

URBAN RENEWAL PLAN
WALBROOK SHOPPING CENTER

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URBAN RENEWAL PLAN
WALBROOK SHOPPING CENTER

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Baltimore, Maryland

Originally Approved By

THE MAYOR AND CITY COUNCIL OF BALTIMORE

By Ordinance No. 119

June. 30, 1976

REVISIONS SINCE APPROVAL BY THE MAYOR AND CITY COUNCIL:

- I. Amendment No. 1, dated May 19, 1978, approved by the Mayor and City Council of Baltimore by Ordinance No. 860, dated August 28, 1978.
- II. Amendment No. 2, dated December 14, 1981, approved by the Mayor and City Council of Baltimore by Ordinance No. 627, dated May 7, 1982.

WALBROOK SHOPPING CENTER URBAN RENEWAL PLAN

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EXHIBITS

1. Land Use Plan Map, dated as revised 5/19/78
2. Property Acquisition/Disposition Map, dated as revised 5/19/78
3. Zoning Districts Map, dated as revised 11/15/76

WALBROOK SHOPPING CENTER

A. PROJECT DESCRIPTION

1. Boundary Description

BEGINNING FOR THE SAME AT THE POINT OF INTERSECTION OF THE CENTERLINES OF DENISON STREET AND WALBROOK AVENUE; THENCE BINDING ON THE CENTERLINE OF WALBROOK AVENUE WESTERLY TO INTERSECT THE CENTERLINE OF EDGEWOOD STREET; THENCE BINDING ON THE CENTERLINE OF EDGEWOOD STREET NORTHERLY TO INTERSECT THE CENTERLINE OF CLIFTON AVENUE; THENCE BINDING ON THE CENTERLINE OF CLIFTON AVENUE EASTERLY TO INTERSECT THE CENTERLINE OF DENISON STREET; THENCE BINDING ON THE CENTERLINE OF DENISON STREET SOUTHERLY TO THE POINT OF BEGINNING.

2. Plan Objectives

The objective of this Urban Renewal Plan is the revitalization of the Walbrook Shopping Center in order to create a neighborhood shopping area with enhanced viability, attractiveness, and convenience for residents of the surrounding area.

3. Types of Proposed Renewal Action

- a. acquisition and disposition;
- b. property rehabilitation;
- c. Department of Housing and Community Development review of development.

B. 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.

1. Permitted Uses

Uses shall be permitted as in a B-2 Community Business District as defined in the Zoning Ordinance of Baltimore City, excluding residential uses.

2. Regulations, Controls, and Restrictions

a. Provisions Applicable to All Land and Property 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) General Provisions

- (a) 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.
- (b) 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.
- (c) 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 free-standing signs shall be permitted.

No animated or pulsating signs shall be permitted. The total area of exterior signs for each building shall not exceed in gross area one (1) foot 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.

- (d) 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,

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 visual harmony.

- (e) The setback areas abutting street rights-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 requirements.
- (f) Exterior ventilation equipment or any mechanical equipment placed outside of a building, including on the roof, shall be effectively screened.

(2) Off-Street Parking Requirements

- (a) 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 Appeals 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.
- (b) 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.
- (c) 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 time of original planting may be used. Screening and landscaping shall be maintained in good condition and shall be designed and placed so as not to obstruct vehicle site distances at entrances and exists.
- (d) All exterior (surface) parking areas shall be paved with a hard, dust-free surface, and shall be properly illuminated.

(3) Redeveloper's Obligations

- (a) The Redeveloper 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, of 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 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 Redeveloper shall 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 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 Redeveloper has completed the improvements, construction, and development in the area.

(4) Disposition Lot 1

Disposition Lot 1 shall be Community Business and related off-street parking. The following uses shall not be permitted: dance halls, awn shops, religious institutions, and alcoholic beverage licenses of any class.

b. Provisions Applicable to All Land and Property Not to be Acquired

(1) General Provisions

The provisions of Section B.1. (Permitted Uses) above shall apply to all properties not to be acquired within the project area. The provisions of Section B.2.a. 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.

