

URBAN RENEWAL PLAN
INNER HARBOR PROJECT I-A

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URBAN RENEWAL PLAN
INNER HARBOR PROJECT I-A
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
BALTIMORE, MARYLAND

APPROVED BY
THE MAYOR AND CITY COUNCIL OF BALTIMORE
BY ORDINANCE NO. 710
MAY 12, 1978

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Appendix A

DESCRIPTION OF PROJECT

A. PROJECT AREA DESCRIPTION

Beginning for the same at the point formed by the intersection of the south side of Key Highway, as now laid out varying in width and the west side of Battery Avenue, as now laid out varying in width, and running thence binding on the west side of said Battery Avenue, Southerly 40 feet, more or less, to the south side of an alley, varying in width from a width of 10 feet to a width of 4 feet, laid out in the rear of the properties known as Nos. 240 through and including 202 Montgomery Street; thence binding on the south side of said alley Westerly 300 feet, more or less, to the northwest corner of the property known as No. 202 Montgomery Street; thence binding on the west outline of last said property, Southerly 18 feet, more or less, to the northeast corner of the property known as No. 200-202 1/2 Montgomery Street; thence binding on the north outline of last said property, Westerly 30 feet, more less, to the east side of William Street, as now laid out 82.5 feet wide; thence by a straight line crossing said William Street, Westerly 83 feet, more or less, to the northeast corner of the property known as No. 132 Montgomery Street; thence binding in part on the north outline of last said property, in part on the north outline of the property known as No. 130 Montgomery Street, and in all along the south side of a 4 foot alley laid out 60.33 feet north of Montgomery Street, Westerly 45 feet, more or less, to the east outline of the property known as No. 128 Montgomery Street; thence binding on the east outline of last said property, northerly 19 feet, more or less, to the northeast corner of last said property; thence binding on the north outline of last said property and on the north outline of the property known as No. 126 Montgomery Street, Westerly 21 feet, more or less, to the east outline of the property known as No. 122-124

Montgomery Street; thence binding on the east, north and west outlines of last said property the three following courses and distances; namely, Northerly 22 feet, more or less, Westerly 33 feet, more or less, and Southerly 25 feet, more or less, to the northeast corner of the property known as No. 120 Montgomery Street; thence binding on the north outlines of the properties known as Nos. 120 through and including 102 Montgomery Street, Westerly 174 feet, more or less, to the northwest corner of the property known as No. 102 Montgomery Street; thence binding on the west outline of last said property, Southerly 78 feet, more or less, to the north side of Montgomery Street, as now laid out 82.5 feet wide; thence binding on the north side of said Montgomery Street, Westerly 55 feet, more or less, to the northeast corner of said Montgomery Street and Light Street; thence binding on the east side of Light Street as now laid out 82.5 feet wide, Northerly 154 feet, more or less, to the southeast corner of said Key Highway and said Light Street; thence binding on the south side of said Key Highway, Easterly 330 feet, more or less, to the southwest corner of said Key Highway and said William Street; thence by a straight line crossing said William Street, Southeasterly 92 feet, more or less, to the southeast corner of said Key Highway and said William Street and thence binding on the south side of said Key Highway, Easterly 330 feet, more or less, to the place of beginning.

B. URBAN RENEWAL OBJECTIVES

The objectives of the Inner Harbor Project I-A Plan, (hereinafter referred to as "Renewal Plan") as determined by the Mayor and City Council of Baltimore (hereinafter referred to as "City"), acting by and through the Department of Housing and Community (hereinafter referred

to as "Department") and the Commissioner thereof (hereinafter referred to as "Commissioner") are as follows:

1. To provide a general physical improvement in the Inner Harbor Project I-A Area by establishing Standards and Guidelines for rehabilitation which must be complied with by the owners of existing structures who voluntarily undertake rehabilitation.
2. To assure harmonious development in the Inner Harbor Project I-A Area by requiring that all plans for new development, exterior rehabilitation or demolition be reviewed and approved as consistent with the objectives of the Renewal Plan.
3. To preserve and enhance views and vistas between the new development at the water's edge in Inner Harbor Project I and the historic residential community around Federal Hill.
4. To identify parcels of land which are or will be available for redevelopment and to provide standards and controls for their redevelopment.

C. LAND USE PLAN

Predominant uses and public thoroughfares are shown on the Land Use Plan, Exhibit C. Except as otherwise prohibited herein, uses shall be permitted as in B-2-3, Community Business District, B-3-3, Community Commercial District, and R-8, General Residence District as defined in the Zoning Ordinance of Baltimore City.

D. TYPES OF ACTION TO BE USED TO ACHIEVE PLAN OBJECTIVES

1. Plan Review

- a) To assure harmonious development and rehabilitation within Inner Harbor Project I-A, it is required that all plans for new construction, exterior rehabilitation, demolition or any exterior changes of any kind,

(including signs and lighting) shall be submitted to the Department for review to determine if such plans are consistent with the objectives and requirements of the Renewal Plan and the rehabilitation and sign guidelines contained in Appendix A hereof. All new construction on areas which may become available for future development on Exhibit "B" shall be designed in accord with Development Area Controls established by the Renewal Plan.

