls and Restrictions on Land to be Acquired

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:

(1) Provisions Applicable to All Land and Property to be Acquired

(a) General Provisions

- i. No buildings, structure or parking area shall be constructed over an easement within the project area without the prior consent of the Commissioner of the Department of Housing and Community Development and the Director of Public Works.
- ii. No materials shall be stored or permitted to remain outside buildings. No waste material, refuse or garbage shall be permitted to remain outside buildings except as permitted by the Baltimore City regulations regarding containers for garbage; the areas for such containers shall be properly screened.
- iii. Except as otherwise provided in specific lot controls, no signs other than those identifying the structure upon which they are installed or identifying the use conducted therein shall be permitted. No sign shall extend above the roof line or parapet wall of the building to which it is attached; no sign shall project more than 12 inches from the building to which it is attached. No animated or pulsating signs shall be permitted. The total area of exterior signs for each building shall not exceed in gross area three (3) feet times the street frontage, in feet, of the building;

except that signs not exceeding six (6) square feet in area erected for the purpose of directing motorists to the entrance or exit points of off-street parking areas shall be permitted when attached to a fence, screening wall or building wall and shall not be included in the total area calculated for exterior signs.

- iv. All land not covered by structures, paved parking, loading or related service 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, and 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.
- v. The setback areas abutting street right-of-way, with the exception of driveways, sidewalks and other walkways, shall be used exclusively for the planting and growing of trees, shrubs, lawn and other ground covering material. These areas shall not be used for nor considered in computing the parking and/or loading space requirement.
- vi. Exterior ventilation equipment or any mechanical equipment placed outside of a building, including on the roof, shall be effectively screened.

(b) Off-Street Parking Requirements

- i. Parking spaces shall be provided on all lots for development as established in the Zoning Ordinance of Baltimore City, or in such lesser amount as may be authorized by the Board of Municipal and Zoning Appeal as a Special Exception or Variance. In addition to these requirements, off-street parking areas shall be visually screened from public streets and adjacent properties.
- ii. All required parking spaces shall be provided with proper ingress and egress to a public street or alley by means of access drives and aisles.
- iii. All parking facilities shall be effectively screened. Screening shall consist of a masonry wall or durable fence, or combination thereof, not less than four (4) feet in height; in lieu of such wall or fence, a compact evergreen hedge of not less than four (4) feet in height at the times of original planting may be used. Screening and landscaping shall be maintained in good condition and shall be so designed and placed so as not to obstruct vehicle sight distances at entrances and exits.

iv. All exterior (surface) parking areas shall be paved with a hard, dust-free surface, and shall be properly illuminated.

(c) Public Disposition Lot 1 shall be developed for use as a public off-street parking facility. This facility shall comply with the requirements set forth in section B.2.b.(1) of the plan above.

(2) Applicability of Provisions and Requirements to Property not to be Acquired

The provisions of Section B.2.a. (Permitted Uses) above shall apply to all properties not to be acquired within the project area. The provisions of Section B.2.b. shall apply as appropriate to properties not currently proposed to be acquired by this plan if the owners thereof acquire adjacent project land made available by the Department of Housing and Community Development under the provisions of this plan.

C. TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES

1. Acquisition

a. Properties Designated for Acquisition

Properties to be acquired are identified on the Property Acquisition Map, Exhibit 2.

b. Conditions Under Which Properties Not Designated for Acquisition May be Acquired

(1) Non-Salvable and Non-Compliance with Provisions

(a) It may be necessary to acquire by purchase or by condemnation for urban renewal purposes the fee simple interest or any lesser interest in and to such of the remaining properties or portions thereof in the Hampden Business Area not specifically designated for acquisition on the Property Acquisition Map, Exhibit 2, as may be deemed necessary and proper by the Commissioner of the Department of Housing and Community Development to effect the proper implementation of the project. This may include:

i. Any property in the project area containing a non-salvable structure, i.e., a structure which in the opinion of the Commissioner of the Department of Housing and Community Development cannot be economically rehabilitated.

- ii. Any property the owner of which is unable or unwilling to comply or conform to the codes and ordinances of Baltimore City and the Property Rehabilitation Standards set forth in this plan within 24 months from the date of written notice of the required improvements, the Department of Housing and Community Development, after due consideration that the property owner has failed to achieve substantial conformity with the codes and ordinances of Baltimore City, may acquire such property pursuant to the Eminent Domain Law of this State as if the property had originally been planned for acquisition after 90 days written notice to the owner. The Department of Housing and Community Development reserves the right to acquire any such non-complying property for a period of two (2) years from the date of said written 90-days notice by the Department of Housing and Community Development.
- c. Actions to be Followed by the Department of Housing and Community Development Upon Acquisition of Properties as Non-Salvable or for Non-Compliance with Provisions