(2) New Construction, Exterior Rehabilitation, Change in Use

All plans for new construction (including parking lots), exterior rehabilitation, and/or change in use on 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. Only upon finding that the proposed plans are consistent with the objectives of the urban renewal plan, shall the Commissioner of the Department of Housing and Community Development 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.

(3) 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.

C. TECHNIQUES USED TO ACHIEVE PLAN OBJECTIVES

1. Project Proposals

a. Acquisition

(1) A Property Acquisition/Disposition Map, which designates those properties to be acquired, is attached as Exhibit 2.

(2) Conditions Under Which Properties Not Designated for Acquisition may be Acquired - 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 Walbrook Shopping Center not specifically designated for acquisition on the Property Acquisition/Disposition 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-salvageable 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 within 12 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 has 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 written 90-days notice by the Department of Housing and Community Development.
- (b) Upon the acquisition of such properties, the Department of Housing and Community Development will either:
- i. Demolish the structure or structures thereon and dispose of the land for redevelopment for uses in accordance with this plan; or
 - ii. Sell or lease the property subject to rehabilitation in conformance with the codes and ordinances of Baltimore City; or
 - iii. Rehabilitate the property in conformance with the codes and ordinances of Baltimore City 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.

b. Rehabilitation

Property rehabilitation shall comply with the codes and ordinances of the City of Baltimore. Plans for new construction, exterior rehabilitation, change in use, and demolition shall be submitted to the Department of Housing and Community Development for review in accordance with Sections B.2.b.(2) and (3).

2. Department of Housing and Community Development Review

- a. The Department of Housing and Community Development specifically reserves the right to review and approve all plans and specification for new construction, substantial rehabilitation, or demolition on any property within the project area to insure 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 plan, 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. 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.
- c. In reviewing plans for development within the project area, the Department of Housing and Community Development shall be guided by the following design objectives:

(1) 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.

(2) 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.

D. 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 parcel shown on the Property Acquisition/Disposition Map, Exhibit 2, for disposition, is schematic and approximate. The Department of Housing and Community Development shall have the right, in its discretion, to fix the precise boundary and size. For purposes of disposition, the parcel or lot, as shown on the Property Acquisition/ Disposition Map, may be subdivided.

2. Zoning

All appropriate provisions of the Zoning Ordinance of Baltimore City shall apply to properties in the project area. Zoning Districts are shown on Exhibit 3, Zoning Districts Map.

3. Reasons for the Various Provisions of this Plan

- a. Acquisition of deteriorating properties for the redevelopment of the neighborhood shopping area and related off-street parking.
- b. Provisions for review and approval by the Department of Housing and Community Development of all development proposals to insure conformity with the objectives of this plan.

E. DURATION OF PROVISIONS AND REQUIREMENTS

The Walbrook Shopping Center Renewal Plan, as it may be amended from time to time, shall remain in full force and effect for a period of not less than 40 years from

the date of original adoption of this Renewal Plan by ordinance of the Mayor and City Council of Baltimore.