- b) Prior to the issuance of a building permit for new construction, rehabilitation or demolition within Inner Harbor Project I-A, the developer or property owner or his representative shall submit to the Department Preliminary Plans and Outline Specifications, Final Working Drawings and Specifications (and all subsequent revisions thereto) for the proposed work. A proposal for demolition of all or a portion of a structure shall be accompanied by plans for new construction or renovation to show the intended use of the site following demolition. Plans and specifications for new construction or renovation shall be in sufficient detail to show site planning, architectural design and layout, materials, colors, building construction, landscape design, access, signs, lighting, servicing, streets and sidewalks. Where new construction is proposed, preliminary plans and outline specifications shall be submitted prior to the preparation of working drawings and specifications.

- c) The review of such plans 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, servicing, streets, sidewalks, and construction or rehabilitation details.
- d) Approval by the Department of plans and specifications as being consistent with the requirements and objectives of the Renewal Plan shall be a condition precedent to the issuance of any building permit.

2. Standards for Rehabilitation

Standards and Guidelines for Rehabilitation are attached hereto as Appendix A.

3. Prohibited Uses

Notwithstanding any other provision of this Renewal Plan, the following uses and facilities shall not be permitted:

Carpet cleaning establishment; Correctional or Penal Institutional; Dog pound or place for the detention or extermination of stray cats and dogs; Dyeing, cleaning, or pressing establishments other than receiving stations; Automobile filling stations for the sale of inflammable liquids except when completely enclosed within structure; Hotels which have less than 20 sleeping rooms; Ice depots for wholesale or retail trade or storage; Stable for animals used in business, sale, boarding, or livery stables; Display, or sale of motor

vehicles except when completely enclosed within structure; Undertaking business or establishment; Wheeled motor vehicle repair shop; Facilities for poultry killing or dressing; Cat or dog hospital; Automobile or storage battery service station; Trailer storage, sale or repair of trailer used for office or living purposes or trailer camp.

4. Acquisition of Property

- a) Properties designated for acquisition of Exhibit E "Acquisition" (including parts thereof or interests therein) will be acquired by purchase or condemnation.
- b) 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 properties or portions thereof in the Inner Harbor Project I-A as may be deemed necessary and proper by the Commissioner to effect the proper implementation of the Renewal Plan.
 - (i) Any property in the Project Area which the owner intends to alter, rehabilitate or demolish in a manner not in substantial compliance with the objectives of the Renewal Plan or the standards and guidelines in Appendix A.
 - (ii) 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.

5. Actions to be followed by the Department Upon Acquisition of Properties

- a) Rehabilitate the property in conformance with the codes and ordinances of the City and dispose of property at its fair value in accordance with applicable regulations. If sale cannot be consummated by the time rehabilitation is accomplished, the property may be rented pending continuing sale efforts; or,
- b) Sell or lease the property subject to rehabilitation and/or maintenance in conformance with the codes and ordinances of Baltimore City and the requirement of the Renewal Plan.
- c) Demolish the structure or structures thereon and dispose of land for redevelopment at its fair value for uses consistent with the Renewal Plan; or
- d) Devote the property and/or structures to a public use consistent with the Renewal Plan.

E. LAND DISPOSITION

- 1. Land and property interests to be acquired by the City within the Inner Harbor Project I-A will be disposed of by sale, lease, conveyance, transfer, or other means available to the City, in accordance with Exhibits B, "Development Areas," and C, "Land Use Plan", and the other provisions of the Renewal Plan.
- 2. The Area shown as available for disposition in Exhibits B, "Development Areas", and C, "Land Use Plan", are schematic and approximate, and the Department shall have the right, in its discretion in order to facilitate the most advantageous development of the Project, to subdivide the Development Area and to fix precise boundaries and size or subdivide areas.

3. Disposition of Project land will be in accordance with the Land Disposition Policy of the Department.
4. No covenant, agreement, lease, conveyance, or other instrument shall be effected or executed by the Department or by a developer or any of its successors or assigns, whereby land in the Project is restricted by the Department, the developer or any successor in interest, upon the basis of race, color, religion, sex or national origin in the sale, lease, use or occupancy thereof. All agreements, leases, and other conveyances shall obligate the developer for itself, its successors and assigns not to discriminate upon the basis of race, color, religion, sex or national origin in the sale, lease, use or occupancy of the property or any improvement erected or to be erected thereon or any part thereof.

F. STANDARDS AND CONTROLS

In addition to the requirement for review of all plans for new construction and rehabilitation as required by the Renewal Plan, the following development area controls shall apply to the development areas. The elevation established as grade level shall be determined by the Department.

1. In the event the Development Area is expanded or subdivided, the Department shall have the right in order to facilitate the most advantageous development of the Project, to designate the general use of any subdivided portion of the Development Area as Residential, Commercial, Residential-Commercial or Public.
2. The Definition of General Uses in this Renewal Plan shall be:
 - a) Commercial: The category defined "Commercial" shall include Office, Retail and Parking.

