

URBAN RENEWAL PLAN  
WEST COLDSRING TRANSIT STATION AREA

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URBAN RENEWAL PLAN  
WEST COLDSRING TRANSIT STATION URBAN RENEWAL AREA

JANUARY 5, 1981

ORIGINALLY APPROVED BY  
THE MAYOR AND CITY COUNCIL OF BALTIMORE  
BY ORDINANCE NO. 301  
May 21, 1981

ORIGINALLY AUTHORIZED BY  
AND DEVELOPED UNDER AUTHORITY OF  
ORDINANCE NO. 377  
June 28, 1977  
as the COLDSRING LANE TRANSIT STATION  
URBAN RENEWAL AREA

REVISIONS SINCE ORIGINAL APPROVAL BY THE MAYOR AND CITY COUNCIL OF BALTIMORE:

- I. Amendment No. 1, dated March 16, 1998, approved by the Mayor and City Council by Ordinance No. 334, dated June 24, 1998.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
BALTIMORE CITY PLANNING DEPARTMENT

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EXHIBITS

1. Land Use Plan Map, dated as revised November 25, 1997
2. Property Acquisition Map, dated as revised November 25, 1997
3. Land Disposition Map, dated as revised November 25, 1997
4. Zoning Districts Map, dated as revised November 25, 1997

A. PROJECT DESCRIPTION

1. Boundary Description

Beginning for the same at the point formed by the intersection of the northwestern right-of-way line of Hilton Avenue and the western right-of-way line of Wabash Avenue; thence running in a northwesterly direction, and binding on the western right-of-way line of said Wabash Avenue crossing Edgewood Road, Annellen Road, Cedardale Road, Grantley Road, Bareva Road, Belle Avenue and Cold Spring Lane, to a point of intersection with the northwestern right-of-way line of the first 15 foot alley; thence running in a southwesterly direction, binding on the northwestern right-of-way line of said 15 foot alley, continuing in a straight line on the northwestern right-of-way line of Oakford Avenue, crossing Columbus Drive, a second 15 foot alley and Dolfield Avenue, to a point of intersection with the southwestern right-of-way line of said Dolfield Avenue; thence running in a southeasterly direction, binding on the southwestern right-of-way line of said Dolfield Avenue, to a point of intersection with the southeastern boundary line of Lot 10, Block 2951A; thence running in a southwesterly direction, binding on the southeastern boundary line of said Lot 10, crossing the first 15 foot alley and continuing on the northwestern boundary line of Lot 35, Block 2951A, crossing Callaway Avenue, to a point of intersection with the southwestern right-of-way line of said Callaway Avenue; thence running in a southeasterly direction, binding on the southwestern right-of-way line of said Callaway Avenue, to a point of intersection with the line forming the northwestern boundary of Lots 21 and 22, Block 2957; thence running in a southwesterly direction, binding on the northwestern boundary line of Lots 21 and 22, to a point of intersection with the southwestern boundary line of said Lot 21; thence running in a southeasterly direction, binding on the southwestern boundary line of said Lot 21, crossing Cold Spring Lane and continuing in a southwesterly direction, binding on the southwestern boundary line of Lot 12, Block 2950, to a point of intersection with the northwestern boundary line of Lot 14, Block 2950; thence running in a southwesterly direction, binding on the northwestern boundary line of said Lot 14, to a point of intersection with the line forming the southwestern boundary of Lots 14, 15, 16, 17 and 18, Block 2950; thence running in a southeasterly direction, binding on the southwestern boundary line of said Lots 14 through 18, crossing Boarman Avenue and continuing in a southeasterly direction, binding on the line forming the southwestern boundary of Lots 25, 26, 27, 28, 29, 30 and 31, Block 2947, crossing the first 20 foot alley to a point of intersection with the western boundary line of Lot 33/34, Block 2947; thence running in a southerly direction, binding on the western boundary line of Lot 33/34, Block 2947, and crossing Belle Avenue, to a point of intersection with the southern right-of-way line of said Belle Avenue; thence running in an easterly direction, binding on the southern right-of-way line of said Belle Avenue, to a point of intersection with the western boundary line of Lots 27/28, Block 2940;

thence running in a southerly direction, binding on the western boundary line of said Lots 27/28, to a point of intersection with the northern right-of-way line of the first 20 foot alley; thence running in an easterly direction, binding on the northern right-of-way line of said 20 foot alley, crossing Callaway Avenue and continuing in a straight line to a point of intersection with the northwestern right-of-way line of Copley Road; thence running in a northeasterly direction, binding on the northwestern right-of-way line of said Copley Road, to a point of intersection with an extended straight line of the southeastern boundary line of Lot 32, Block 3123A; thence running in a northeasterly direction, crossing Copley Road and binding on the southeastern right-of-way line of said Lot 32, to a point of intersection with the southwestern right-of-way line of Dolfield Avenue; thence running in a northwesterly direction, binding on the southwestern right-of-way line of said Dolfield Avenue, to a point of intersection with the southern right-of-way line of Belle Avenue; thence running in an easterly direction, binding on the southern right-of-way line of said Belle Avenue, crossing Dolfield Avenue and Dorithan Road to a point intersection with the northeastern right-of-way line of Dorithan Road; thence running in a southeasterly direction binding on the northeastern right-of-way line of said Dorithan Road, crossing Bareva Road, Grantley Road, Cedardale Road, Annellen Road, and Edgewood Road, to a point of intersection with the southeastern right-of-way line of Edgewood Road; thence running in a southwesterly direction, binding on the southeastern right-of-way line of said Edgewood Road crossing Dorithan Road, to a point of intersection with the northeastern right-of-way line of Dolfield Avenue; thence running in a southeasterly direction, binding on the northeastern right-of-way line of said Dolfield Avenue, to a point of intersection with the northwestern right-of-way line of Hilton Road; thence running in a northeasterly direction, binding on the northwestern right-of-way line of said Hilton Road, crossing Dorithan Road, to the point of beginning.

## 2. Objectives and Reasons for the Various Provisions of this Plan

- A. the correction of existing blighting influences and the protection of existing, stable residential and commercial development in the West Cold Spring Transit Station Area from future blighting influences;
- B. the encouragement of active, pedestrian-oriented uses that have low parking requirements in the West Cold Spring Transit Station Area and in particular, to encourage pedestrian-oriented uses directed towards patrons of the rapid transit line;
- C. the resolution of current and projected transportation deficiencies in the West Cold Spring Transit Station Area, including, but not limited to adequate transit station parking, street capacity, and safe pedestrian movement;
- D. the provision of the basis for an application to the Federal Urban Mass Transportation Administration for financial assistance in the implementation of a joint development/value capture project in which the added value for new development and revitalization which results from the development of planned public transit facilities secured for the benefit of the revitalization of the community within the context of a comprehensive plan; [*sic!*]

- E. the formulation of standards which shall be applied to public improvements and current and future development within the West Cold Spring Transit Station Area to enhance the aesthetics and quality of life in the communities adjacent to the transit station;
- F. the provision of improved neighborhood shopping facilities both through new construction and through rehabilitation;
- G. the provision of housing resources for low and moderate income persons, families and elderly through new construction and rehabilitation;
- H. the provision of public facilities such as street and utility improvements, recreation and park areas, plazas, public walkways, and street and walkway furniture.