F. PROCEDURES FOR CHANGES IN APPROVED PLAN

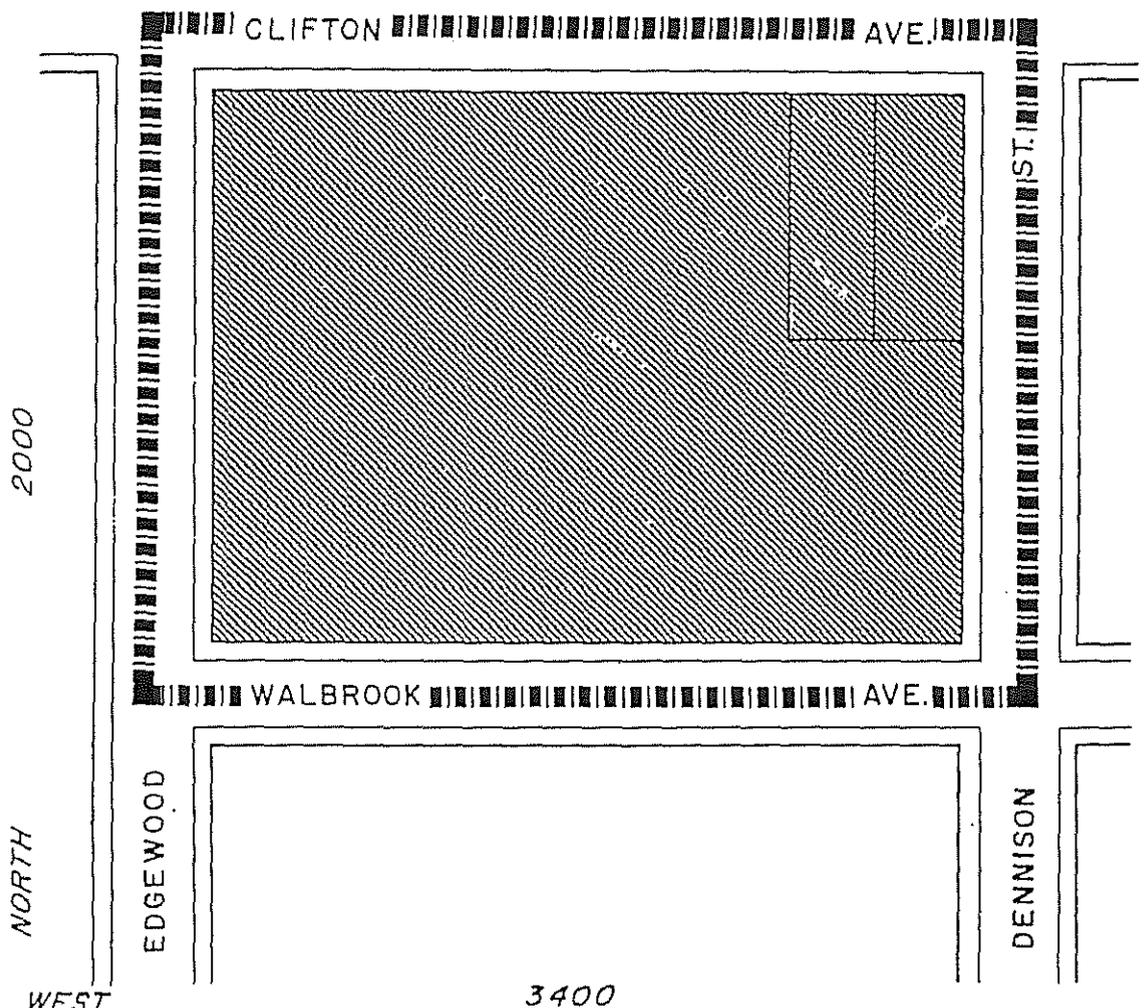
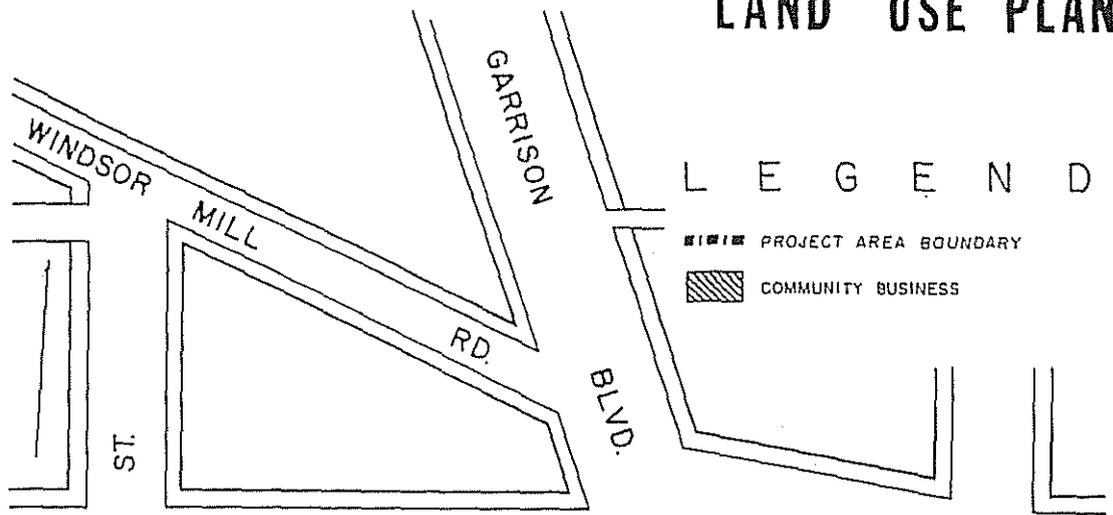
The urban renewal plan may be amended from time to time upon compliance with the requirements of law, provided that prior to passage of any ordinance approving substantial plan changes a public hearing be held, and providing further that with respect to any land in the project area previously disposed of by the Department of Housing and Community Development the then owner of such land, whose interests therein are materially affected by such changes, 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.