- b) Residential-Commercial: The category defined "Residential-Commercial" shall include Office, Housing, Retail and Parking.
- c) Residential: The category defined as "Residential" includes Housing, ancillary Retail and Parking.
- d) Public: The category defined as "Public" includes Open Space, Recreation, Ancillary Retail, Circulation and Utilities and Parking.

3. Definition of Specific Uses:

- a) Office: Facilities normally required for the transaction of business or provision of services other than the process of retailing or manufacturing, including but not limited to the conduct of clerical, administrative and executive work.
- b) Retail: Facilities for the provision or sale of commodities or services directly to the consumer.
- c) Ancillary Retail: Facilities for the provision of retail services as a secondary use to be provided as a supplement or convenience to the other permitted uses.
- d) Open Space: Parks, plazas, squares, promenades, landscaped boulevards, and other landscaped open space.
- e) Recreation: Facilities for leisure-time activity.
- f) Circulation and Utilities: Facilities for the vertical and horizontal movement of vehicles and pedestrians and locations for the accommodation of utilities.
- g) Parking: Facilities for the storage of wheeled vehicles.

4. Development Rights: Limited development rights of a nature to be determined by the Department may be granted to developers for subsurface, surface or above surface improvements and/or structures encroaching on public right of way, public open space, easement areas and Development areas. For purposes of this subsection, the Mayor and City Council of Baltimore and any body Corporate public or private, public agency partnership or person and any of the foregoing entities operating public utilities or public transit facilities shall be considered a developer.
5. Review of Signs and Exterior Lighting: Plans and elevations of all advertising, direction or identification signs and the design for any flood lighting, highlighting, spotlighting, backlighting or other illumination shall be reviewed in accordance with standards set forth in Appendix A.
6. Setback and Coverage: No building shall be constructed in setback areas as determined by the Department pursuant to Section F nor shall they exceed building coverage of land as established by the Department.
7. Height Control: No building and no addition thereto shall be constructed in the cleared or to be cleared portion of the Project Development Area, or Areas, if subdivided. All Elevations noted, established herein or to be determined by the Department, refer to the Elevations above Mean Low Tide as adopted by the Baltimore Survey Control System.

8. Maintenance: Developers will be required to agree to comply with such terms and conditions relating to the use and maintenance of property in that portion of the Project to be acquired by the Department for purposes of preventing the recurrence of deteriorated conditions and maintaining aesthetic and functional harmony within the Project.

G. INTERPRETATION

Developers will be required to agree that, in the event of any question regarding the meaning of these Standards and Controls or other provisions of this plan, the interpretation placed thereon by the Department shall be final and binding, provided that any such interpretation shall not be unreasonable or arbitrary.

H. TERM OF PLAN

The Inner Harbor Project I-A Renewal Plan, as it may be amended from time to time, shall remain in full force and effect for a period of forty (40) years from the date of original adoption of this Renewal Plan by ordinance of the Mayor and City Council of Baltimore.

I. STREET RESERVATION AND DEDICATION

The City reserves unto itself all of its right, title, and interest in and to the beds of all streets, alleys, avenues, or lanes herein mentioned and referred to, subject however to use in common as private ways, until said streets, alleys, avenues, and lanes are expressly dedicated to public use.

All references herein to any street, alley, avenue, or lane are for purposes of description only and are not intended to dedicate same to public use, and any implied intent of dedication or dedication of the streets, alleys, avenues or lanes by reference to them is hereby denied and revoked.

J. OFFICIAL ACTIONS

1. To carry out the Plan, it will be necessary for the Mayor and City Council of Baltimore to take the following actions at the appropriate times:

- a) Passage of Ordinance approving this Plan and authorizing the acquisition of properties to be acquired.
- b) Passage of Ordinance opening and closing streets and alleys in accordance with Exhibit D, entitled "Right-of-Way Adjustments."

K. ZONING

This Renewal Plan proposes no amendment to existing zoning regulations.

L. CHANGES IN APPROVED PLAN

No substantial change or changes shall be made in this Plan, after approval by Ordinance, without such change or changes first being adopted and approved in the manner required by law for the approval of a Renewal Plan.