Upon the acquisition of such properties, the Department of Housing and Community Development will either:

- (1) Demolish the structure or structures thereon and dispose of the land for redevelopment for uses in accordance with this plan; or
  - (2) Sell or lease the property subject to rehabilitation in conformance with the codes and ordinances of Baltimore City, and the Property Rehabilitation Standards set forth in this plan; or
  - (3) Rehabilitate the property in conformance with the codes and ordinances of Baltimore City and the Property Rehabilitation Standards set forth in this plan and dispose of property in accordance with applicable regulations. If sale cannot be consummated by the time rehabilitation is accomplished, property may be rented pending continuing sale efforts.
- d. Relocation
  - (1) The Department of Housing and Community Development assures that before firms or individual business people are displaced from their present location of operation due to the requirements of the plan, standard commercial structures within displacees' financial means, in or near the project area, shall be identified.

## 2. Rehabilitation of Commercial Properties

The following additional standards shall be applied over and above the codes and ordinances of the City of Baltimore to all non-residential uses on the Land Use Plan Map, Exhibit 1, other than those which are scheduled for demolition:

### a. Building Fronts and Sides Abutting Streets

- (1) All structural and decorative elements of building fronts and sides abutting streets shall be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction of that building.
- (2) All cornices, upper story windows (and all other portions of a building containing wood trim) shall be made structurally sound. Rotten or weakened portions shall be removed, repaired, or replaced to match as closely as possible the original patterns. All exposed wood shall be painted or stained, or otherwise treated for protection.
- (3) Windows
  - (a) Windows not in the front of buildings shall be kept properly repaired or, with Fire Department approval, may be closed, in which case sills, lintels and frames must be removed and the opening properly closed to match the material design and finish of the adjacent wall.
  - (b) All windows must be tight-fitting and have sashes of proper size and design. Sashes with rotten wood, broken joints or loose mullions or muntins shall be replaced. All broken and missing windows shall be replaced with glass, plexiglass or lexan. All exposed wood shall be repaired and painted.
  - (c) Window openings in upper floors of the front of the building shall not be filled or boarded up. Windows in unused areas of the upper floors may be backed by a solid surface on the inside of the glass providing that backing is painted in a manner that that is compatible with the exterior facade of the building. Window panes shall not be painted.
- (4) Show Windows:
  - (a) A show window as a part of the building façade shall be defined to include:
    - i. the building face, porches and the entrance area leading to the door,
    - ii. the door, side-lights, transoms, display platforms, devices including lighting and signing designed to be viewed from the public right-of-way and/or the areas visible to the public prior to entering the interior portion of the structure.

- (b) Show windows, entrances, signs, lighting, sun protection, porches, security grilles, etc., shall be compatible, harmonious and consistent with the original scale and character of the structure. All show window elements must be located within 13 feet of grade.
  - (c) Enclosures and housings for security grilles and screens shall be inconspicuous as possible and compatible with other elements of the façade.
  - (d) All exposed portions of the grille, screen or enclosure which are normally painted and all portions which require painting to preserve, protect or renovate the surface shall be painted.
  - (e) All screens and grilles must be constructed so they can be opened or removed. Such screens and grilles shall be opened or removed during the normal business hours of that business.
  - (f) Show windows shall not be painted for advertising purposes but may be painted for authorized identification of the place of business when authorized by the Department of Housing and Community Development.
  - (g) Show windows with aluminum trim, mullions or muntins shall be painted to be consistent and compatible with the overall façade design, or shall be painted with a duranodic paint to present a warm (brown) appearance.
  - (h) No temporary or permanent sign affixed or placed against the inside surface of a show window shall exceed 20% of the area of that show window, unless compatible with the building façade and approved by the Department of Housing and Community.
  - (i) Decalcomanias one square foot or less in area may be affixed to show windows or entrance door windows when same are supplied by credit card companies and carry no text or message other than the identification of such companies.
- (5) Solid or permanently enclosed or covered store fronts shall not be permitted, unless treated as an integral part of the building façade using wall materials and window detailing compatible with the upper floors, or other building surfaces; all damaged, sagging or otherwise deteriorated store fronts, show windows or entrances shall be repaired or replaced.
- (6) Awnings:
- (a) Soft, retractable awnings are permitted over the first floor and on upper floors above windows only.
  - (b) They must be flame proofed.