G. 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.

urpwalbrookshoppingctr0308

LAND USE PLAN



WALBROOK SHOPPING CENTER

PLANNING DIVISION



DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT



LAND USE PLAN

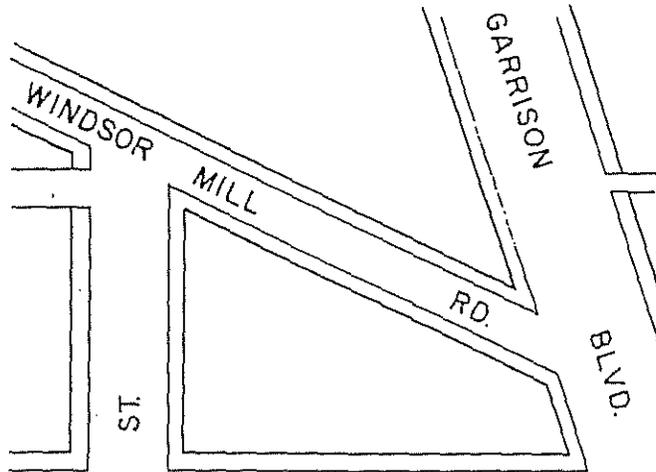
DATE 5/5/76 REVISION
 DWS BY A J W 5/19/76
 APPROVED BY