M. OTHER REQUIREMENTS

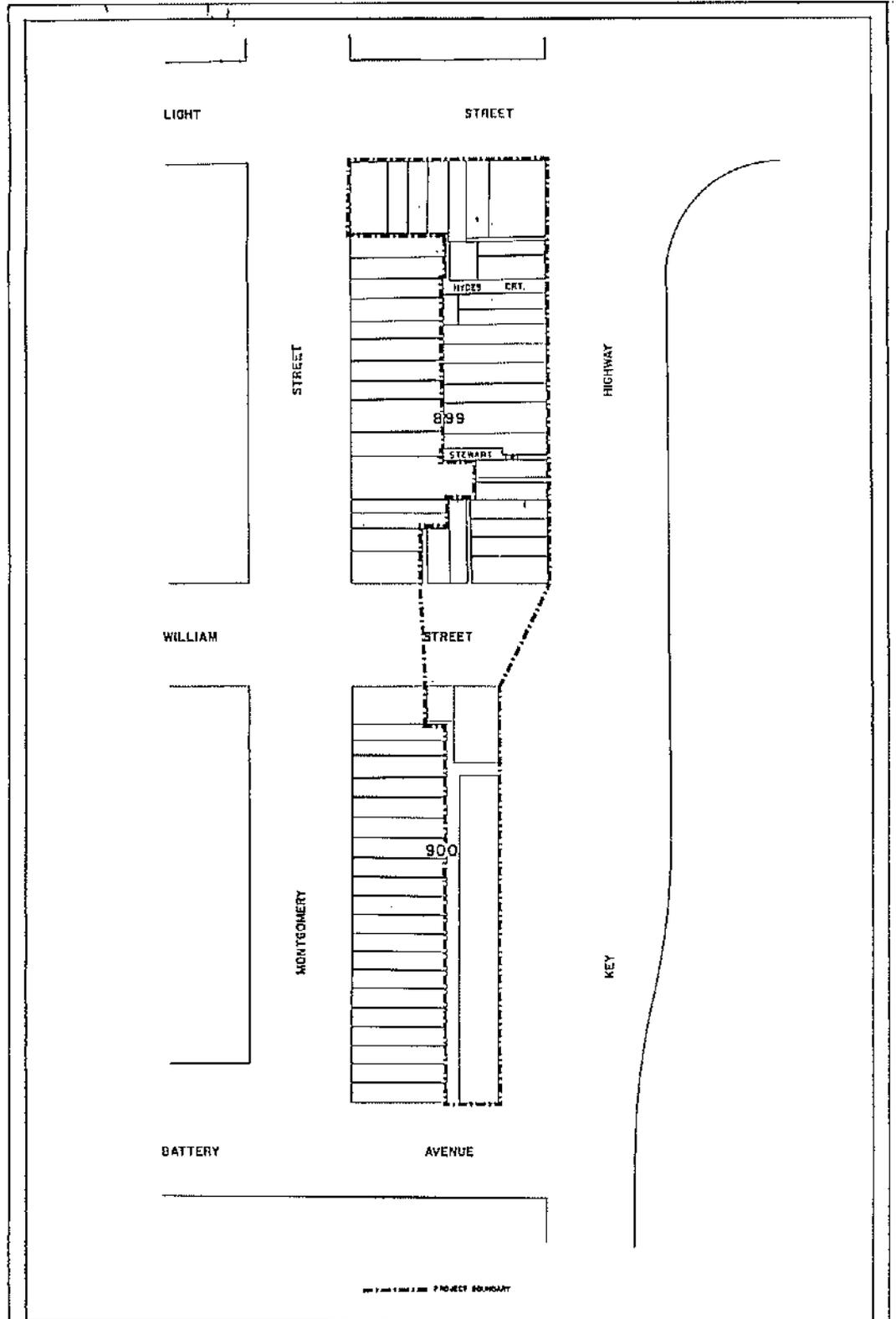
The rehabilitation standards, guidelines, height limitations, etc. contained in Appendix A and in this Renewal Plan are over and above the codes and ordinances of the City of Baltimore (Ordinance No. 92 approved June 10, 1968, Article 9 of the Baltimore City Code, title "Fire Prevention", Article 30 of the Baltimore City Code, title "Zoning", Article 11 of the Baltimore City Code, title "Health" and Article 32 of the Baltimore City Code, title "Building Regulation", approved April 1, 1966.), all as amended to date or as may subsequently be amended.

