

URBAN RENEWAL PLAN
CAMDEN STATION AREA RENEWAL PLAN

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CAMDEN STATION AREA RENEWAL PLAN

“Adopted by Ordinance No. 1097, and approved by the Mayor 12/01/83;
as amended by Ordinance No. 76, approved 06/04/84”

CHARLES CENTER – INNER HARBOR MANAGEMENT, INC.

1444 World Trade Center Building

Baltimore, Maryland 21202

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CAMDEN STATION AREA RENEWAL PLAN

A. Project Description

Beginning for the same at the point formed by the intersection of the south side of Camden Street, as now laid out 66 feet wide, and the west side of Sharp Street, as now laid out 66 feet wide, and running thence binding on the west side of said Sharp Street, and on a west outline of Inner Harbor West Project, there situate, southerly 1553 feet, more or less, to intersect the north side of Hill Street, as now laid out 82.5 feet wide; thence binding on the north side of said Hill Street, and on the northernmost outline of Montgomery Project, there situate, westerly 335 feet, more or less, to the eastern right-of-way line of through highway for Interstate Route No. 395; thence binding on said right-of-way line of through highway, and on the westernmost outline of said Montgomery Project, there situate, the two following courses and distances; namely, south 02 degrees – 51’ – 40” east 224 feet, more or less, and southerly by a line curving to the right with a radius of 2346.83 feet the distance of 282 feet, more or less, to intersect the line of the northeast side of Henrietta Street, if projected northwesterly; thence binding on said line so projected, northwesterly 610 feet, more or less, to intersect the southeast side of Eutaw Street, as now laid out 66 feet wide; thence binding in part on the southeast side of said Eutaw Street, in part on the southeast side of Eutaw Street, varying in width, and in all, on the southeasternmost outline of Camden Industrial Park, north 19 degrees – 50’ – 50” east 365 feet, more or less; thence binding in part on the east side of last said Eutaw Street, in part on the east side of Eutaw Street, as now laid out 82.5 feet wide, and in all, on the eastern outline of said Camden Industrial Park, north 02 degrees – 49’ – 30” west 1472 feet, more or less, to intersect the south side of said Camden Street, and thence binding on the south side of said Camden Street, and on a south outline of said Inner Harbor West Project, easterly 761 feet, more or less, to the place of beginning.

B. Urban Renewal Objectives

The objectives of the Camden Station Area Urban Renewal 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 Development (hereinafter referred to as “Department”) and the Commissioner thereof (hereinafter referred to as “Commissioner”) are as follows:

- 1) To guide development in the Camden Station Area in a manner that is generally harmonious with the City’s existing and proposed redevelopment programs in Inner Harbor West, the Loft District, Camden Industrial Park, Federal Hill, Montgomery Street, Sharp-Leadenhall and adjacent areas.
- 2) To encourage the preservation and reuse of the Camden Station and B & O Warehouse because of their architectural and historic importance to the City, and to assure that new development in the Area is compatible with the scale and character of the existing buildings. (The existing office building located at Camden and Eutaw Streets may be demolished to enhance the setting of the station and warehouse buildings.)
- 3) To establish a positive image for the Camden Station Area, so as to take maximum advantage of the opportunities for new development, encourage private investment and increase the tax base of the City.

- 4) To prevent the occurrence of blighting or other negative influences by eliminating obsolete zoning and land-use patterns in the Area.
- 5) To ensure adequate vehicular and pedestrian circulation and public transportation in the Camden Station Area, while creating a pleasing and attractive entrance to the City.
- 6) To provide the number of parking spaces necessary to serve all new and rehabilitated development in the Camden Station Area and, except under special conditions, to ultimately achieve the elimination of permanent surface parking lots.
- 7) To provide an opportunity for upgraded and expanded commuter/ excursion rail service connecting the City with Washington, D.C., and areas in between.
- 8) To acquire property for the expansion of the Convention Center or for uses complementing or supporting the Convention Center.

C. Land-Use Plan

Predominant uses and public thoroughfares are shown on the Land-Use Plan, Exhibit "B". Uses shall be permitted as in a B-5-1 Central Business Zoning District as set forth in the Baltimore City Code.