B. LAND USE PLAN

1. Permitted Land Uses

Only the use categories shown on the Land Use Plan Map, Exhibit No. 1, shall be permitted within the project area. These are Residential, Community Business and Community Commercial. In addition certain uses, for the most part mixed uses, will be permitted to continue subject to the provisions governing nonconforming and non-complying uses set forth in Sections B.l.d. and B.l.e. below.

a. Residential

In the areas designated Residential on the Land Use Plan Map only those uses allowed in the Residential Category of the Zoning Ordinance of Baltimore City shall be permitted. The Zoning Districts Map, Exhibit 4, indicates the applicable Zoning Districts.

b. Community Business

1) General Requirements

Uses in the B-2 Community Business District are subject to the following: business, servicing or processing uses shall be located within an enclosed structure, including the display of merchandise for sale to the public.

2) Permitted Uses

In the area designated on the Land Use Plan Map as a B-2 Community Business District, the following uses are permitted:

a) The following uses permitted in a B-1 District by the Zoning Ordinance of Baltimore City are permitted in the area designated on the Land Use Map as a B-2 Community Business District:

- 1) Art and school supply stores
- 2) Art needlework shops
- 3) Athletic fields
- 4) Automatic banking terminals
- 5) Banks and building and loan associations
- 6) Barber shops
- 7) Beauty shops
- 8) Book and magazine stores and similar establishments (Class A)
- 9) Candy and ice cream stores
- 10) Clothes pressing establishments
- 11) Day nurseries, group day care centers, and nursery schools
- 12) Drug stores and pharmacies
- 13) Dry cleaning and laundry receiving stations - pressing done elsewhere
- 14) Dwellings
- 15) Electrical and household appliance repair stores
- 16) Family day care homes
- 17) Florist shops
- 18) Food stores, grocery stores, meat markets, bakeries, and delicatessens
- 19) Gift and card shops
- 20) Hardware stores
- 21) Launderettes - not more than 2 employees on the premises in addition to 1 owner or manager
- 22) Laundries, hand - not more than 2 employees on the premises in addition to 1 owner or manager
- 23) Libraries and art galleries
- 24) Multi-purpose neighborhood centers
- 25) Newsstands
- 26) Offices - business, governmental, and professional - but not including sales and bulk storage of merchandise on the premises
- 27) Parks and playgrounds
- 28) Radio and television sales and service
- 29) Recreation buildings and community centers
- 30) Schools, elementary and secondary
- 31) Shoe and hat repair stores
- 32) Shoeshine parlors
- 33) Storage of building materials and equipment and temporary structures for on-site construction purposes - for a period not to exceed the duration of active construction

- 34) Tailor or dressmaking shops, for custom work or repairs
- 35) Telephone exchanges
- 36) Temporary real estate sales offices, for the purpose of conducting the sale of lots or improvements in the development in which such office is located - for a period not to exceed the duration of active construction and for 1 year thereafter
- 37) Tobacco shops
- 38) Travel bureaus when limited to not more than 2 employees
- 39) Variety stores
- 40) Wearing apparel shops
- 41) Accessory or non-accessory radio and television antennas, but not including microwave antennas (satellite dishes), and towers when less than 25 feet above the building on which they are mounted
- 42) Accessory microwave antennas (satellite dishes), as follows:
  - a) Accessory mounted microwave antennas (satellite dishes) when 4 feet or less in diameter if constructed of solid material and projecting 6 feet or less from the building on which they are mounted or 6 feet or less in diameter if constructed of expanded aluminum mesh or wire screen and projecting 8 feet or less from the building on which they are mounted; and provided that the dish is attached to the rear half of the roof of the principal building at least 5 feet beyond the center line of the roof.
  - b) Accessory free-standing microwave antennas (satellite dishes) mounted on a single stanchion when 6 feet or less in diameter and less than 10 feet in height and constructed of expanded aluminum mesh or wire screen.
  - c) Accessory microwave antennas (satellite dishes) not exceeding 12 feet in diameter and located on the premises of the following non-profit or publicly owned institutions: elementary schools, junior and senior high schools, junior colleges, colleges, universities, libraries, art galleries, museums, aquariums, planetariums, churches, temples, synagogues, convents, seminaries, monasteries, and medical facilities; or when located on the premises of a hotel, motel, VFW Post, American Legion Post, housing for the elderly or nursing home; provided that the institution or use is located on a lot of not less than 7,500 square feet; and located on the premises of a tavern regardless of lot size.

b) The following uses permitted in a B-2 District by the Zoning Ordinance of Baltimore City are permitted in the area designated on the Land Use Map as a B-2 Community Business District:

- 43) Antique shops
- 44) Apartment hotels
- 45) Auction rooms
- 46) Automotive accessory stores
- 47) Bicycle sales, rental, and repair stores
- 48) Blueprinting and photostating establishments
- 49) Bowling establishments
- 50) Bus and transit turn-arounds and passenger shelters
- 51) Business and office machine sales, rental, and service
- 52) Camera and photographic supply stores
- 53) Carpet and rug stores
- 54) Carry-out food shops
- 55) Catering establishments, food
- 56) China and glassware stores
- 57) Clothing and costume rental stores
- 58) Coin and philatelic stores
- 59) Communications systems - sales and services
- 60) Data processing service
- 61) Day nurseries, group day care centers, and nursery schools
- 62) Department stores
- 63) Display rooms for mail order sales
- 64) Dry cleaning establishments - not more than 4 employees on the premises in addition to 1 owner or manager
- 65) Electrical and household appliance stores
- 66) Employment agencies
- 67) Exhibit rooms
- 68) Exterminators' shops
- 69) Fabric shops
- 70) Financial institutions
- 71) Furniture stores - including upholstering, when conducted as an accessory use
- 72) Furrier shops - including the accessory storage and conditioning of furs
- 73) Garden supply, tool, and seed stores
- 74) Hobby shops
- 75) Interior decorating shops - including upholstering and making of draperies, slip covers, and other similar articles, when conducted as an accessory use
- 76) Jewelry stores - including watch repair
- 77) Junior colleges, colleges, business colleges, and universities