N. 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.

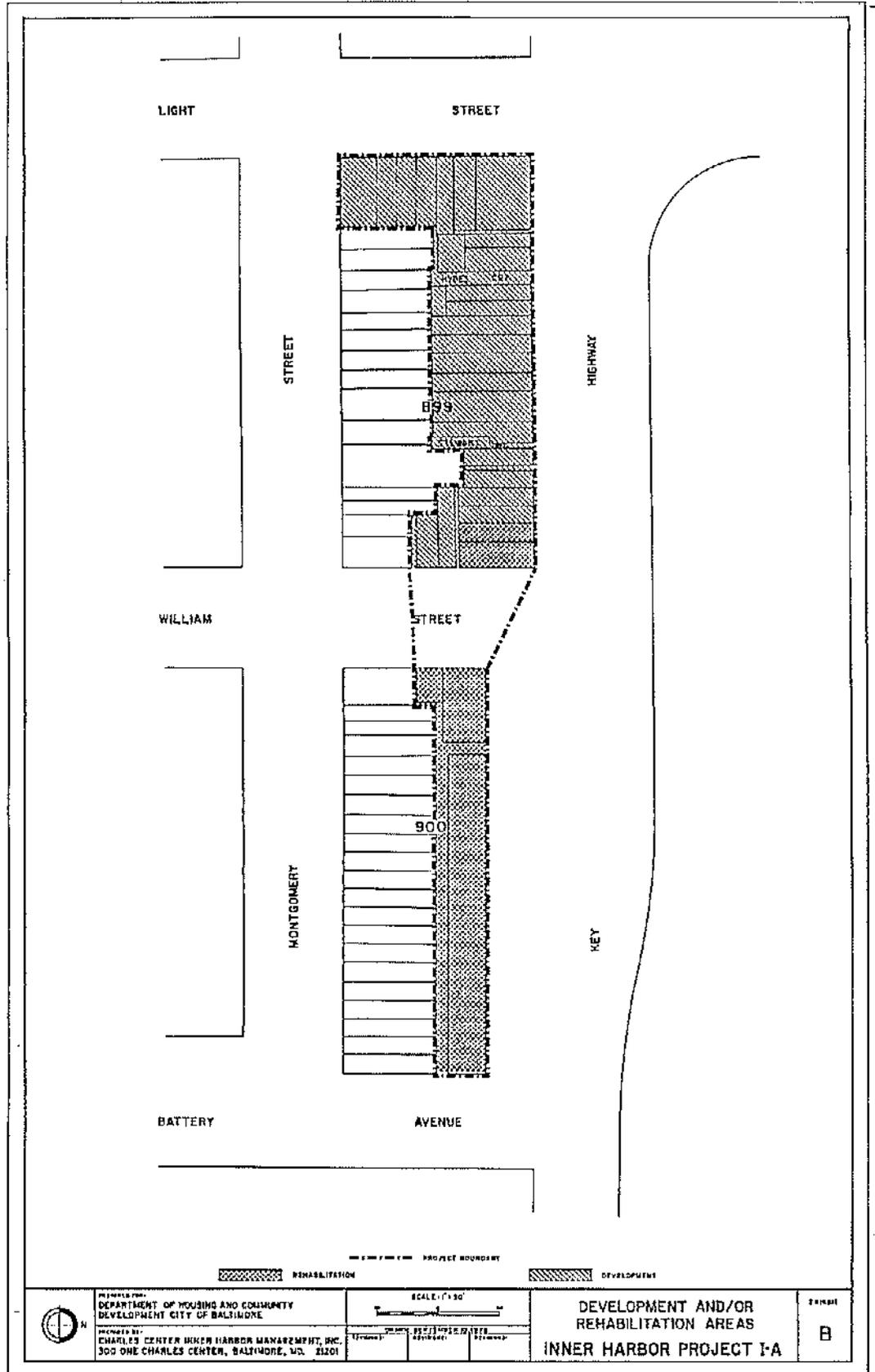
0125M

5/26/92



--- PROJECT BOUNDARY

	PREPARED FOR: DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CITY OF BALTIMORE	SCALE: 1" = 50' 	PROJECT AREA INNER HARBOR PROJECT I-A	SHEET A
	PREPARED BY: CHARLES CENTER INNER HARBOR MANAGEMENT, INC. 300 ONE CHARLES CENTER, BALTIMORE, MD. 21201	PROJECT NO.: _____ SHEET NO.: _____		



PREPARED FOR:
 DEPARTMENT OF HOUSING AND COMMUNITY
 DEVELOPMENT CITY OF BALTIMORE

WORKED BY:
 CHARLES CENTER HARBOR MANAGEMENT, INC.
 300 ONE CHARLES CENTER, BALTIMORE, MD. 21201

SCALE: 1" = 30'