D. Types of Renewal Action to be Used to Achieve Plan Objectives

1) Plan Review

- a) As a condition precedent to the issuance of a building permit for new construction or exterior or visible rehabilitation, or for demolition within the Camden Station Area, the developer or property owner or his representative shall submit plans and specifications for the proposed work to the Department for approval; with respect to a proposal for demolition of all or a portion of a structure, these plans and specifications shall be accompanied by plans for new construction or exterior renovation to show the intended use of the site following demolition.
- b) All plans for new construction (including interim parking lots) or exterior rehabilitation, demolition, or any exterior change of any kind (including signs and lighting) shall be submitted to the Department for review, to determine if such plans are in conformance with the objectives and requirements of the Renewal Plan and the Property Rehabilitation Standards contained in Appendix A thereof.
- c) Plans and specifications for new construction or exterior rehabilitation shall be in sufficient detail to show site planning, building massing and location, architectural design and layout, materials, colors, building construction, landscape design, access, signs, lighting, servicing, streets and sidewalks. Where new construction is proposed, a conceptual urban design plan shall also be submitted showing the proposed development of the site in relation to the surrounding properties. Preliminary plans or design development plans and outline specifications shall be submitted and approved prior to the submission of final working drawings and specifications. Approval of plans will not be unreasonably withheld.

- d) The review of such plans shall be concerned with, but not necessarily limited to, the functional and aesthetic aspects of urban design, site planning, architectural treatment, materials, colors, building construction, language design, access, signs, lighting, servicing, streets, sidewalks, and construction or rehabilitation details.
- e) Upon review of plans and specifications, if it is determined by the Department that the proposed work is in conformance with the requirements and objectives of the Renewal Plan, including the Development Controls in Paragraph F, and the Property Rehabilitation Standards contained in Appendix A hereof, plans will be approved and this condition for issuance of a building or demolition permit shall be satisfied. This requirement is in addition to and not in place of compliance with all other codes and ordinances of the City of Baltimore as amended from time to time.

2. Acquisition of Property

- a) The City will acquire for redevelopment purposes by purchase, gift, devise, exchange, condemnation or any other lawful manner of (*sic!*) the fee simple interest or any lesser interest in the following properties which are identified on Exhibit E “Acquisition Plan”.
 - (1) The block bounded by Camden, Sharp, Conway and Howard Streets.
- b) Should the owner of private property in the Camden Station Area undertake or attempt to undertake development, rehabilitation (or fail to undertake rehabilitation) or demolition of a structure or property in a manner not in substantial conformity with approved plans and this Urban Renewal Plan (including Section B, Urban Renewal Objectives; Section F, Development Area Controls, and Appendix A, “Property Rehabilitation Standards”) and the owner is so notified in writing by the Department but nevertheless persists in said efforts, or requests that the property be acquired in lieu of conformance, then following ninety (90) days written notification to the owner, the Department may, subject to the approval of the Board of Estimates, acquire such property pursuant to the Eminent Domain Laws of this State. The Department may also enjoy any modifications or destruction of any structure pending acquisition by the City for a period of six (6) months following notification to the owner of the City’s intent to acquire.

3. Actions to be followed by the Department Upon Acquisition of Property

- a) Rehabilitate the property in conformance with this Renewal Plan and the codes and ordinances of the City and their disposal of the property at its fair value in accordance with applicable regulations. If a 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 this Renewal Plan and the codes and ordinances of Baltimore City; or,

- c) demolish the structure or structures thereon and dispose of land for redevelopment subject to and at its fair value for uses consistent with this 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 acquired by the City within the Camden Station Area will be disposed of by sale, lease, conveyance, transfer, or other means available to the City, in accordance with the provisions of the Renewal Plan.
- 2) Disposition of Project Land will be in accordance with the Land Disposition Policy of the Department.
- 3) No covenant, agreement, lease, conveyance, or other instrument shall be affected (*sic!*) 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. Development Controls

The following controls shall apply to all new construction and, where appropriate, to the rehabilitation of existing structures, within the Camden Station Area. Substantial compliance herewith shall be a condition precedent to the issuance of a building permit.