- 78) Laboratories - medical and dental
- 79) Launderettes - not more than 4 employees on the premises in addition to 1 owner or manager
- 80) Laundries - not more than 4 employees on the premises in addition to 1 owner or manager
- 81) Leather goods and luggage stores
- 82) Locksmith shops
- 83) Medical and dental clinics
- 84) Millinery shops
- 85) Museums, aquariums, and planetariums
- 86) Musical instrument sales and repair
- 87) Newspaper distribution agencies - for home delivery and retail trade
- 88) Novelty shops
- 89) Offices - business, governmental, and professional
- 90) Office supply stores
- 91) Off-street parking garages, other than accessory, for the parking of 4 or more motor vehicles
- 92) Optician sales
- 93) Orthopedic and medical appliance stores
- 94) Paint, wallpaper, tile, and floor covering stores
- 95) Phonograph record and sheet music stores
- 96) Photocopying service
- 97) Photographers
- 98) Picture framing shops - when conducted for retail trade on the premises
- 99) Post offices
- 100) Printing establishments - not more than 10 employees on the premises in addition to 1 owner or manager
- 101) Radio and television stations and studios
- 102) Recording studios
- 103) Restaurants and lunch rooms - but not including live entertainment or dancing
- 104) Second-hand stores and rummage shops
- 105) Secretarial and telephone answering services
- 106) Security sales, brokerages, and exchanges
- 107) Sewing machine sales and service - household appliances only
- 108) Skating rinks
- 109) Sporting and athletic goods stores
- 110) Stationery stores
- 111) Swimming pools
- 112) Taxidermist shops
- 113) Telegraph offices
- 114) Tennis and lacrosse clubs

- 115) Ticket agencies
- 116) Toy stores
- 117) Trading stamps redemption centers
- 118) Travel bureaus
- 119) Undertaking establishments and funeral parlors
- 120) Venetian blind and window shade sales and service
- 121) Watch and clock shops
- 122) Wig shops

### 3) Conditional Uses

In the area designated on the Land Use Plan Map as a B-2 Community Business District the following conditional uses are allowed only if approved by the Board of Municipal Zoning Appeals under Section 11.0-3c of the Zoning Ordinance of Baltimore City:

- a) The following conditional uses allowed in a B-1 District by the Zoning Ordinance of Baltimore City are allowed in the area designated on the Land Use Map as a B-2 Community Business District:
  - 1) Accessory or non-accessory radio and television antennas, but not including microwave antennas (satellite dishes), and towers when free-standing or when they extend higher than 25 feet above the building on which they are mounted.
  - 2) Accessory microwave antennas (satellite dishes), as follows:
    - a) Mounted satellite dish constructed of solid material over 4 feet in diameter, or a dish constructed of solid material projecting more than 6 feet from the building.
    - b) Mounted satellite dish constructed of expanded aluminum mesh or wire screen over 6 feet in diameter, or a dish constructed of expanded aluminum mesh or wire screen projecting more than 8 feet from the building.
    - c) Mounted satellite dish on the front half of the roof of the principal building, or on the rear half of the roof less than 5 feet beyond the center line.
    - d) Free-standing satellite dish more than 6 feet in diameter, or more than 10 feet in height, or not constructed of expanded aluminum mesh or wire screen.
  - 3) Private clubs and lodges, non-profit
  - 4) Governmental services, as follows:
    - a) Fire and police stations
    - b) Post offices
    - c) Sewerage pumping stations
    - d) Water filtration plants, reservoirs, and pumping stations

- 5) Musical instrument sale and repair
- 6) Optician sales
- 7) Orthopedic and medical appliance stores when limited to not more than 4 employees operating from the location
- 8) Public utility uses, as follows:
  - a) Antenna towers and microwave relay towers and installations for communications transmission or receiving
  - b) Bus and transit turn-arounds and passenger shelters
  - c) Railroad rights-of-way and passenger stations - but not including railroad yards and shops
  - d) Repeater, transformer, pumping, booster, switching, conditioning, regulating stations, and other similar installations
- 9) Video movie stores, sales and rentals
- 10) Accessory uses incidental to and on the same lot as the above conditional uses

b) The following conditional uses allowed in a B-2 District by the Zoning Ordinance of Baltimore City are allowed in the area designated on the Land Use Plan Map as a B-2 Community Business District:

- 11) Artisans' and craft work with no more than 2 employees
- 12) Bingo halls, charitable
- 13) Bus and transit passenger stations and terminals
- 14) Prepared food delivery services - including those operated as an accessory use by a restaurant
- 15) Public utility service centers
- 16) Schools, commercial
- 17) Schools, trade other than industrial
- 18) Schools and studios - music, dance, and business
- 19) Upholstering shops

c. Community Commercial

1) General Requirements

Uses in the B-3 Community Commercial District are subject to the following: business, servicing or processing uses shall be located within an enclosed structure, including the display of merchandise for sale to the public.

## 2) Permitted Uses

In the area designated on the Land Use Plan Map as a B-3 Community Commercial District, permitted uses are as in the B-2 District, as set out in Section B.1.b.(2) of this Plan. In addition, the following uses are permitted:

- 1) Ambulance service
- 2) Artisans' and craft work
- 3) Awnings, storm windows, and doors - sales and service
- 4) Bakeries - including the sale of bakery products to restaurants, hotels, clubs, and other similar establishments
- 5) Battery and tire sales and service
- 6) Bookbinding
- 7) Carpet and rug cleaning establishments
- 8) Cartage and express facilities
- 9) Computer centers
- 10) Dry cleaning establishments
- 11) Fire and police stations
- 12) Greenhouses
- 13) Hospitals
- 14) Industrial supplies - sales
- 15) Laboratories - research and testing
- 16) Launderettes
- 17) Laundries
- 18) Linen, towel, diaper, and other similar supply establishments
- 19) Mail order houses
- 20) Motor vehicle rental establishments
- 21) Open off-street parking areas, other than accessory, for the parking of 4 or more motor vehicles
- 22) Parcel collection and delivery stations
- 23) Photographic printing and developing establishments
- 24) Plumbing, heating, and electrical equipment showrooms and shops
- 25) Printing and publishing
- 26) Public utility service centers
- 27) Schools, commercial
- 28) Schools, trade
- 29) Schools and studios - music, dance, and business
- 30) Sign painting shops
- 31) Store fixture sales establishments
- 32) Upholstering shops
- 33) Woodworking, custom; and custom furniture-making shops
- 34) Accessory or non-accessory microwave antennas (satellite dishes)

### 3) Conditional Uses

In the area designated on the Land Use Plan Map as a B-3 Community Commercial District, conditional uses are as for the B-2 District, as set out in Section B.1.b.(3) of this Plan, except for the following uses, which are permitted: fire and police stations; public utility service centers; schools, commercial; schools, trade other than industrial; schools and studios - music, dance, and business; and upholstery shops.

#### d. Non-Conforming

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 Article 30 of the Baltimore City Code (1976 Edition, as amended), titled "Zoning." The non-conforming uses shall be permitted to continue subject to the provisions of Chapter 8 of said Article 30, titled "Non-Conformance."

#### e. Non-Complying

A non-complying structure, as set forth in Chapter 8 of Article 30 of the Baltimore City Code (1976 Edition, as amended), titled "Zoning", is any lawfully existing structure which does not comply with the bulk regulations of the zoning district in which it is located. These non-complying structures shall be permitted to continue, subject to the provisions of said Chapter 8.