- (c) They shall not project more than seven (7) feet from the building front, shall not be lower than eight (8) feet above grade, and shall otherwise conform with the provisions of City ordinances.
  - (d) They shall terminate against the building at a height not to exceed thirteen (13) feet above the pavement, or one inch below the second floor window sill, whichever is lower.
  - (e) Rigid or fixed awnings, sun screens or permanent canopies are not permitted on any portion of the building front.
- (7) Adjoining buildings used by the same occupant shall be rehabilitated in a unified and harmonious manner. Each building shall be rehabilitated and repaired with materials and in a manner consistent with the original construction techniques where feasible.
- (8) All exterior front or side walls which have not been wholly or partially resurfaced or built over shall be repaired and cleaned or painted in an acceptable manner. Brick walls shall be painted where necessary. Painted masonry walls shall have loose material removed and be painted a single color except for trim which may be another color. Patched walls shall match the existing adjacent surfaces as to materials, color, bond and joining.
- (9) Applied facing materials shall be treated as follows: if original and corrugated metal, they shall be painted a duranodic (bronze) color; if original and other than corrugated metal, they shall be repaired as necessary according to the minimum standards set forth in this ordinance; applied formstone may be painted with the approval of the Department of Housing and Community Development; if not original and metal siding or wood, they are to be removed within 24 months to reveal the original exterior material.
- (10) Dormer windows on roofs sloping toward the shopping street shall be treated in accordance with the same criteria as building fronts.
- (11) Existing miscellaneous elements on the building fronts, such as empty electrical or other conduits, unused sign brackets, etc., shall be eliminated.
- (12) Sheet metal gutters and downspouts shall be repaired or replaced as necessary and shall be neatly located and securely installed. Gutters and downspouts shall be painted to harmonize with the other building front colors.

b. Rear and Side Walls

- (1) Rear and side walls shall be repaired and painted to present a neat and fresh appearance. Rear walls shall be painted to cover evenly all miscellaneous patched and filled areas or be stuccoed to present an even and uniform surface.
- (2) Side walls, where visible from any of the streets, shall be finished or painted so as to harmonize with the front of the building.

c. Roofs

- (1) Chimneys, elevator penthouses or any other auxiliary structure on the roofs shall be repaired and cleaned as required for rear and side walls. Any construction visible from the street or from other buildings shall be finished so as to be harmonious with other visible building walls.
- (2) Any mechanical equipment placed on a roof shall be so located as to be hidden from view from the shopping streets, and to be inconspicuous as possible from other viewpoints. Equipment shall be screened with suitable elements of a permanent nature or finished so as to harmonize with the rest of the building. Where such screening is unfeasible, equipment shall be installed in a neat, presentable manner and shall be painted in such a manner as to minimize its visibility.
- (3) Television and radio antennae shall be located so as to be as inconspicuous as possible.
- (4) Roofs shall be kept free of trash, debris, or any other element which is not a permanent part of the building or a functioning element of its mechanical or electrical system.

d. Auxiliary Structures

Structures at the rears of buildings attached or unattached to the principal commercial structure which are structurally deficient, shall be properly repaired or demolished.

e. Rear and Side Yards

Where a rear or side yard exists or is created through the demolition of structures, the Owner shall condition the open area in one of the two ways as outlined below. The Owner shall submit his proposal for use of space to the Department for approval.

- (1) Provision of Storage and Loading: a rear or side yard used for storage areas and loading areas shall be appropriately screened from all adjacent streets.

Appropriate screening shall include, but is not necessarily limited to, solid and perforated masonry walls at least five feet six inches in height, solid fences and trees, and shrubs planted at appropriate intervals or a combination of these.

- (2) Provision of Parking Area: an unenclosed rear or side yard may be used as a parking area providing that it is properly paved, illuminated and maintained. A sign not exceeding six (6) square feet may be used to identify and control parking and loading. The building occupant shall be responsible for maintenance of the parking area in a neat and clean manner. No storage of trash containers shall be allowed in this area except when housed in permanent structures of acceptable design.

f. Existing Passageways

- (1) All existing passageways fronting on any street or alley shall comply with all of the terms of this Plan, especially maintenance and repair of exterior walls.
- (2) They shall be kept structurally intact and free from hazards to the general public.
- (3) They shall be kept free of debris.
- (4) All masonry surfaces shall be painted.
- (5) Provision for metal security gates at each end of such passageways shall be the responsibility of the occupants of buildings immediately adjacent. These gates must be provided with a lock. Non-metal gates and non-metal locks are not permitted. It shall be the responsibility of first floor occupants of buildings immediately adjacent to both sides of such passageways to lock gates after normal business hours. Passageways must be provided with sufficient lighting if gates are to be left unlocked during normal business hours of darkness. When security gates are “open”, they shall be fixed to the wall either by a metal latch or wood device.

g. Signs

- (1) No signs other than those identifying the property where they are installed or identifying the use conducted therein shall be permitted. Advertising by material or product manufacturer shall not be permitted except as primary identification of an establishment.

All lighting and electrical elements such as wires, conduits, junction boxes, transformers, ballasts, switches and panel boxes shall be concealed from view as much as possible.

- (2) Flat signs shall be placed parallel to the building face and shall not project more than 12" from the surface of the building and shall not exceed in area three times the width in feet of the frontage of the building. In the case of corner properties, each façade is to be calculated separately as to size allowed for each. Flat signs shall be placed no higher than the bottom of the second story window where windows exist or 13 feet above grade level, whichever is lower. Lettering applied to ground floor show windows or entrance doors shall not exceed two and one-half (2-1/2) inches in height, and the text limited to identification of the business. Signs identifying the occupant shall be permitted at rear entrance doors but shall not exceed six square feet in size, except where authorized by the Department of Housing and Community Development.
- (3) Marquees, other than for theaters in operation, or projecting signs shall not be permitted on any portion of any building.
- (4) Painted signs on building surfaces or use of separate cutout letters shall be permitted in accordance with the above limits for flat signs.
- (5) Non-illuminated secondary signs shall be permitted for the identification of commercial tenants occupying the upper floors of a building. Such signs shall not exceed two (2) square feet in area and shall not project more than one inch beyond the surface of the building, nor shall they be placed higher than (13) feet above grade level.
- (6) Roof top signs, signs above the parapet of a building, billboards, or outdoor advertising signs painted or mounted on structures other than billboards, except as otherwise herein provided, shall not be permitted.
- (7) Painted or inlaid signs on cloth awnings are permitted.
- (8) Flashing or moving signs other than barber poles shall not be permitted.
- (9) All signs not conforming to the above regulations shall be removed within two years from date of enactment of this plan except billboards larger than sixty square feet, which shall be removed within five years. No lease for such billboards expiring after date of enactment of this plan shall be renewed. Future minor privilege permits for signs shall be issued only for those signs meeting project design criteria.
- (10) No private signs shall be permitted except as herein provided or as otherwise authorized by the Department of Housing and Community Development for temporary purposes not exceeding thirty days.

h. Period of Compliance

To the extent that rehabilitation requirements for commercial uses are specifically applicable to the Hampden Business Area and are not generally required elsewhere, the work necessary to meet such requirements shall be undertaken within two (2) years from the approval of this plan by ordinance. No work, alterations or improvements shall be undertaken after enactment of this plan which do not conform with the requirements herein.

Nothing herein shall be construed to permit any sign, construction, alteration, change, repair, use or any other matter otherwise forbidden or restricted or controlled by any other public law.

i. Design Review and Approval

- (1) It shall be the responsibility of the Department of Housing and Community Development to supervise that part of this Renewal Plan dealing with design, code enforcement and inspection.
- (2) Designs for all improvements, modification, repairs, rehabilitation or painting affecting the exterior of the existing buildings, yards, show windows, signs and new construction shall be submitted to the Department of Housing and Community Development and written approval by the Department shall be required before obtaining the necessary permits and proceeding with the work.
- (3) The Department of Housing and Community Development shall be concerned with all aspects of design affecting exterior appearance, and in particular with the following:
  - (a) Colors to be used on buildings and signs.
  - (b) Design of show windows and entrance area, including choice of materials and types of security devices.
  - (c) Design of signs, methods of illumination, colors, materials, methods of suspension.
  - (d) Conditioning of rear yard spaces, location of delivery signs.
  - (e) All exterior materials and colors.
  - (f) Design of awnings, shutters and upper floor windows.
  - (g) Compatibility of new construction, as to scale, color, materials and signing.

## D. REVIEW OF DEVELOPER'S PLANS

### 1. Department of Housing and Community Development Review

The Department of Housing and Community Development specifically reserves the right to review and approve the Developer's plan and specifications for development with respect to their conformance with the provisions of the renewal plan and in order to achieve harmonious development of the project area. Such review and approval shall take into consideration, but shall not be limited to, the suitability of the site plans, 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.

The Department of Housing and Community Development will fully utilize its Design Advisory Panel to work with Developers in the achievement of high quality site, building, and landscape design.

### 2. Design Objectives

#### a. Building Design Objectives

Each building unit, whether existing or proposed, 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 façades shall be complementary to those adjacent in terms of amenity and appearance.

#### b. 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 areas 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.

c. 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.

d. 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.

e. 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 plantings in combination with related paving and surface treatment.

3. Developer's Obligations

- a. The Developer shall not enter into, execute or be a party 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 non-discrimination provision shall be included in the instruments and the City of Baltimore shall be deemed a beneficiary of such covenants and shall be entitled to enforce it. The Developer shall comply with all State and local laws, in effect from time to time, prohibiting discrimination or segregation.
- b. The Developer shall devote the land to those uses specified in the plan and to no other uses.
- c. The Developer 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 interest he acquired or any part thereof without the prior written consent of the Department of Housing and Community Development or until the Department shall have certified in writing that the Developer has completed the improvements, construction and development in the area.

4. New Construction and Rehabilitation

All plans for new construction (including parking lots) or rehabilitation of any property 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.