- 1) Servicing. All servicing except for Camden Station and Warehouse Building shall be off street, and shall be within structures and roofed so as to be screened from public view. Loading docks will be provided and maintained in accordance with the Building Code of Baltimore City. Open-air storage of equipment, merchandise and materials is prohibited except as specifically authorized in writing by the Department.
- 2) Waste Disposal. Facilities will be provided and maintained within structures for the storage and collection of refuse. No waste or refuse shall be permitted to remain outside of structures.
- 3) Parking. Parking shall be provided and maintained in accordance with the following minimum standards (provided that provision may be made for multiple use of spaces for one or more land uses, including commuter rail, and provided further, that these standards may be satisfied by parking spaces within a reasonable distance outside the Project area, subject to the provisions of Chapter 9, Section 9.02(j) of the Zoning Ordinance of Baltimore City, as applicable):

Office Space: 1.25 spaces per 1000 sq. ft. of floor area, including ground level retail space in office buildings.

Retail Space: 4.0 spaces per 1000 sq. ft. of occupied floor area (other than ground-level retail space in office buildings).

Residential: 1.0 space per dwelling unit.

Hotel: 0.7 spaces per room.

Temporary or interim off-street parking lots may be permitted by the Department where justified by functional or economic reasons; provided, that all such lots shall be in compliance with the Off-Street Parking Regulations Chapter 9 of the Zoning Ordinance of Baltimore City, and subject to the approval of the Department in accordance with Section D.(1)(b) of this Plan.

In accordance with said Chapter 9, no building within the Downtown Parking Lot District shall be demolished to create a parking lot except by the authority of an ordinance approved by the Mayor and City Council of Baltimore, and parking lots, including ancillary surface parking lots, shall be screened and, where appropriate, include setbacks with landscaping; said screening shall be accomplished with brick walls or other acceptable materials and details which are compatible and harmonious with the architectural style(s) of the adjacent properties.

- 4) Density. The cumulative density of new development within all portions of the Camden Yards Area combined shall not exceed a FAR of 4:1. The computation of FAR shall be based upon land available for development and shall not include streets dedicated as public rights-of-way and unabandoned railroad yards and railroad rights-of-way. Provided, however, that railroad rights-of-way used for commuter rail service will be included in calculations of permitted FAR.
- 5) Access. A definitive terminus for Conway Street should be developed west of I-395 in the form of a vehicular turnaround/ courtyard. This auto court should connect to an internal surface or underground vehicular spine linking the northern and southern portions of the site east of the Warehouse building.
- 6) Grade. Grade level shall be determined as needed by the Department of Housing and Community Development.

G. Interpretation

In the event of any question regarding the meaning of the provisions of the Renewal Plan, or the applicability thereof to the rehabilitation of any existing building, the interpretation placed thereon or the determination made by the Commissioner shall be final and binding, provided that any such interpretation or determination shall not be unreasonable or arbitrary.

H. Term of the Plan

The Camden Station Area 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 Plan by ordinance of the Mayor and City Council of Baltimore.

I. Street Reservation and Dedication

The City reserves unto itself all of its rights, 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 such 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. Other Provisions Necessary to Meet Requirements of State and Local Laws

1) Zoning

All appropriate provisions of the Zoning Ordinance of Baltimore City shall apply to properties within the Project area. It is proposed that the zoning within the Camden Station Area be changed from M-2-2 and M-2-3 to B-5-1, after adoption by Ordinance of this Renewal Plan. The portion of the Project area occupied by the Federal Reserve Bank will not be rezoned unless and until rezoning is required for redevelopment for another use.

2) Reasons for the Various Provisions of this Plan

- a) The Camden Station Area is a cohesive planning area of underutilized industrial land within the Downtown Renewal Area established by Ordinance 1210, adopted by the Mayor and City Council of Baltimore on January 24, 1958.
- b) The opportunity now exists for new and rehabilitated development which would be compatible and harmonious with the surrounding development in other Renewal Areas, where the City, State and Federal Government have made substantial investments of public funds in the interest of creating new private economic development opportunities and enhancing the environment of public facilities.
- c) Such development can best be achieved by applying standards and controls for rehabilitation and new development through the application of the provisions of an Urban Renewal Plan.