In addition, a non-complying use - when such term is used herein - is any lawfully existing use of a building or other structure or of land, which does not comply with the land use regulations of this Plan. These non-complying uses shall be permitted to continue for an indefinite period of time, except that:

- 1) any non-complying land use which is discontinued for a period exceeding 12 months shall not be reestablished;
- 2) no change in the permanent physical members of a structures, such as bearing walls, columns, beams, or girders, or no substantial change in the roof or in the exterior walls shall be made in or to a building or structure except those required by law or except to make the building and use thereof conform to the regulations of this Plan;
- 3) no non-complying land use shall be changed to say other non-complying land use.

## 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 building, structure, or parking areas 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 the Department of Public Works.
- b) 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 from adjacent properties and public streets and alleys.
- c) All land not covered by structure; paved parking, loading, or related service areas; paved areas for pedestrian circulation; or decorative surface treatments shall be provided with landscape treatment. Landscape treatment encompasses the planting of 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, enhance building design, and soften and relieve the environmental and visual impact of the development. All screening and landscaping shall be maintained in good condition.
- d) Exterior ventilation equipment or any mechanical on the roof, shall be effectively screened.
- e) 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 shall not be included in the total area calculated for exterior signs.

Signs designating Rapid Transit Stations shall be exempt from the above controls and are subject to the approval of the Commissioner of Housing and Community Development.

- f) Parking spaces and effective screening from public streets and adjacent properties shall be provided according to the requirements as established by the Zoning Ordinance of Baltimore City, or in such lesser amount as may be approved by the Commissioner of the Department of Housing and Community Development and authorized by the Board of Municipal and Zoning Appeals as a Special Exception or Variance.
- g) 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. 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) Review of Plans for New Construction, Exterior Rehabilitation, or Change in Use, and Demolition.

All plans for new construction (including parking lots) exterior rehabilitation, demolition, or change in use of any building on any property not to be acquired in the West Cold Spring Transit Station Area shall be submitted to the Department of Housing and Community Development for review and approval. Such review shall be concerned with, but not necessarily limited to urban design standards, site planning, architectural treatment, materials, colors, building construction, landscape design, access, signs, lighting, elevation, servicing, streets, and sidewalks. Only upon finding that the

proposed plans are consistent with the objectives stated in Section A.2. of this plan, and the land use is appropriate, shall the Commissioner of the Department of Housing and Community Development authorize the processing of the plans for issuance of the necessary permit(s). The Commissioner may, upon finding that the proposed plans are inconsistent with the objectives stated in Section A.2. of this Plan, deny the issuance of a permit. If the Commissioner denies the issuance of a demolition 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. In the event that the Board of Estimates does not authorize the acquisition, the Commissioner, without delay, shall issue the demolition permit. The provisions of this Section are in addition to, and not in lieu of, all other applicable laws and ordinances.

c. Exterior Design Standards and Controls

Within the Dolfield Business District (areas designated on the Land Use Plan map as Community Business and Community Commercial), the following exterior design standards and controls apply to all non-residential properties, in addition to other applicable codes and ordinances of the City of Baltimore. The owners of these properties will be required to undertake the exterior improvement of those properties that are capable of being brought up to the exterior design standards and controls, whether occupied or not.

1) Building fronts and sides visible from public streets

- a) All defective structural and decorative elements of building fronts and sides abutting streets must be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction of that building.
- b) A storefront as part of the building includes:
  - 1) Windows, porches, or coverings, and the entrance area leading to the door,
  - 2) The door, side-lights, transoms, display platforms and other devices, and signing designed to be viewed from the public right-of-way or visible to the public prior to entering the interior portion of the structure.
- c) Show windows, entrances, signs, lighting, sun protection, porches, security grilles, etc., shall be compatible with the original scale and character of the structure. All show window elements must be located within 13 feet of the grade.
- d) Enclosures and housing for security grilles and screens shall be as inconspicuous as possible and compatible with other elements of the façade. (No new solid, roll-down grilles are permitted.) Current solid roll-down grilles must be repaired or removed.
- e) 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.

- f) All exterior screen and grilles must be constructed so they can be opened or removed. Screens and grilles shall be opened or removed during the normal business hours of that business.
- g) Show windows with aluminum trim, mullions or muntins shall be consistent and compatible with the overall facade design, and must be painted with a paint suitable for metal surfaces to simulate a bronze anodized finish.
- h) Solid and 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 storefronts, show windows or entrances shall be repaired or replaced.
- i) Awnings:
  - 1) Soft canvas or metal awnings are permitted over the first floor and on upper floors above window only.
  - 2) Awnings must be flame-proofed.
  - 3) Awnings shall not project more than 7 feet from the building front, shall not be lower than 8 feet above grade, and shall otherwise conform with the provisions of City law.
  - 4) Awnings shall terminate against the building at a height not to exceed 13 feet above the pavement, or one inch below the second floor windowsill, whichever is lower.
  - 5) Awnings constructed of a rigid material are not allowed.
  - 6) Awnings may not be used in conjunction with permanent canopies.
- j) Where feasible, adjoining buildings used by the same occupant shall be rehabilitated and repaired with materials and in a manner consistent with the original construction techniques.
- k) All exterior front or side walls which have not been wholly or partially resurfaced or built over shall be repaired and cleaned or pointed in an acceptable manner. Painted masonry walls shall have loose materials 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. Cleaning of masonry walls by means of sandblasting shall not be permitted except where it is determined by the Commissioner of the Department of Housing and Community Development to be the only feasible means of surface cleaning of masonry and where, in the Commissioner's opinion, it will not cause damage to historic building materials. Painting of a front building façade shall be of a color that is approved by the Department of Housing and Community Development.
- l) Applied facing materials shall be treated as follows:
  - 1) Aluminum siding, corrugated/ribbed metal and wood, if in good condition, shall be painted with a paint suitable for metal surfaces in a color that is approved by the Department of Housing and Community Development.
  - 2) All other materials shall be repaired as necessary according to the minimum standards set forth in this Plan.

- 3) Aluminum siding, formstone, real or simulated wood shakes or pebble-faced plywood shall not be permitted for any future use.
- m) Existing miscellaneous elements on the building fronts, such as empty electrical or other conduits, unused brackets, etc., shall be removed.
- n) Sheet metal gutter 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.

## 2) Windows

- a) Windows not in the front of buildings shall be kept properly repaired or, with Fire Department approval, may be closed with materials and designs that match or are compatible with the material, design, and finish of the adjacent wall. Plywood will not be allowed as an infill material.
- 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 with glass, Plexiglas or lexan. All exposed wood shall be repaired and painted.
- c) Window openings in upper floors of the front of 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 if that backing is painted in a manner that is compatible with the exterior façade of the building. Window panes shall not be painted.

## 3) Rear and side walls

- a) Rear and side walls shall be repaired and cleaned or painted to present a neat, fresh, and uniform appearance. Rear walls shall be painted to cover evenly all miscellaneous patched and filled areas to present an even and uniform surface.
- b) 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) Rear and side walls shall not be painted or used for advertising purposes.

## 4) Roofs

- d) Chimneys, elevators, penthouses, or any other auxiliary structures on the roofs shall be painted 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.
- e) Any mechanical equipment placed on a roof shall be located so as to be hidden from view from the shopping streets, and to be as inconspicuous as possible from other viewpoints. Equipment shall be screened with suitable elements of 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 so as to minimize its visibility.