5. Demolition

All applications for demolition permits shall be submitted to the Department of Housing and Community Development for review and approval. Upon finding that the proposed demolition is consistent with the objectives of the urban renewal plan, the Commissioner of the Department of Housing and Community Development shall authorize the issuance of the necessary permit. If the Commissioner finds that the proposal is inconsistent with the urban renewal plan and therefore denies the issuance of the permit, he shall, within 90 days of such denial, seek approval of the Board of Estimates to acquire for and on behalf of the Mayor and City Council of Baltimore the property, in whole or in part, on which said demolition was to have occurred by purchase, lease, condemnation, gift or other legal means for the renovation, rehabilitation and disposition thereof. In the event that the Board of Estimates does not authorize the acquisition, the Commissioner shall, without delay, issue the demolition permit.

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

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 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, other than herein provided, shall apply to properties in the project area, as shown on the Zoning Districts Map, Exhibit 4.

3. Reasons for the Various Provisions of this Plan
  - a. Establishing a positive and identifiable image for the Hampden Business Area;
  - b. Accommodating the expansion of existing retail small businesses;
  - c. Promoting new retail business activity in the area;
  - d. Developing off-street parking that will increase commercial activity;
  - e. Establishing minimum, comprehensive design and rehabilitation standards that will enhance the business area through private investment; and
  - f. Bringing about a general physical improvement of the area through coordinated public improvements.

F. DURATION OF PROVISIONS AND REQUIREMENTS

The provisions and 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.

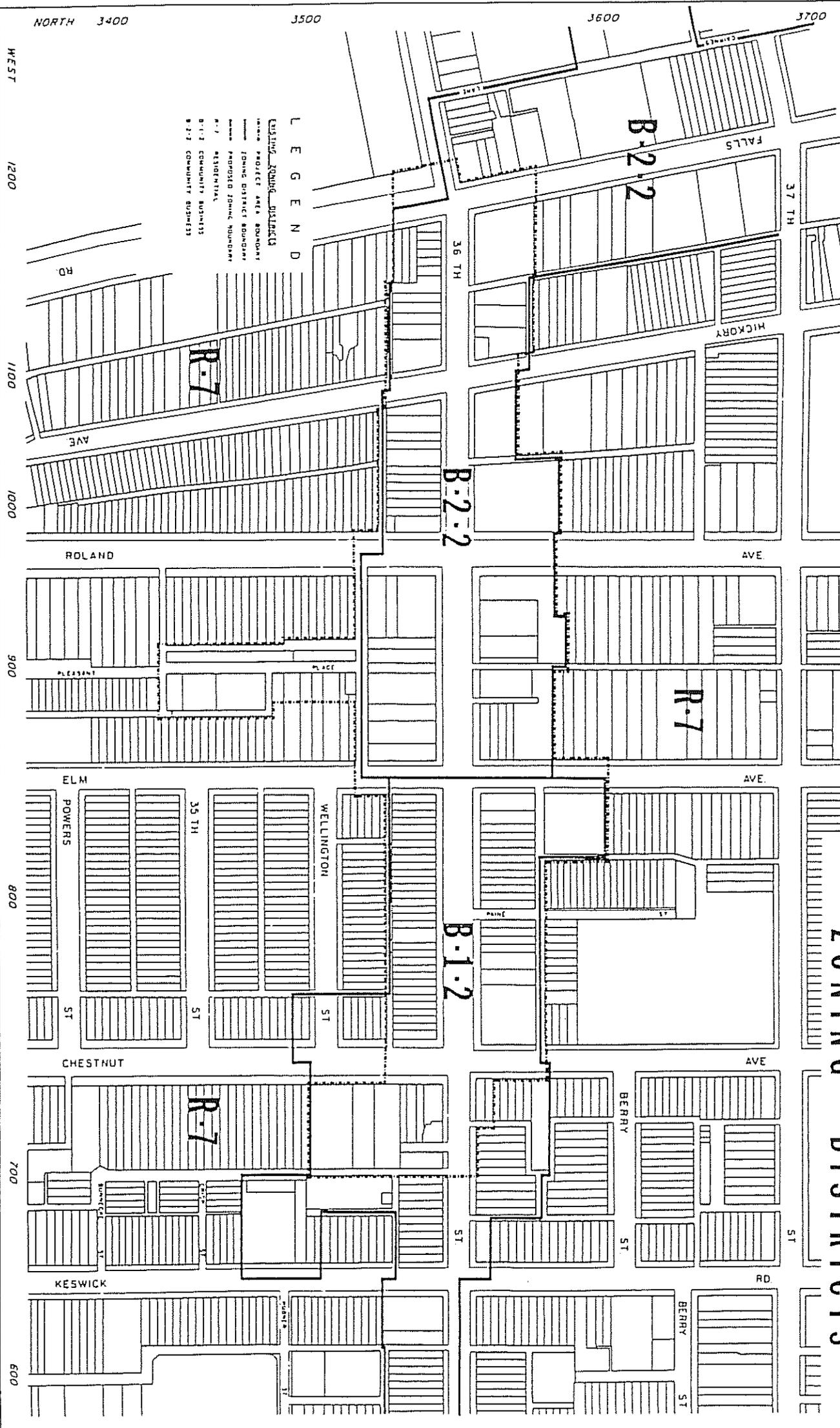
G. PROCEDURES FOR CHANGES IN APPROVED PLAN

1. 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.
2. The Department of Housing and Community Development shall submit to the Hampden Merchants' Association and local Improvement Associations, or their successors, for their review and comments, all proposed amendments to the urban renewal plan no later than the time the proposed amendments are submitted to the City Planning Commission by the Department of Housing and Community Development no than three (3) weeks after they have been submitted to the Hampden Merchants' Association and local Improvement Associations, or their successors; otherwise, it is presumed the proposed changes are satisfactory. Prior to passage of any ordinance amending the urban renewal plan, a public hearing shall be held and the Hampden Merchants' Association and local Improvement Associations, or their successors shall receive, at least ten (10) days prior to such hearing, written notice of the time and place of such hearing.

## 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.

# ZONING DISTRICTS



# HAMPDEN BUSINESS AREA

PLANNING DIVISION  
DEPARTMENT OF PUBLIC AND COMMUNITY DEVELOPMENT



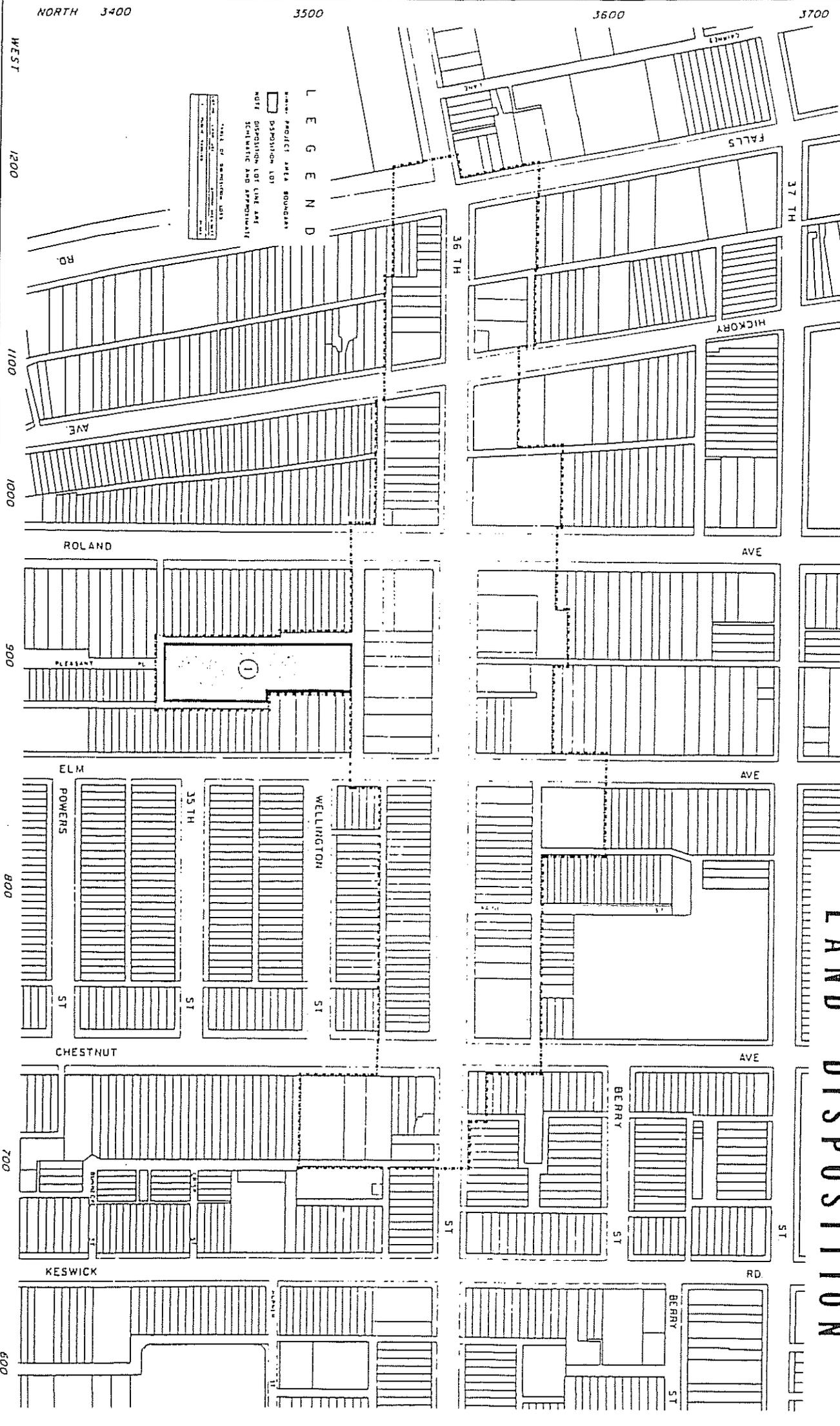
BALTIMORE, MARYLAND

ZONING DISTRICTS

DATE 7/27/16  
DRAWN BY M.L.C.  
APPROVED BY

4

EXHIBIT



# HAMPDEN BUSINESS AREA

PLANNING DIVISION

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT



SALTSPRING, BRITAIN

LAND DISPOSITION

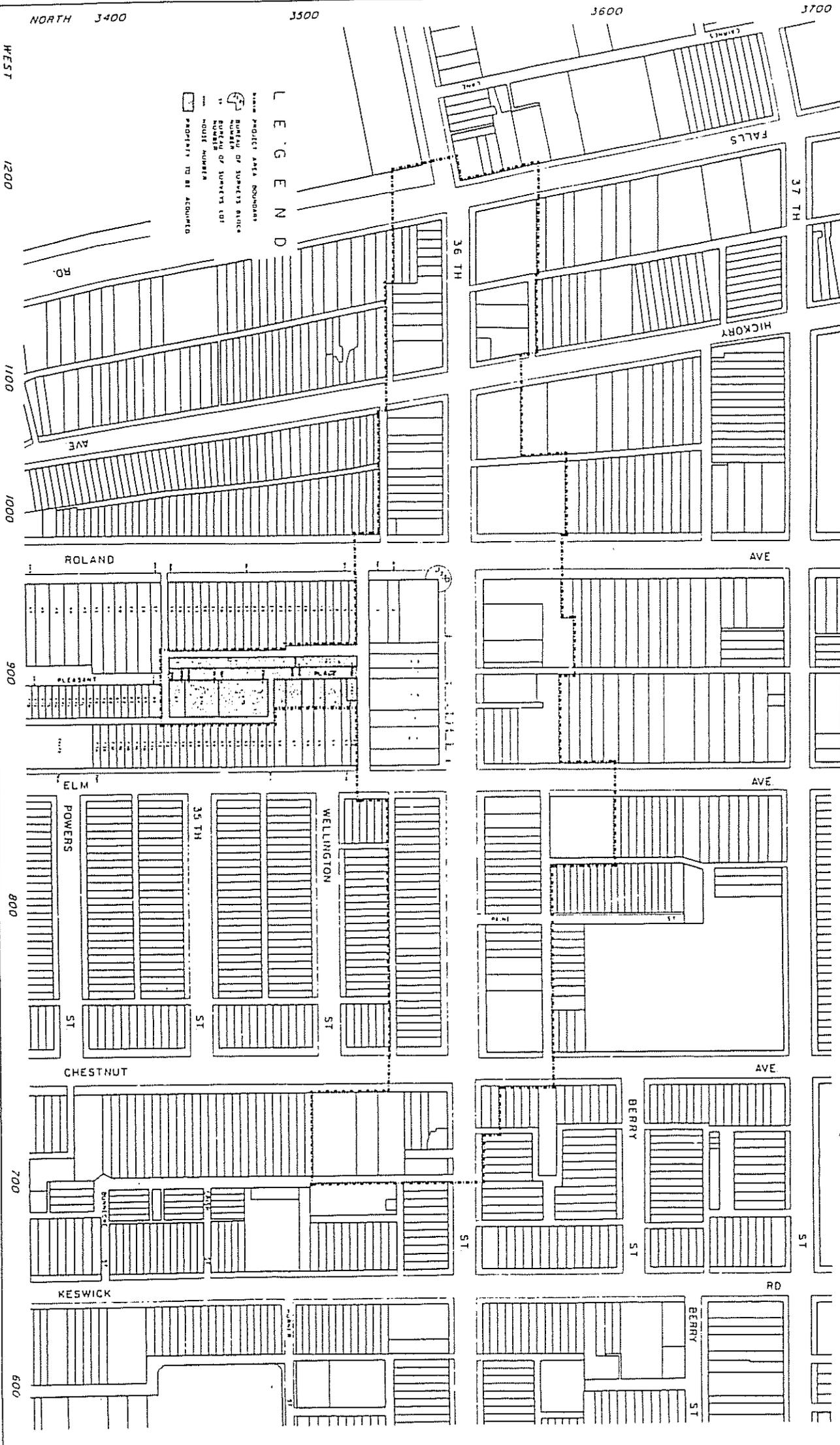
DATE: 1/17/73

DRAWN BY: M.T.C.