K. Official Action

To carry out the Plan, it will be necessary for the Mayor and City Council of Baltimore to take the following action:

- Passage of an Ordinance approving this Plan.
- Passage of an Ordinance amending the Zoning Code of Baltimore City to change the zoning in all or part of the Camden Station Area from M-2-2 and M-2-3 to B-5-1.

L. Procedures for Changes in Approved Plan

This Urban Renewal Plan may be amended from time to time upon compliance with the requirements of law, provided that prior to passage of any ordinance amending the Urban Renewal Plan, a public hearing shall be held.

M. Other Requirements

The Rehabilitation Guidelines contained in Appendix A hereof, together with other requirements of the Renewal Plan, are in addition to the codes and ordinances of the City of Baltimore, 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 held invalid by a court of competent jurisdiction, 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.

O. Federal Reserve

The provisions of this Plan shall not apply to real estate owned by the Federal Reserve Bank of Richmond so long as such ownership, occupancy or use is pursuant to its organization under the Federal Reserve Act of 1913, as amended.

APPENDIX A

PROPERTY REHABILITATION STANDARDS

Permits shall not be issued for modifications to properties in the Project Area unless the modifications conform to the following standards:

1. Window and door openings in the front of occupied buildings shall not be partially or wholly filled or boarded.
2. All structural and decorative elements visible from public streets, including but not limited to, cornices, lintels, fascias, sills, transoms, eaves, chimneys, dormers, steps, railings, decorative glass, and pitched roofs shall be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction.
3. Enclosures or security grilles and screens should be as inconspicuous as possible and compatible with other elements of the façade.
4. All exterior walls which have not been wholly or partially resurfaced or built over shall be repaired and cleaned or painted in a manner consistent with original materials and construction. Painted masonry walls shall have loose material removed and painted a single color except for trim (cornice, window frames, door, etc.) which may be another color. Patched walls shall match as closely as possible the original surfaces as to material, color, bond, and joining.

Resurfacing of existing brick façades with materials such as formstone, wood siding, structural glass veneer, aluminum siding or other materials shall not be permitted.

5. Antennae, air conditioning equipment, grilles and other contemporary elements shall be as inconspicuous as possible.
6. Signs