1

EXHIBIT

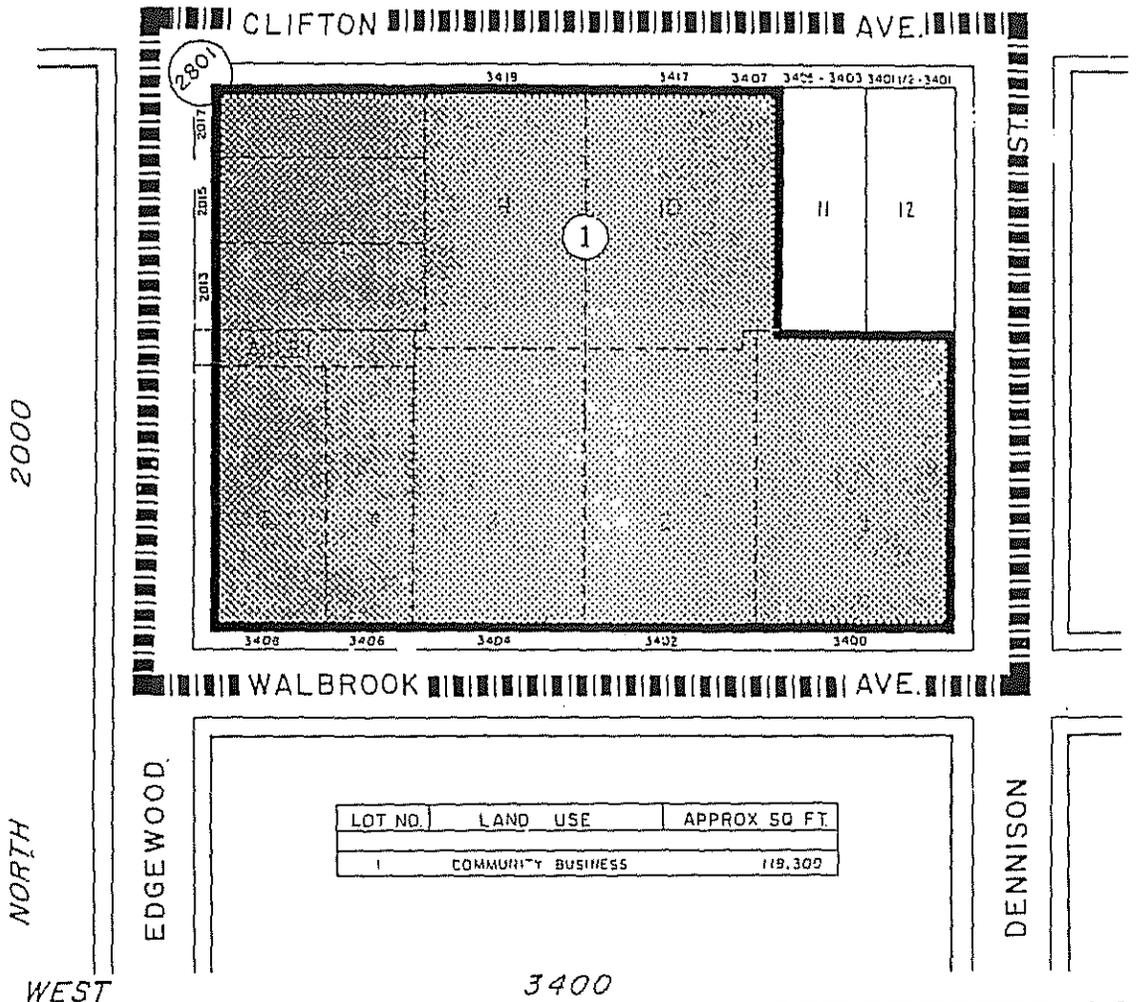
BALTIMORE, MARYLAND

PROPERTY AQUISITION / DISPOSITION



LEGEND

-  PROJECT AREA BOUNDARY
-  PROPERTY TO BE ACQUIRED
-  BUREAU OF SURVEYS BLOCK NUMBER
-  BUREAU OF SURVEYS LOT NUMBER
-  HOUSE NUMBER
-  DISPOSITION LOT