APPROVED BY:

3

EXHIBIT



**LEGEND**

PROJECT AREA BOUNDARY  

 NUMBER OF SUBJECTS OFFICE  

 NUMBER OF SUBJECT LOT  

 HOUSE NUMBER  
 PROPERTIES TO BE ACQUIRED

# HAMPDEN BUSINESS AREA

PLANNING DIVISION  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT



DORCHESTER, MASSACHUSETTS

PROPERTY ACQUISITION

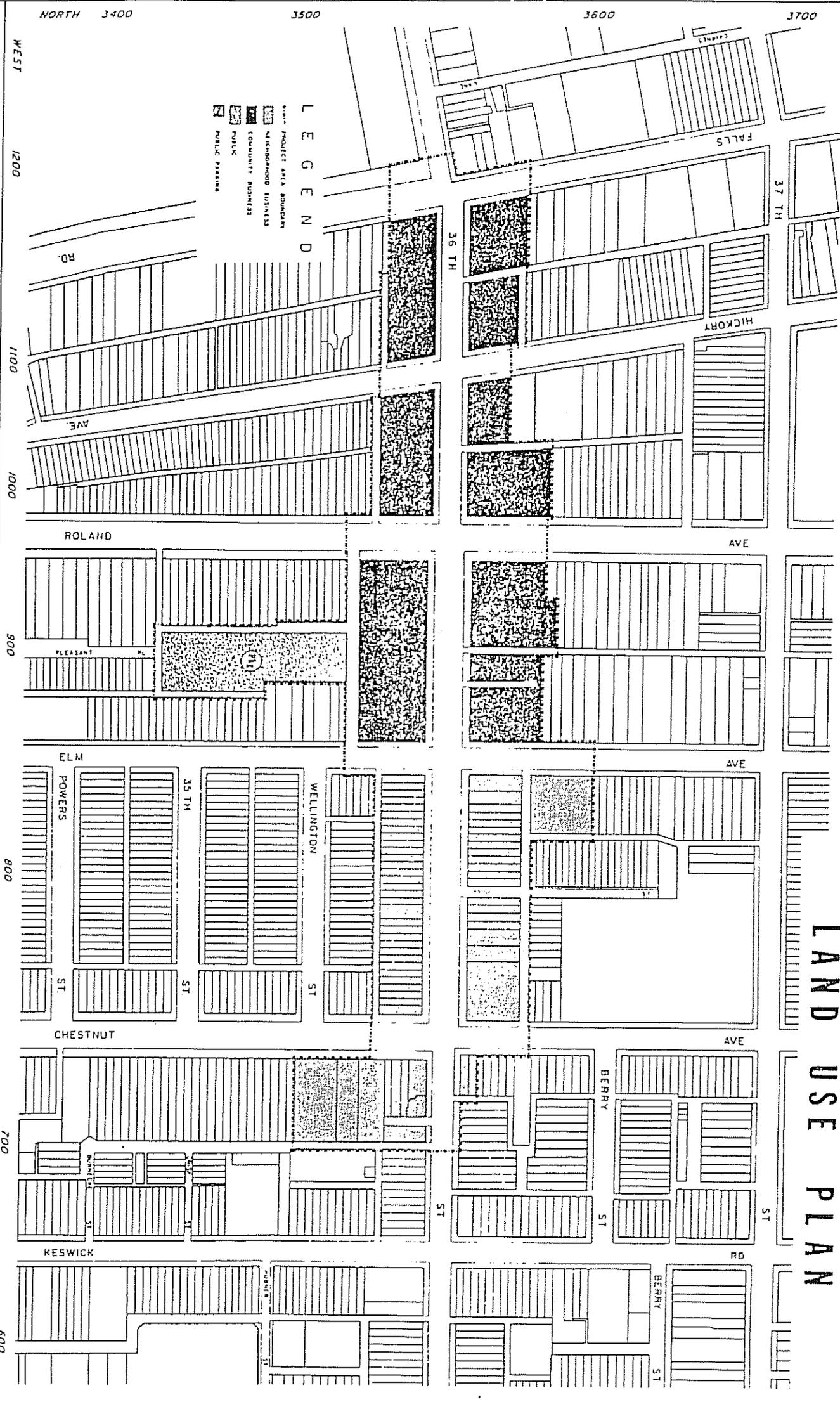
DATE 5/3/76  
DRAWN BY H.L.C.  
APPROVED BY

REVISION

2

EXHIBIT

# LAND USE PLAN



# HAMPDEN BUSINESS AREA

PLANNING DIVISION  
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT



## LAND USE PLAN

DATE 7/3/76  
DRAWN BY M.E.S.  
APPROVED BY

1

EXHIBIT