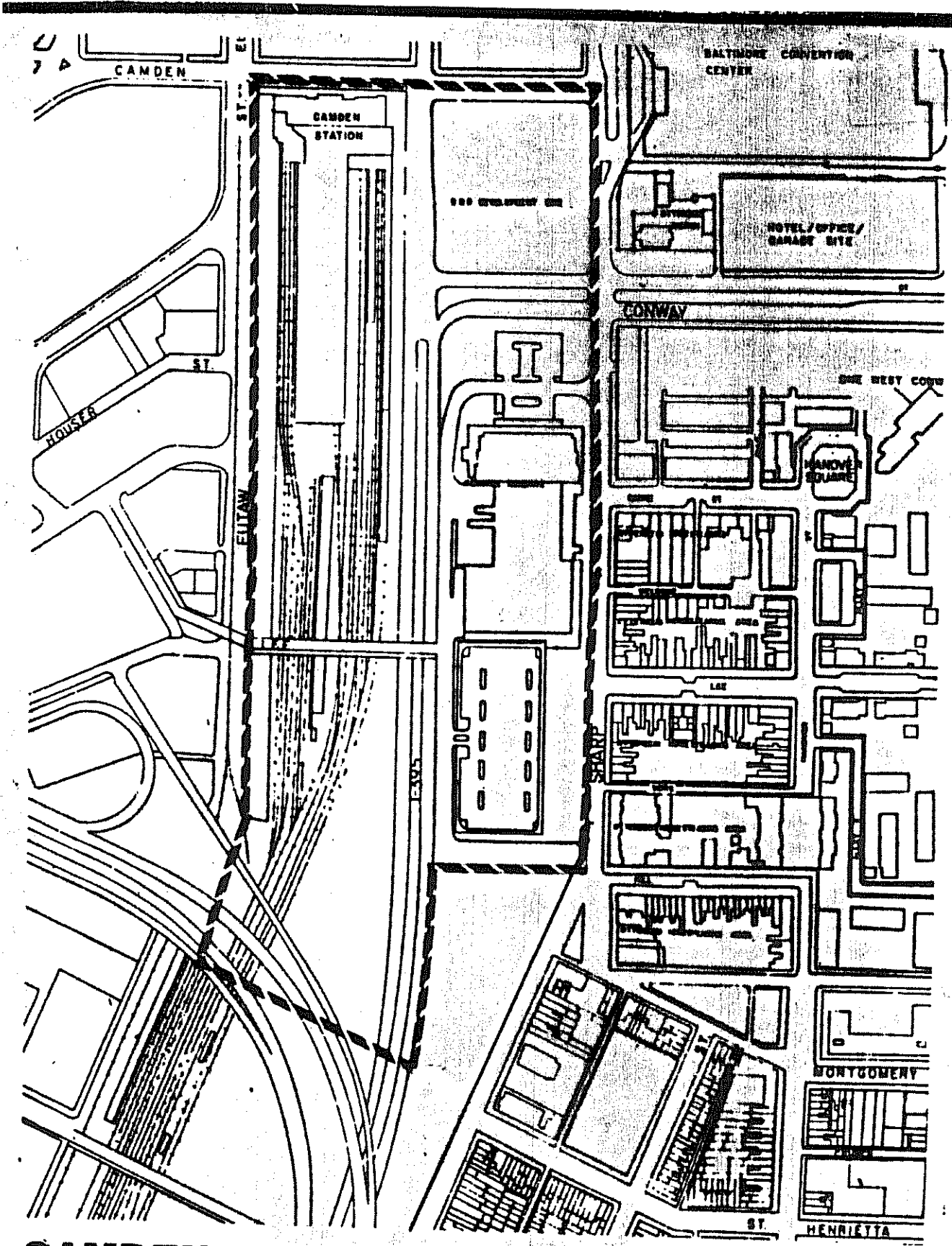
Only signs identifying the business name or the use of the property where they are installed shall be permitted. Advertising by material or product manufacturers and suppliers shall not be permitted. No billboards or outdoor advertising of any kind shall be permitted.

Roof top signs, signs on the façade above the area one inch below the second floor window sills, flashing signs, or moving signs, except barber poles, shall not be permitted.

Flat signs placed parallel to the building face shall not exceed one square foot of area for every linear foot of frontage.

One projecting sign shall be permitted for each establishment provided it does not exceed six square feet in area.

7. The Commissioner may waive compliance with one or more of these standards if such waiver is determined by the Commissioner not to adversely affect the overall objectives of this Urban Renewal Plan.