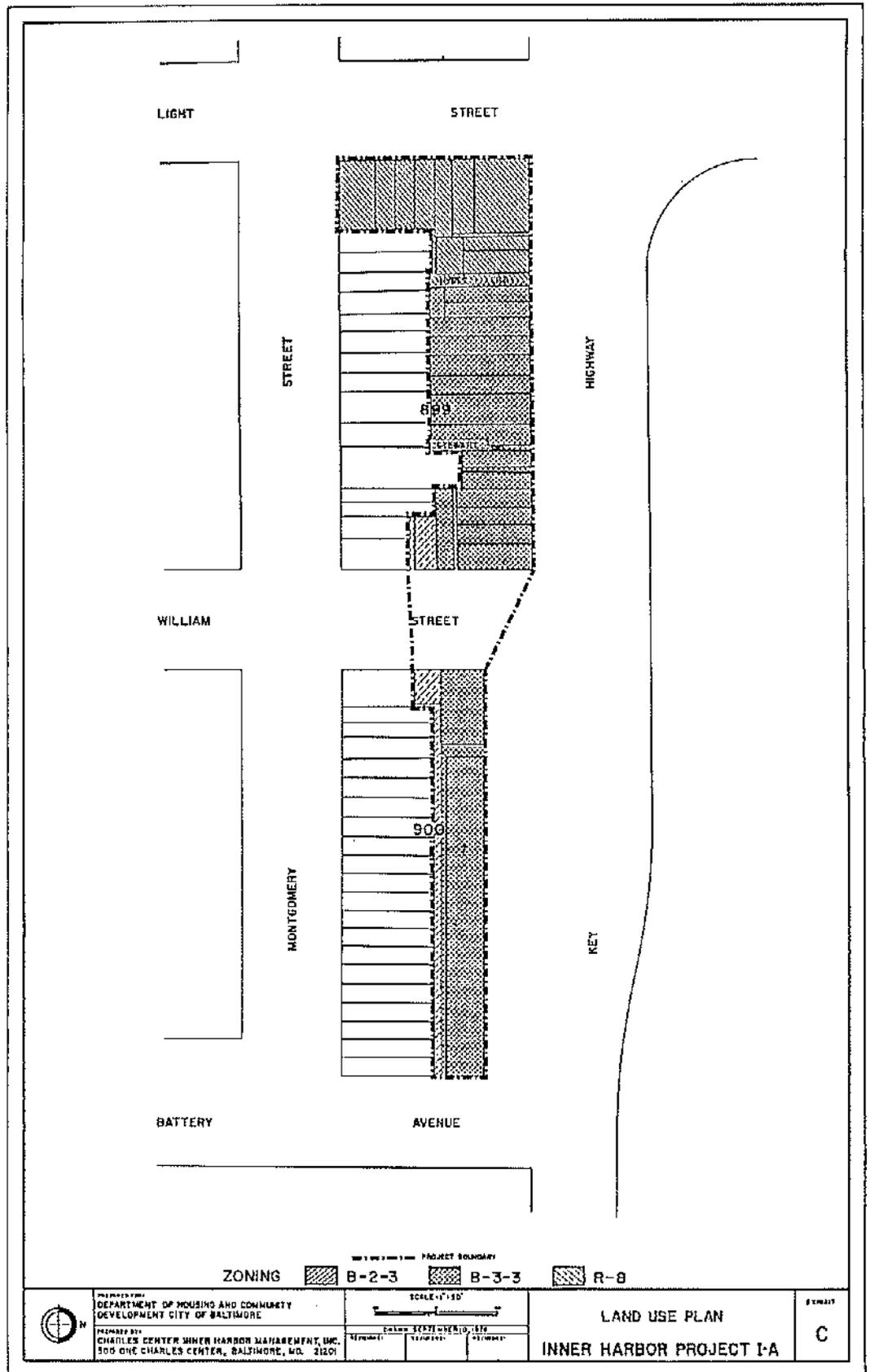
DATE: 08/27/1978

BY: [Signature]

DEVELOPMENT AND/OR
 REHABILITATION AREAS
 INNER HARBOR PROJECT 1-A

DRINK

B



LIGHT

STREET

STREET

HIGHWAY

WILLIAM

STREET

MONTGOMERY

RET

BATTERY

AVENUE

ZONING

B-2-3

B-3-3

R-8

PROJECT BOUNDARY



DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CITY OF BALTIMORE

PREPARED BY CHARLES CENTER INNER HARBOR MAHAEMENT, INC. 305 ONE CHARLES CENTER, BALTIMORE, MD. 21201

SCALE 1" = 100'



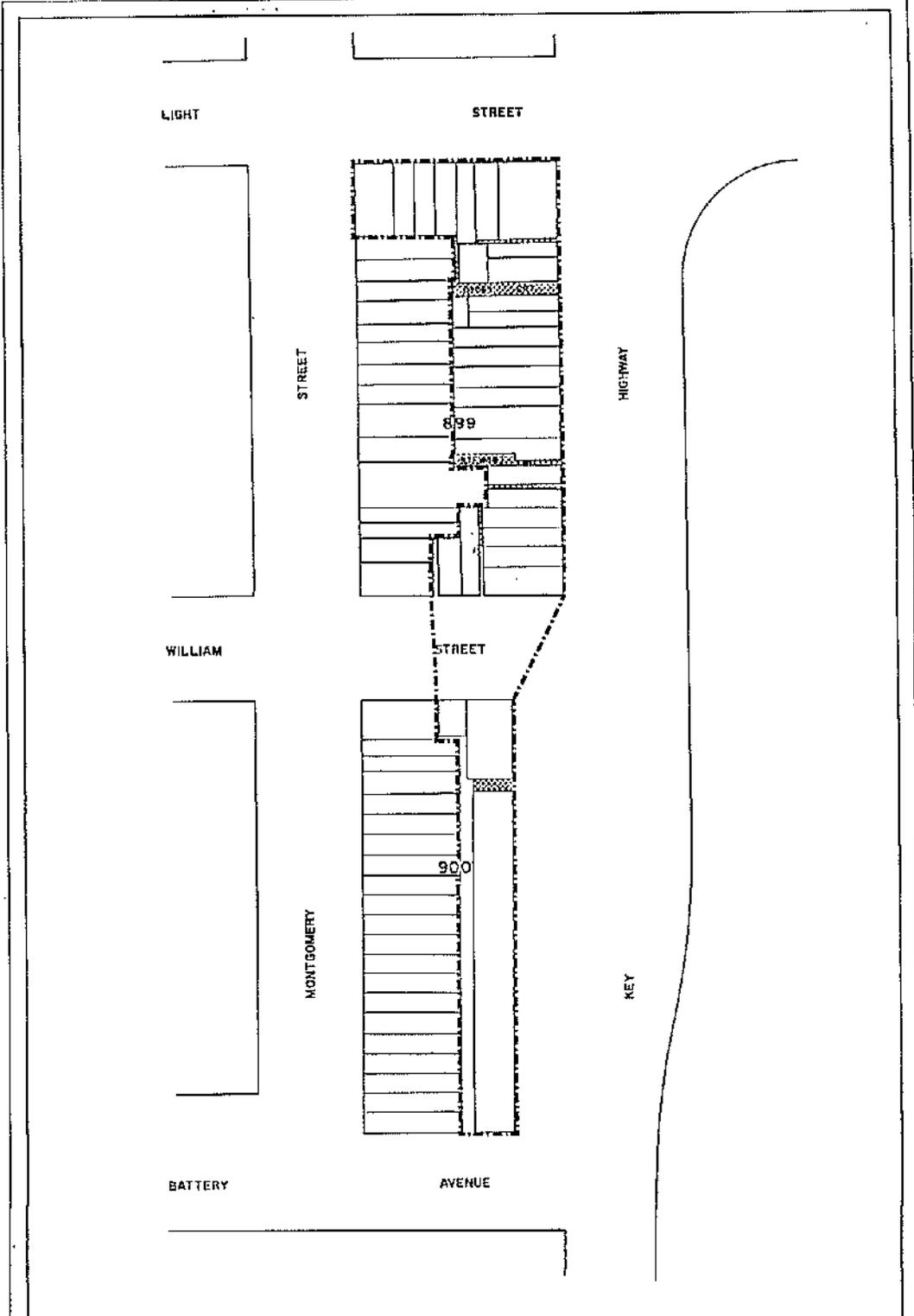
DRAWN BY: DATE: CHECKED BY: DATE: REVISIONS: APPROVED BY: DATE:

LAND USE PLAN

INNER HARBOR PROJECT I-A

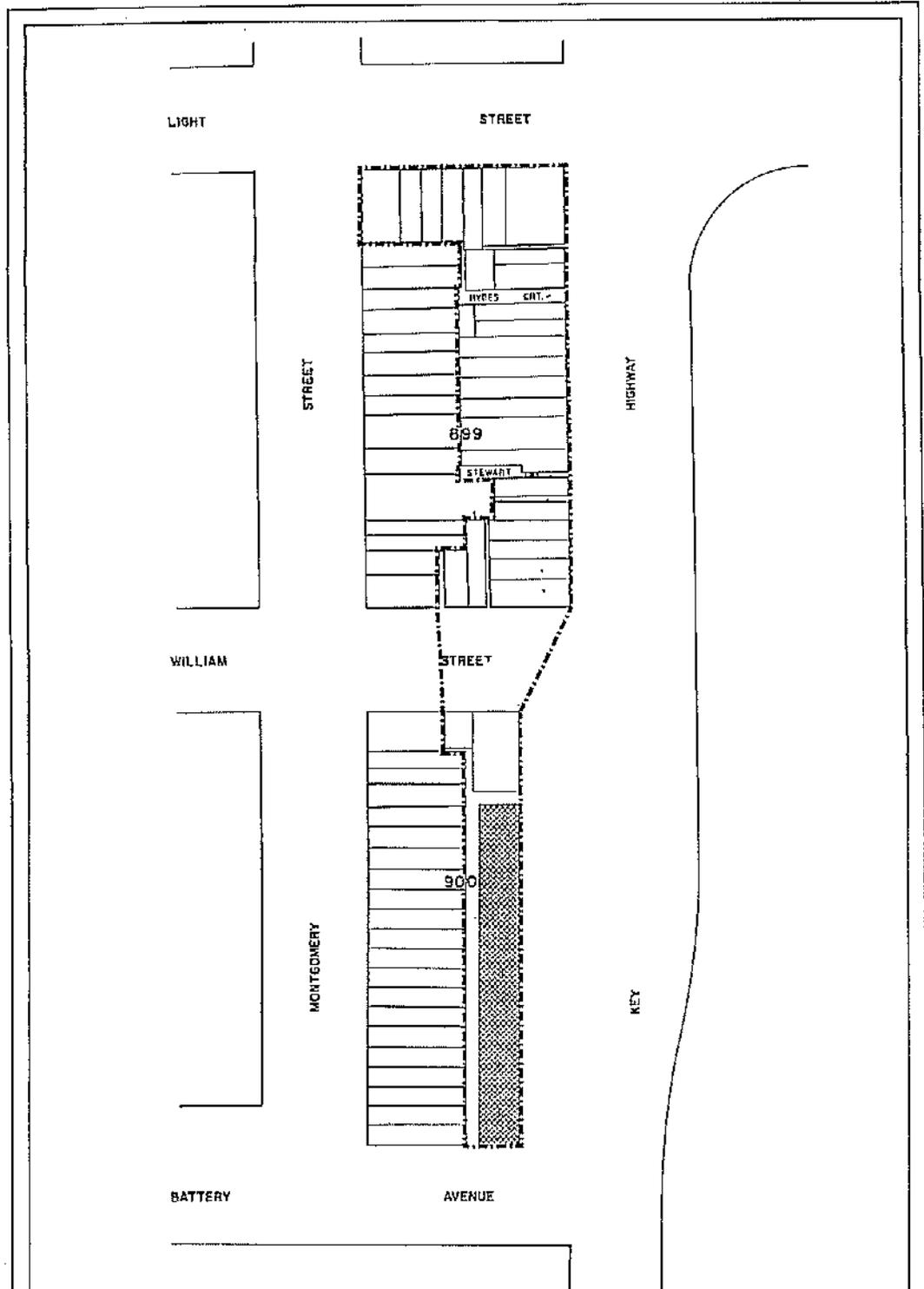
SHEET

C



----- PROJECT BOUNDARY
 [Hatched Box] RIGHT OF WAY ADJUSTMENT

	PREPARED FOR: DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CITY OF BALTIMORE	SCALE: 1"=30' 	RIGHT OF WAY ADJUSTMENTS INNER HARBOR PROJECT I-A	SHEET D
	PROVIDED BY: CHARLES CENTER INNER HARBOR MANAGEMENT, INC. 300 ONE CHARLES CENTER, BALTIMORE, MD. 21201	DRAWN BY: [Blank] CHECKED BY: [Blank]		



 PROPERTY TO BE ACQUIRED

 PROJECT BOUNDARY

	PREPARED BY: DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CITY OF BALTIMORE	SCALE: 1"=50' DRAWN: OCTOBER 27, 1977	ACQUISITION	SHEET 11
	PROVIDED BY: CHARLES CENTER DIXIE HARBOUR MANAGEMENT, INC. 300 ONE CHARLES CENTER, BALTIMORE, MD. 21201	APPROVED: _____ DATE: _____	REVISIONS: _____	INNER HARBOR PROJECT I-A

A. EXTERIOR REHABILITATION GUIDELINES

1. The property tenants and/or owners shall be required to keep in good repair all cornices, window glass and frames and the exterior masonry of all building facades above the first floor, which have undergone little or no change from original design. Covering of facades at and above second floors is to be discouraged. Similarly, painting of original masonry is discouraged unless the condition of masonry warrants it. Where painting is warranted, color samples of painting shall be submitted to the Department for approval.
2. Where buildings have received alterations at and above the second floor through the use of covering material(s) and further rehabilitation is contemplated, the recapture of original character is encouraged by removing applied material and repairing and refinishing the original facade.
3. In many cases the first floor facades, especially store fronts, have undergone substantial changes and it may be impossible to reinstate the original design and materials. In such cases where rehabilitation is contemplated, a new store front design with new materials will be necessary, but nevertheless, to the extent possible, certain salvageable elements such as pilasters, columns and cornices could be incorporated in the design. Window openings at street level rather than blank walls are encouraged. The first floor design shall be compatible and harmonious with the character of the building above.
4. Painting of window glass at any floor for screening the view will not be permitted. For screening purposes, the use of suitable curtains, blinds, plant material or window display is encouraged.
5. Vertical expansion of existing structures is prohibited. Should an existing structure within the project area be demolished, new construction shall

not be permitted to exceed the building envelope of the existing structure prior to demolition.

B. GUIDELINES FOR EXTERIOR SIGNS

All new signs shall be in accordance with the zoning ordinance of Baltimore City. In addition the following guidelines shall apply in order to help achieve the renewal objectives:

1. Placement of signs shall be generally restricted to the first floor only and shall be designed in manner so that they do not interfere with important architectural details (e.g. cornices, carved frieze, arches) of the buildings. Generally placement entirely on a flat portion of facade or an area entirely within the confines of an opening is encouraged.
2. In special circumstances, signs may be placed on upper floors if it is determined (a) that there is no prudent means of accommodating the sign on the first floor consistent with paragraph 1 outlined above, or (b) certain special signs (e.g. the Maryland National Bank, 10 Light Street, Logo sign "MN" incorporating weather information) or announcing the name of a building (e.g. "Hilton Hotel" in Charles Center). Signs under (b) shall be out of individual fabricated or carved letters only; painted signs are discouraged.
3. Graphic design painted on buildings may be permitted upon the approval of the Department. Such graphics must be maintained in good condition and repair or their removal will be ordered by the Department.

C. LIGHTING GUIDELINES

All exterior lighting, highlighting, spotlighting, backlighting or other illumination of buildings in the Project shall be subject to review and approval by the Department. Details as to color, intensity, location, fixture and mounting details shall be submitted for such review prior to installation.