- f) Television and radio antennae shall be located so as to be as inconspicuous as possible.
- g) 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.

## 5) Signs

The intention of the following regulations is to promote a harmonious appearance for the business area by establishing a continuous sign band concept and by reducing sign clutter.

- a) Existing flat signs may remain, provided they conform to this Plan.
- b) All flat signs shall be attached to and placed parallel to the building face, shall not project more than 12 inches from the surface of the building, and shall not exceed in area 3 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 so that the top edge of such signs is no higher than the bottom of the second story windows (where windows exist), or 13 feet above grade level, whichever is lower, or at a location in scale with the building facade as approved by the Department of Housing and Community Development and the Department of Public Works. Signs or portions of signs may not be placed lower than 8 feet above the sidewalk grade.
- c) The primary sign for a shop may be painted on or applied directly to the show window. The lettering applied to ground floor show windows or entrance doors shall not exceed 2 ½ inches in height, and 6 square feet in size, except where authorized by the Department of Housing and Community Development.
- d) Signs must be of a permanent nature and be professionally lettered on a durable, weather resistant surface. Only one such sign shall be permitted on any face of a building. Materials, design, and colors of all signs shall be approved by the Department of Housing and Community Development.
- e) All lighting and electrical elements such as wires, conduits, junction boxes, transformers, ballast switches, and panel boxes shall be concealed from view as much as possible.
- f) Marquees or canopies shall be permitted only with prior approval from the Department of Housing and Community Development and the Department of Public Works.
- g) Painted signs on building surfaces or use of separate cutout letters shall be permitted in accordance with the above limits on flat signs.
- h) Non-illuminated secondary signs shall not exceed 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.
- i) Painted or inlaid signs on soft canvas or metal awnings are permitted.
- j) Flashing or moving signs other than barber poles shall not be permitted.

- k) Existing overhanging signs attached to buildings within the project boundaries must be removed. No new overhanging signs shall be erected in the future except for parking signs, which may not project more than 4 feet or be more than 12 square feet on a side, for a total of 24 square feet.
- l) Existing freestanding pole signs may remain, provided they are in good condition. New freestanding signs shall be no higher than 15 feet and must be incorporated with a planting area at the base. The maximum allowable size is 80 square feet (including double-faced signs).
- m) Window signs, temporary or permanent, shall not exceed 33% of the total glass area of each storefront.
- n) No portable or permanent signs shall be allowed in the footways or within 5 feet of the property line within the project boundaries.
- o) Existing roof-top, wall mounted, or freestanding advertising signs or billboards must be removed. No new roof-top, wall mounted, or freestanding advertising signs or billboards shall be permitted.
- p) All unused existing rooftop and façade-mounted sign brackets and hardware shall be removed. All remaining brackets shall be scraped and painted in a color to make them as inconspicuous as possible.
- q) All signs must be properly maintained. Scaling paint, missing or unlit letters, broken, faded or cracked signs must be repaired or replaced, or the entire sign must be removed.
- r) No private signs shall be permitted except as herein provided or as otherwise authorized by the Department of Housing and Community Development and the Department of Public Works for temporary purposes not exceeding 30 days.
- s) Each store is required to display a postal address number on the storefront. Number size, location, and design shall be approved by the Commissioner.

6) Auxiliary structures

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

7) Yards

Where a front, side, or rear yard exists or is created through the demolition of structures, the owner shall condition the open area in a manner consistent with the following standards. The owner shall submit a proposal for use of space to the Department for approval.

- a) No storage of trash containers shall be allowed except when housed in or screened by permanent structures of acceptable design. Trash storage areas shall be maintained in a neat and clean manner at all times. Dumpsters and pads shall be screened with a masonry wall compatible with the principle structure.

- b) Off-street loading, storage and service
  - 1) Where permitted by the Zoning Ordinance of Baltimore City, and as approved by the Site Plan Review Committee of the Department of Planning, front, side, or rear yards may be used for loading, storage, or service. In addition to any requirements of the Zoning Ordinance, these areas shall be appropriately screened from all adjacent streets and properties, except where such screening would inhibit the use of the area for parking or loading.
  - 2) Appropriate screening shall include, but is not necessarily limited to, solid and perforated masonry walls at least 5 feet 6 inches in height, solid fences and trees, and shrubs planted at appropriate intervals, or a combination of these.
  - c) All yards used for loading and vehicle storage and service shall be provided with the proper ingress and egress to a public street or alley by means of access drives and aisles. Access drives and aisles shall be consistent with the intended use of the property and shall not be excessive in size.
  - d) A rear yard may be enclosed along side and rear property lines in an appropriate wall, consistent and harmonious in design with the rear walls of the building. Solid doors or solid gates may be used to the extent necessary for access and delivery. Such walls must not be less than 5 feet nor more than 5 feet 6 inches in height. Use of barbed wire or broken glass on top of walls shall not be permitted.

8) Lighting

Property owners in the district are encouraged to illuminate their properties in an appropriate manner to promote security and general attractiveness. Lighting must be in conformance with the following standards:

- a) The following lighting methods are not permitted to illuminate the front of any building or any side fronting on a major street:
  - 1) Exposed fluorescent lighting.
  - 2) Exposed quartz or mercury vapor lamps.
  - 3) Exposed incandescent lamps other than low wattage, purely decorative lighting.
- a) The following lighting methods are permitted:
  - 1) “Gooseneck incandescent,” porcelain enamel reflector on bent metal tube arm.
  - 2) Internally illuminated signs, except projecting signs, of back-lit (halo) letters.
  - 3) Fully recessed downlights or wallwashers in a projecting metal box. The box must run the full length of the storefront at the top of the sign zone.
  - 4) Shielded fluorescent lamps with diffusers in a projecting metal box. The box must run the full length of the storefront at the top of the sign zone.

9) Footways

Footways adjacent to all properties within the area boundaries shall be maintained in a manner consistent with applicable Baltimore City Codes. In addition, when required, footways shall be repaired or replaced to present a neat and even appearance in a manner that is compatible with the materials, design, and finish of adjacent footway surfaces. No merchandise may be displayed, stored, or permitted to remain outside buildings in the public footway.

10) Strip shopping center development

Over and above the rehabilitation standards provided elsewhere in this Plan, the following requirements apply to the properties known as 3529-3545 Dolfield Avenue and to all other properties that are redeveloped in a strip shopping center design:

a) Canopy requirement:

These commercial properties shall be enhanced with a projecting, standing-seam metal canopy mansard roof. The canopy shall project a minimum of 3 feet and incorporate the following:

- 1) A minimum 8-foot height clearance above the grade. It should also not project above the roof of the building or 16 feet, whichever is lower.
- 2) A vertical 24-inch face for built-in sign panel areas.
- 3) Built in recessed lighting in the soffit area. Lighting shall be spaced a minimum of 4 feet on center.
- 4) Uniform, internally lit sign panels, to be located only within the 24-inch vertical face. One sign face per establishment is permitted.
- 5) Built-in roll down security grilles and housing, if desired.
- 6) A standing-seam metal mansard roof surface, to terminate against the front wall of each property. The color finish choice shall coordinate with other canopies in the center.
- 7) The initial installation of canopies shall be reviewed and approved by the Department of Housing and Community Development and the Department of Planning prior to construction. Upon approval, canopies shall be installed as a single entity along whole block faces.
- 8) The general design of the canopy system is shown in 'Exhibit A', for illustrative purposes only.

b) Signage requirement

- 1) Signage housing enclosures shall be provided as an integral part of the canopy construction.
- 2) Sign panels shall be installed and removed within the housing enclosures as tenants occupy and vacate space.
- 3) Signage housing enclosures should provide internally lit fixtures for lighting removable sign panels.
- 4) Signage housing enclosures shall be no higher than 24 inches and shall be less than the width of each individual establishment, so that the housing is not continuous.

11) Private commercial parking areas

All private commercial parking or car-holding areas that front on Dolfield, Coldspring Lane, or Belle Avenue shall be paved, striped, and laid out according to standard City parking lot requirements. In addition, all lots shall be effectively screened from the front and side by:

- a) A planting strip along the sidewalk edge incorporating a hedge with a minimum height of 3 feet and street trees at an average spacing of 30 feet; or
- b) A combination of hedge, trees, and a decorative iron picket fence.

12) Public pay phones

The installation of outdoor telephones must be approved by the Department of Housing and Community Development and the Department of Public Works, and, if approved, must be installed under the following requirements:

- a) Telephones must be located in front of the building.
- b) Telephones must have proper lighting for public safety.
- c) Telephones must not have incoming calls capability.

13) Period of compliance

- a) To the extent that rehabilitation requirements for commercial uses are specifically applicable to the Dolfield Business District and are not generally required elsewhere, the work necessary to meet such requirements shall be completed within 18 months from the effective date of the amendment to this Plan, unless extended by the Commissioner of the Department of Housing and Community Development. Thereafter, all work shall be completed in accordance with the date of completion set forth in the notice from the Commissioner.
- b) No work, alterations, or improvements shall be undertaken after enactment of the amendment to this Plan that do not conform with the requirements of the Plan. However, the Commissioner of the Department of Housing and Community Development may waive any regulation contained in the Plan, if the property owner has officially requested the waiver in writing and the Commissioner agrees to do so.

## C. TECHNIQUES USED TO ACHIEVE PLAN OBJECTIVES

### 1. Acquisition

#### a. Purposes for Acquiring Properties Within the Project Area

Properties designated for acquisition on the Property Acquisition Map, Exhibit 2, will be acquired either for clearance and redevelopment and/or rehabilitation, and/or for public facilities.

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

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

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 West Cold Spring Transit Station Urban Renewal 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:

- a) 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.
- b) 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 said written 90 days notice by the Department of Housing and Community Development.

- 2) Rehabilitation by the Department of Housing and Community Development or others.

It may be necessary to acquire by purchase or condemnation the fee simple interest, or any lesser interest in and to such of the remaining properties not specifically designated for acquisition on the Property Acquisition Map in order to carry out rehabilitation by the Department of Housing and Community Development or for resale.

These properties are being acquired because:

- a) it is necessary to make residential structures available for use for low- and moderate-income families; or
- b) rehabilitation on a structure-by-structure basis is infeasible, and assemblage of a group of properties is required to carry out the objectives set forth in this Plan; or
- c) rehabilitation of individual, scattered properties is necessary in order to remove blighting influences from otherwise sound residential blocks.

- c. Actions to be Followed by the Department of Housing and Community Development Upon Acquisition of Properties

Upon the acquisition of 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 ordinance of Baltimore City; or
- 3) 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.

2. Rehabilitation

Property rehabilitation shall comply with the codes and ordinances of the City of Baltimore. Cleaning of masonry façades by means of sandblasting shall not be permitted.

3. Relocation

- a) 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. Residents living within the Project Area, if displaced through the requirements of this Plan, shall be given a priority by the Department of Housing and Community Development to any housing within the Project Area over which the Department has direct control.
- b) The Department of Housing and Community Development assures that before firms or individual businesses are displaced from their present location of operation due to the requirements of this Plan, standard commercial structures within the displacees' financial means, in or near the Project Area shall be identified. Businesses displaced because of the requirements of this Plan shall be given favorable consideration, but not necessarily priority, by the Department of Housing and Community Development in the review of commercial redevelopment proposals.

4. Review of Development

- a) Department of Housing and Community Development Review
  - 1) Land to be Acquired and Disposed of

The Department of Housing and Community Development specifically reserves the right to 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 reserve 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.

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) Land Not to be Acquired

Under the provisions of Section B.2.b. the Department of Housing and Community Development has the right to review all plans for new construction, exterior rehabilitation, change in use, or demolition on any property not to be acquired. In reviewing these plans, the Commissioner of the Department of Housing and Community Development shall be concerned with design aspects contained in this Plan.

b) Community Review

The Department of Housing and Community Development may submit to West Cold Spring Transit Station Planning Advisory Committee (TRANSPAC), or its successors or its assignee, for its review and comment, the form and content of all proposals to redevelop land to be disposed of and the Preliminary and proposed Final Construction Plans for each disposition lot designated in this Plan. The Commissioner of the Department of Housing and Community Development may also submit to the above named Committee, or its successor or its assignee, for its review and comment, the plans for construction, exterior rehabilitation, demolition, and change in use on any property not to be acquired. The TRANSPAC, or its successor or its assignee, shall advise the Department of Housing and Community Development of its recommendations regarding the acceptability and/or priority of all plans and proposals. The written comments shall be transmitted to the Department of Housing and Community Development no later than 3 weeks after the proposals and/or plans have been submitted to the TRANSPAC, or its successor or its assignee; otherwise, it is presumed that the proposals and/or plans are acceptable. The Commissioner of the Department of Housing and Community Development retains final authority to approve or disapprove all plans and to grant or withhold development priorities, disposing of redevelopment land through procedures established by the Department of Housing and Community Development.

5. Land Disposition

- a) Land and property interests acquired by the Mayor and City Council within the Project Area will be disposed of by sale, lease, conveyance, or transfer or other means available to the City, in accordance with the Land Disposition Map, Exhibit 3.
- b) The parcels shown on Exhibit 3 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 Exhibit 3 may be subdivided or combined.

- c) Disposition of Project land will be in accordance with the Land Disposition Policy of the Department of Housing and Community Development. Where disposition parcels include surplus property acquired for the construction of the Phase I Rapid Transit System, disposition procedures shall be in accordance with the following provision of the General Agreement dated June 18, 1976, between the Mass Transit Administration and the Mayor and City Council of Baltimore, as the same may be amended from time to time:

"Iv.4.3. The Administration agrees that the future disposition of any excess portions of land acquired for the purpose of transit construction will be closely coordinated with the development and redevelopment programs of the City. Such coordination of disposition and redevelopment programs shall apply in each instance where excess land acquired by the Administration is disposed of for private, public, or semi-public development by others, whether by sale in fee simple or by ground lease, or by conveyance of air rights through sale or lease. The Administration further agrees that whenever such disposition of excess land occurs within urban renewal project areas designated by ordinance of the Mayor and City Council of Baltimore, applicable disposition agreements, leases and/or deeds executed between the Administration and others shall incorporate the disposition standards and regulations for development of such properties as established by the applicable urban renewal ordinances of the Mayor and City Council of Baltimore. The City agrees to coordinate the development of such urban renewal disposition standards, where such standards apply to properties acquired by the Administration, with the transit development and construction policies and plans of the Administration, and where applicable shall give due regard to policies and guidelines of the Urban Mass Transit Administration of the U.S. Department of Transportation."

## 6. Zoning

All appropriate provisions of the Zoning Ordinance of Baltimore City shall apply to properties in the area. In order to execute the Urban Renewal Plan zoning district changes, as designated on Exhibit 4, Zoning Districts Map, will be required. Action to this effect will be initiated during the execution of the Plan.

## D. DURATION OF PROVISIONS AND REQUIREMENTS

The West Cold Spring Transit Station Urban Renewal Plan, as it may be amended from time to time, shall be in effect for a period of 40 years following the date of original adoption of this Plan by Ordinance of the Mayor and City Council of Baltimore.

E. PROCEDURES FOR CHANGES IN APPROVED PLAN

The Department of Housing and Community Development shall submit to the TRANSPAC, or its successor, for its review and comments all proposed amendments to the Urban Renewal Plan no later than at the time such proposed amendments are submitted to the Director of City Planning Department by the Department of Housing and Community Development. The written comments and recommendations from this review shall be submitted to the Department of Housing and Community Development no later than 3 weeks after they have been submitted to the TRANSPAC, or its successor; 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. The TRANSPAC, or its successor, shall receive, at least ten days prior to such hearing, written notice of the time and place of such hearing. With respect to any land in the Project Area previously disposed of by the City for use in accordance with the Urban Renewal Plan, the then owner of such land whose interests therein are materially affected by such changes shall receive at least ten 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.

F. PENALTY FOR NON-COMPLIANCE

Any person who violates any provision of this Plan is subject to a fine not to exceed \$500, and each day's violation constitutes a separate offense. This Plan may also be enforced by injunction.

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.