CAMDEN STATION
Urban Renewal Area

 PROJECT BOUNDARY



BY
CHARLES CENTER-INNER HARBOR MANAGEMENT, INC.
1444 WORLD TRADE CENTER BUILDING
BALTIMORE, MARYLAND 21202



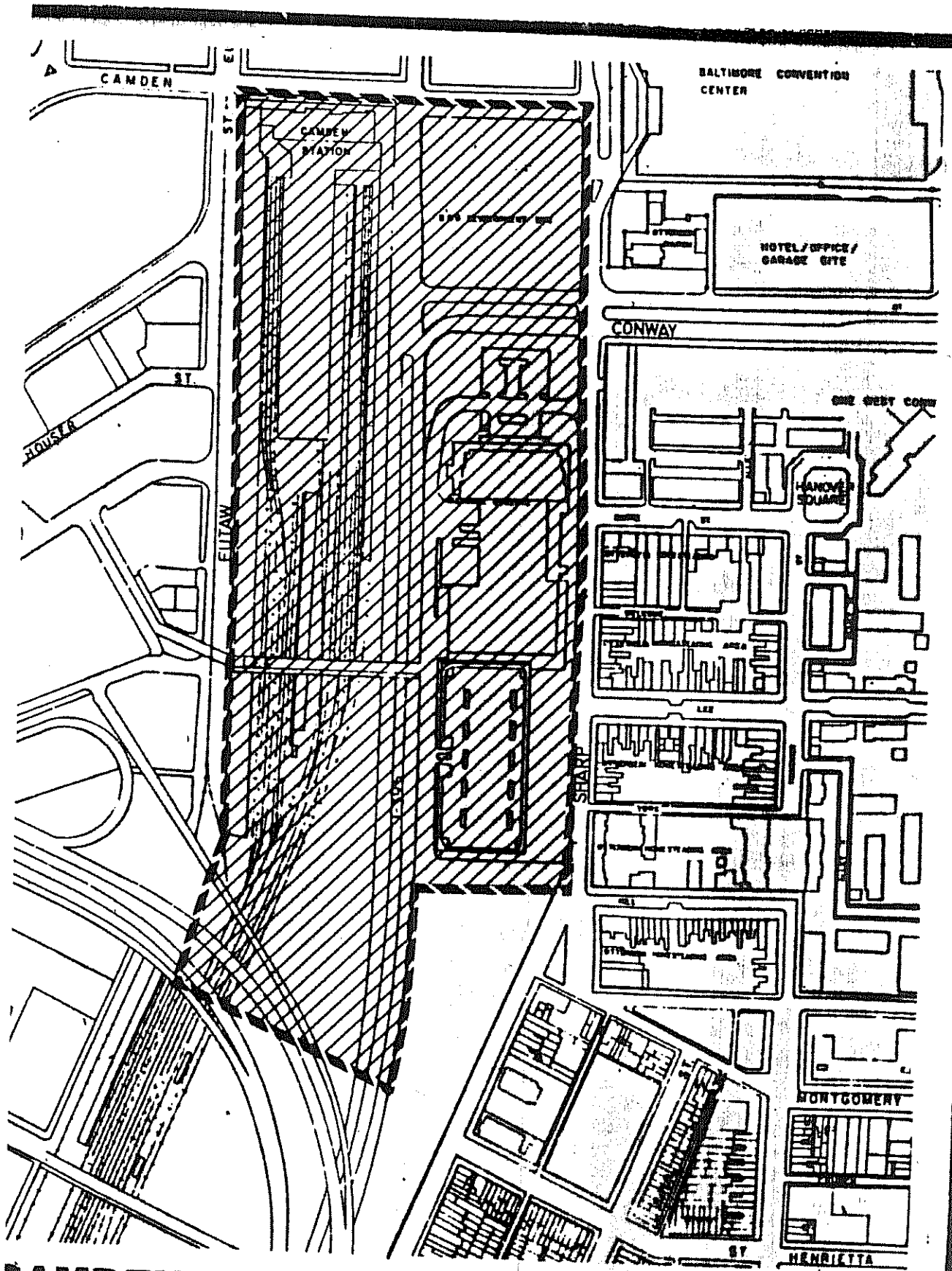
EXHIBIT

DATE
OCT. 1, 1983

REVISIONS

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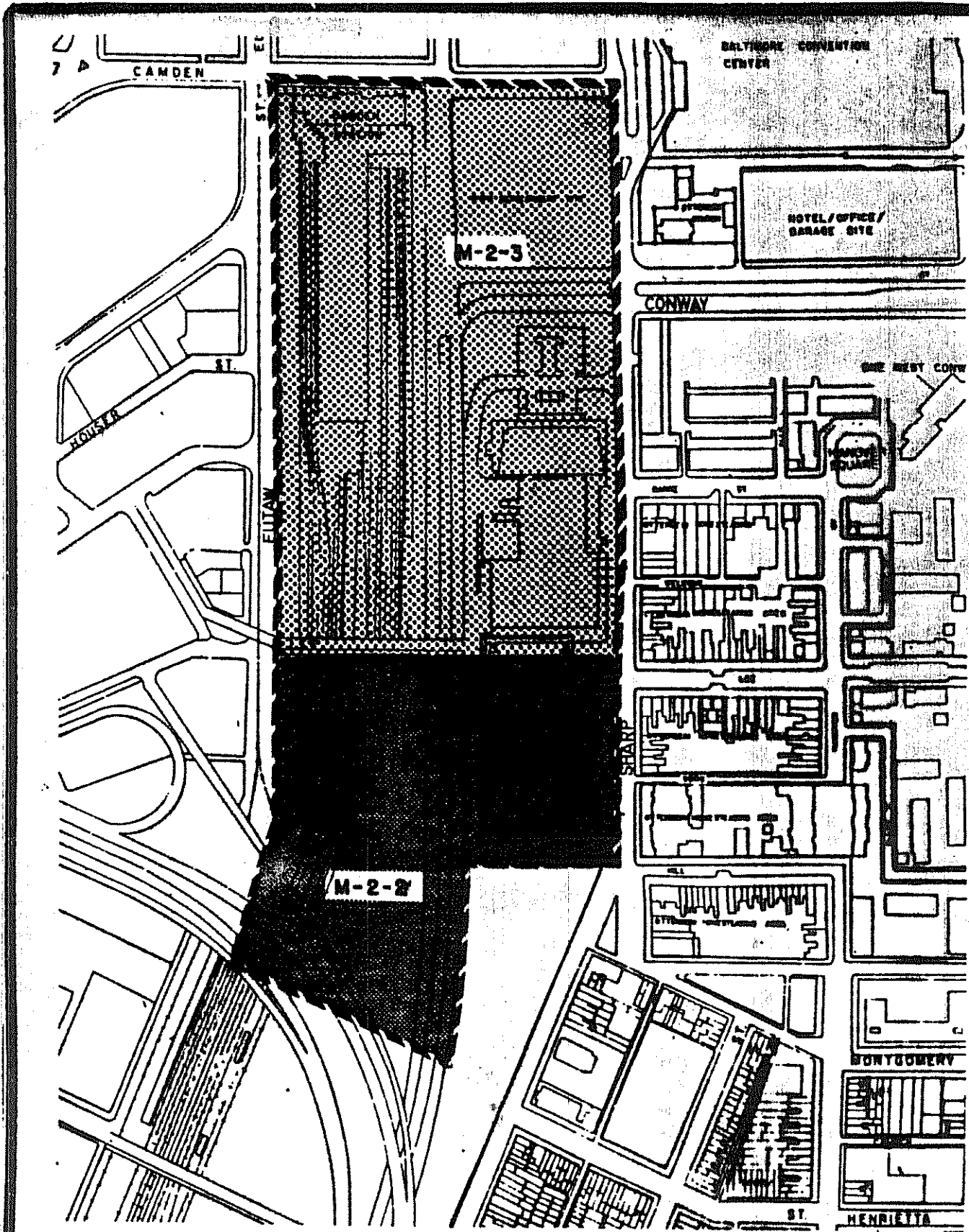
FOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT



CAMDEN STATION
Urban Renewal Area

LAND USE
 COMMERCIAL

BY CHARLES CENTER-INNER HARBOR MANAGEMENT, INC. 1444 WORLD TRADE CENTER BUILDING BALTIMORE, MARYLAND 21202	SCALE IN FEET 		EXHIBIT B
	DATE OCT. 1, 1983	REVISIONS	
FOR DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT			