WALBROOK SHOPPING CENTER

PLANNING DIVISION



DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT



ACQUISITION / DISPOSITION

DATE 3/2/76
 DDC BY EJM
 APPROVED BY

REVISION
 5/19/78

2

EXHIBIT

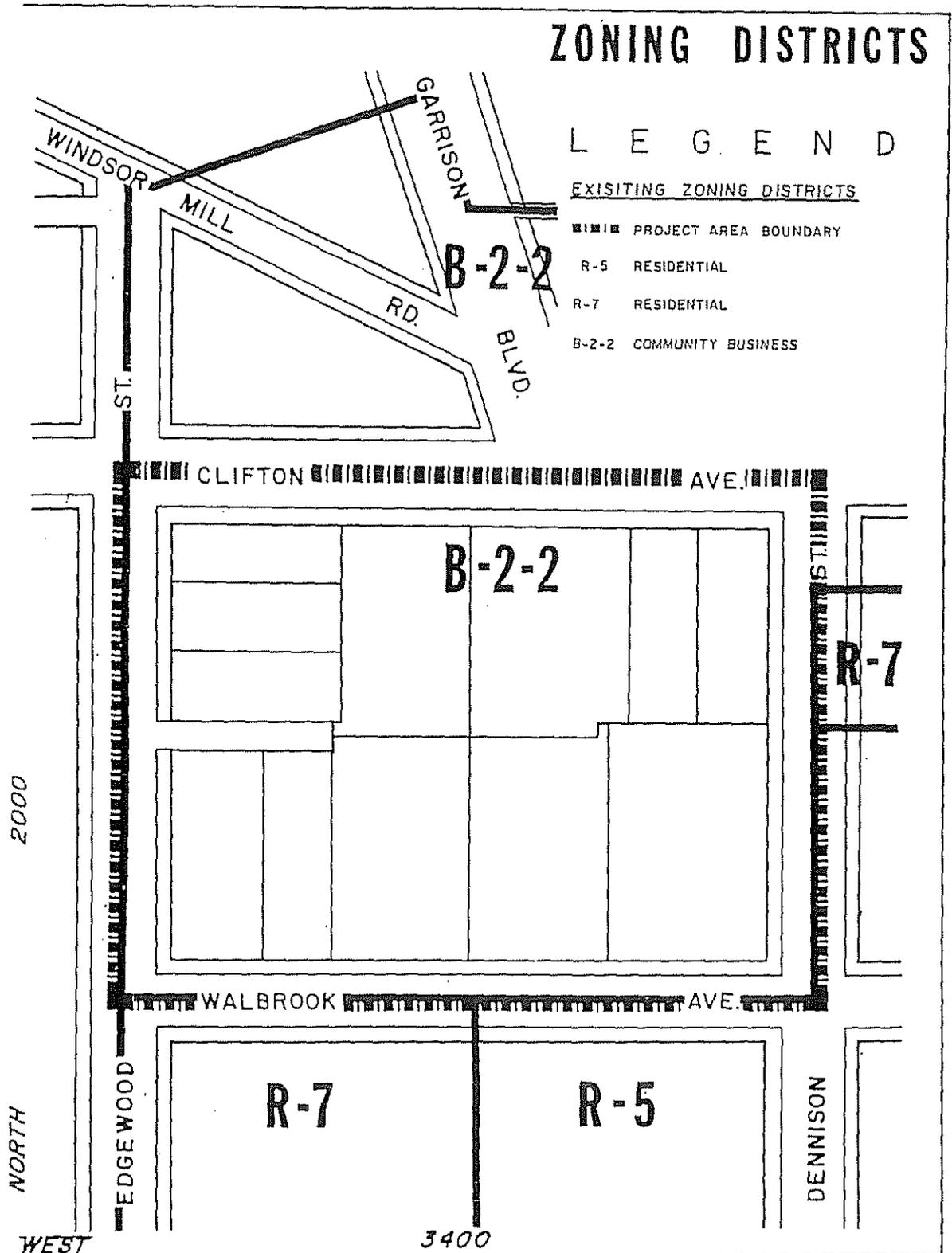
BALTIMORE, MARYLAND

ZONING DISTRICTS

LEGEND

EXISTING ZONING DISTRICTS

- ▣ PROJECT AREA BOUNDARY
- R-5 RESIDENTIAL
- R-7 RESIDENTIAL
- B-2-2 COMMUNITY BUSINESS



WALBROOK SHOPPING CENTER

PLANNING DIVISION



DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT



ZONING DISTRICTS

DATE 5/5/76 REVISION
 BY J. A. J. 11/15/76
 APPROVED BY

3

EXHIBIT

BALTIMORE, MARYLAND