Exhibit 1: Land Use Plan

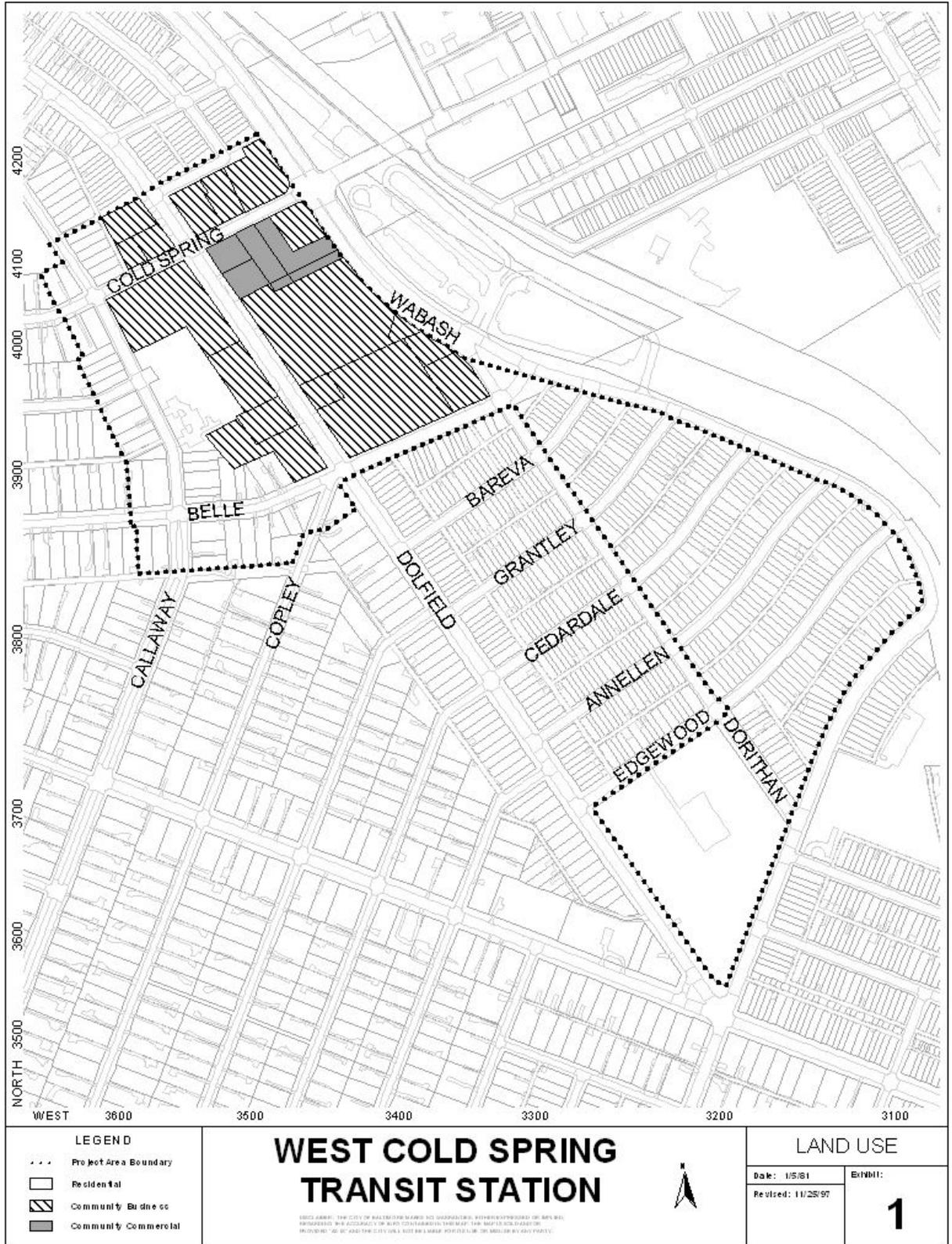


Exhibit 2: Property Acquisition

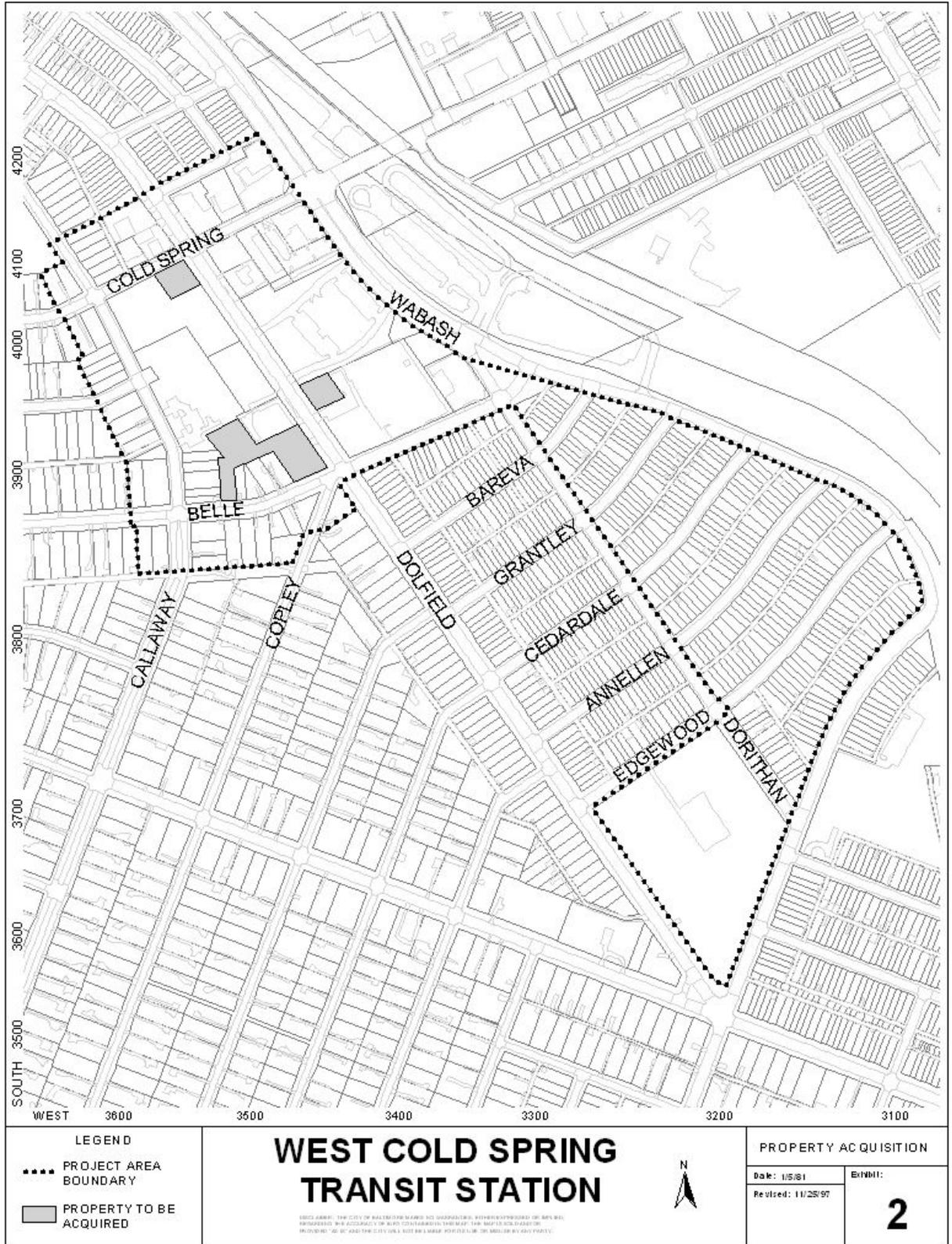


Exhibit 3: Land Disposition

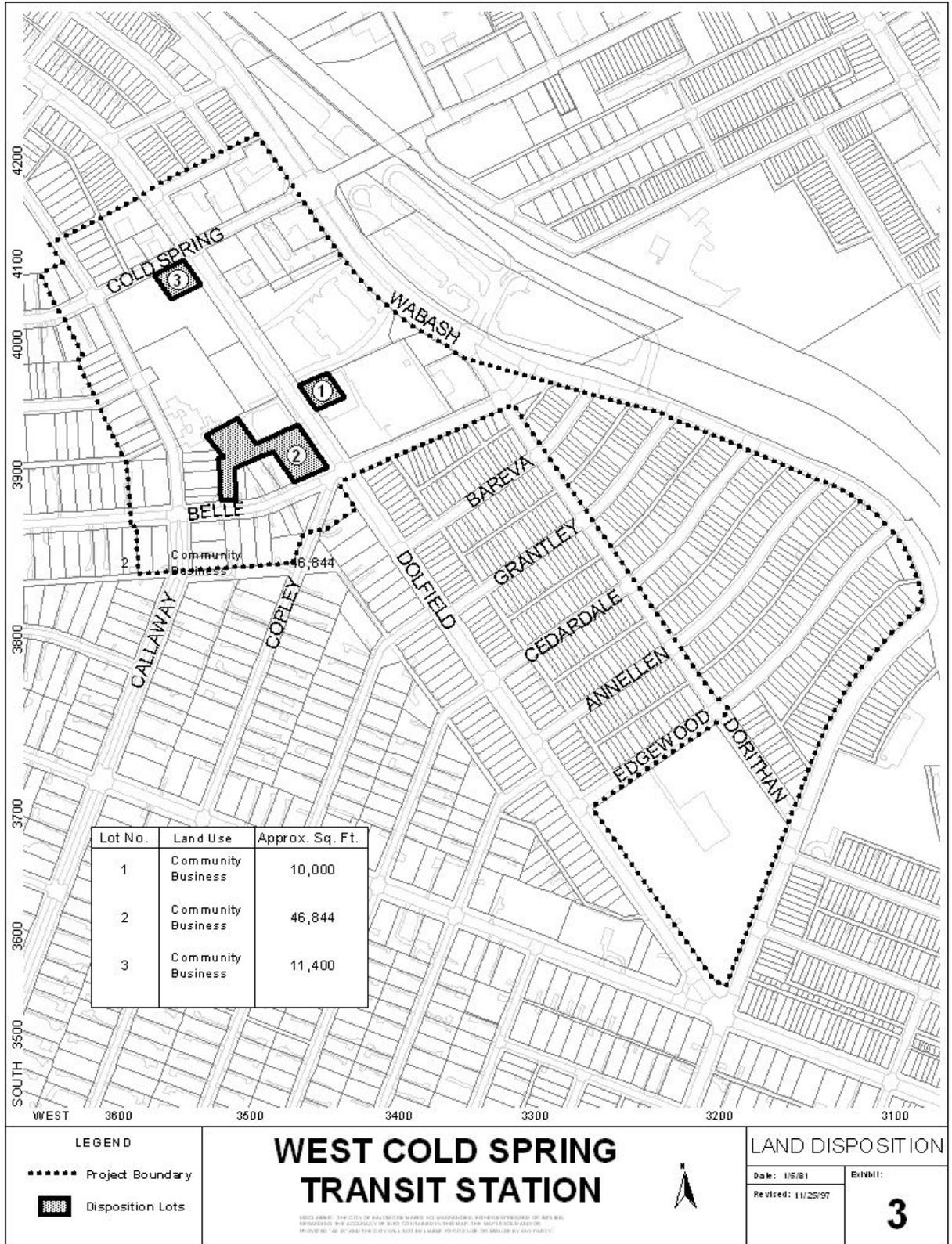


Exhibit 4: Zoning Districts