CAMDEN STATION
Urban Renewal Area

EXISTING ZONING



BY
CHARLES CENTER-INNER HARBOR MANAGEMENT, INC.
1444 WORLD TRADE CENTER BUILDING
BALTIMORE, MARYLAND 21202

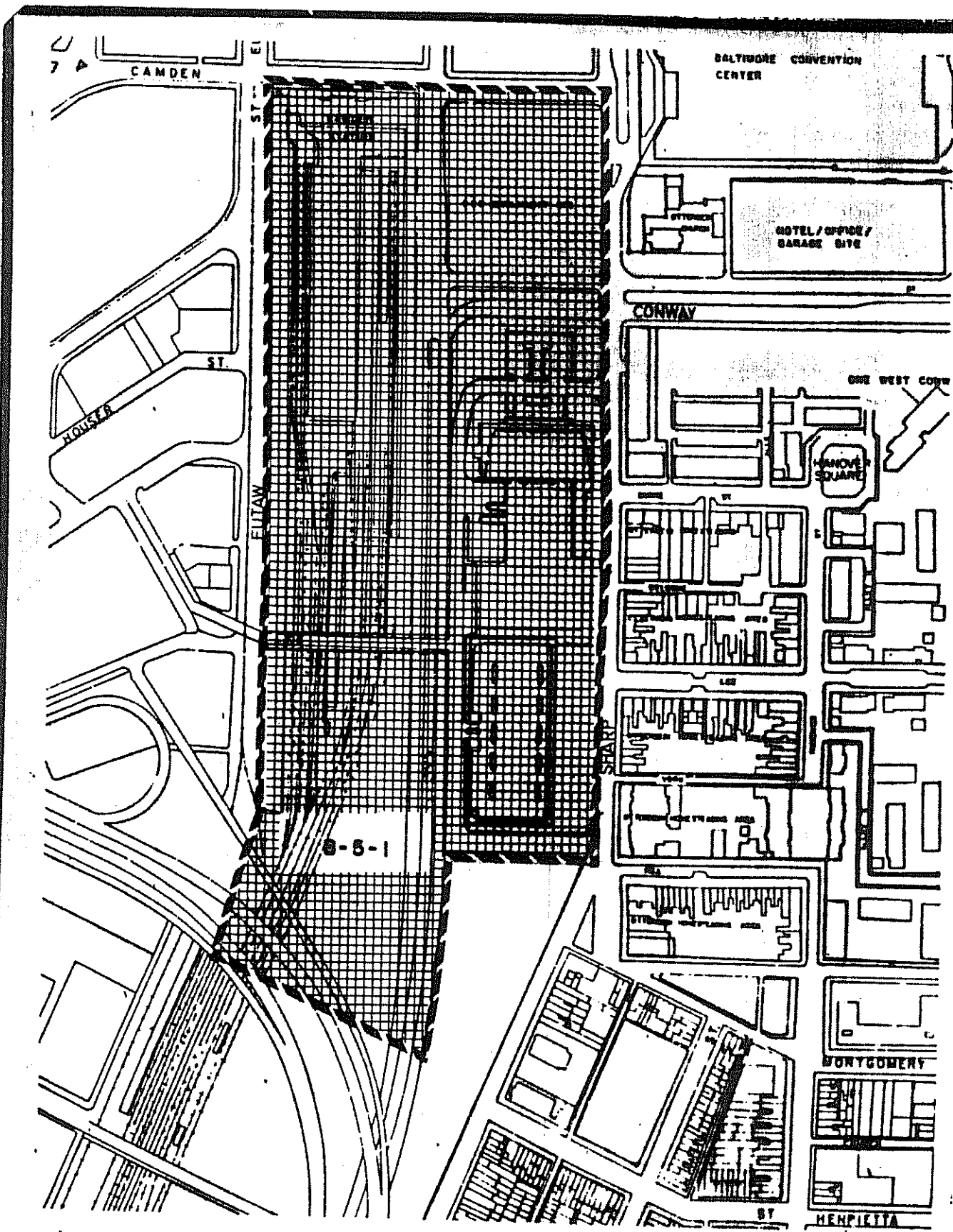


DATE
OCT. 1, 1983

FOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

EXHIBIT

C



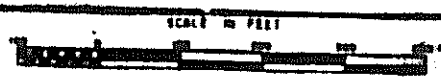
CAMDEN STATION
Urban Renewal Area



PROPOSED ZONING



BY
CHARLES CENTER-INNER HARBOR MANAGEMENT, INC.
1444 WORLD TRADE CENTER BUILDING
BALTIMORE, MARYLAND 21202



EXHIBIT

DATE
OCT. 1, 1983

REVISIONS

D

FOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT