URBAN RENEWAL PLAN

CARROLL CAMDEN

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URBAN RENEWAL PLAN

CARROLL CAMDEN

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

CITY OF BALTIMORE DEVELOPMENT CORPORATION

BALTIMORE, MARYLAND

ORIGINALLY APPROVED BY

THE MAYOR AND CITY COUNCIL OF BALTIMORE

BY ORDINANCE NO. 02-296

MARCH 6, 2002

I. Amendment No. 1, dated March 23, 2005, approved by the Mayor and City Council of Baltimore by Ordinance No. 05-131, dated October 7, 2005.

II. Amendment No. 2, dated May 16, 2006, approved by the Mayor and City Council of Baltimore by Ordinance No. 06-321, dated October 5, 2006.

III. Amendment No. 3, dated October 30, 2006, approved by the Mayor and City Council of Baltimore by Ordinance No. 07-548, dated November 26, 2007.

IV. Amendment No. 4, dated January 28, 2008, approved by the Mayor and City Council of Baltimore by Ordinance No. 08-07, dated April 24, 2008.

V. Amendment No. 5, dated May 4, 2009, approved by the Mayor and City Council of Baltimore by Ordinance No. 09-195, dated June 23, 2009.

VI. Amendment No. 6, dated October 19, 2009, approved by the Mayor and City Council of Baltimore by Ordinance No. 09-253, dated December 4, 2009.

VII. Amendment No. 7, dated September 24, 2012, approved by the Mayor and City Council of Baltimore by Ordinance No. 12-83, dated December 5, 2012.

VIII. Amendment No. 8, dated August 15, 2016, approved by the Mayor and City Council of Baltimore by Ordinance No. 16-551, dated November 14, 2016.

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A. PROJECT DESCRIPTION

Boundary Description

Beginning for the same at a point formed by the intersection of the east side of South Eutaw Street and the south side of Camden Street; thence binding on the south side of said Camden Street westerly 750 feet, more or less; to the center line of Russell Street; thence binding on the center line of Russell Street southerly to a point formed by the intersection of Russell Street and the center line of Martin Luther King, Jr. Boulevard; thence westerly along the centerline of Martin Luther King, Jr. Boulevard to a point formed by the west side of South Paca Street extended; thence binding on the west side of South Paca Street extended southwesterly to intersect the north side of West Ostend Street; thence binding on the north side of West Ostend Street northwesterly to intersect the west side of Scott Street northerly to intersect the northeastern boundary of Lot 62, Block 820; thence binding on the northeastern boundary of said Lot 62, Block 820 northwesterly to intersect the southeast side of Wicomico Street; thence binding on the southeast side of Wicomico Street northeasterly to intersect the extension of the southwest side of Foundry Court; thence binding on the extension of Foundry Court northwesterly to intersect the southeast side of the first 10-foot alley; thence binding on
the southeast side of said alley southwesterly to intersect the northeast side of West Ostend Street; thence binding on the northeast side of West Ostend Street northwesterly to intersect the northwest side of Nanticoke Street; thence binding on the northwest side of Nanticoke Street southwesterly to intersect the southwest side of the first 15-foot alley between Block 789, Lot 31/32 and Block 789, Lot 70; thence binding on the southwest side of said 15-foot alley northwesterly to intersect the southeast side of Cleveland Street; thence binding on the southeast side of Cleveland Street southwesterly to intersect the northeast side of Bayard Street; thence binding on the northeast side of Bayard Street northwesterly to intersect the northwest side of Carroll Street; thence binding on the northwest side of Carroll Street southwesterly to intersect
the southwest side of Bush Street; thence binding on the southwest side of Bush Street northwesterly to intersect the northwest side of Washington Boulevard; thence binding on the northwest side of Washington Boulevard southwesterly to intersect the southwest side of South Monroe Street; thence binding on the southwest side of South Monroe Street westerly to intersect the northwest boundary of Lot 1A, Block 731;thence binding on the northwest boundary of Lot 1A, Block 731 southwesterly to intersect the southwest side of the B&O Railroad Right-of-Way; thence binding on the southwest side of the B&O Railroad northwesterly to the northwest side of Lot 1, Block 734; thence binding on the northwest side of Lot 1, Block 734 to intersect the southwest side of Lot 1, Block 734; thence binding on the southwest side of Lot 1, Block 734 to intersect the northwest side of Washington Boulevard; thence binding southwesterly on the northwest side of Washington Boulevard to intersect the centerline of I-95; thence binding easterly along the centerline of I-95 to intersect with the eastern pierhead line of the Middle Branch of the Patapsco River, established by the United States Government in 1915; thence binding on

the eastern pierhead line northerly to intersect the southeast side of I-395; thence binding along the southeast side of I-395 northerly to intersect with the north side of Henrietta Street extended; thence binding on the north side of Henrietta Street extended westerly to intersect with the east side of Eutaw Street; thence binding on the east side of Eutaw Street northerly to the point of the beginning.

B. INTRODUCTION

Located at the southern entrance gateway to the City and Downtown Baltimore, the areas approximate 500-acres of industrial land has significant quantities of under-utilized properties and land, disinvestments in obsolete industrial buildings and limited development interest. Changes in character of the district, such as relocation of major industrial employers out of the area, the completion of Camden Yards and PSI Net stadiums, and interests by technology-based companies to locate switch-gear telecommunications facilities due to its fiber-optics connections potential along rail corridors, suggest that the role of this area as a heavy industrial and manufacturing district is clearly changing.

The area, traversed by major transportation corridors (Interstate I-95, Washington Boulevard, Russell Street and the CSX Railroad), has some unique and truly desirable characteristics that enhance its economic development potential. However, its ability to spontaneously redevelop has been restricted by the degree of its overall impediments such as the limited direct site access, inefficient sites, outmoded buildings, and brownfields issues.

The intent of the Renewal Plan is to strengthen economic development, support district revitalization, encourage strategic redevelopment of underutilized industrial properties, advance industrial development in targeted areas and acknowledge the historical industrial character within the Renewal Plan boundary areas.

This Renewal Plan incorporates the Camden Industrial Park Urban Renewal Plan originally approved by Ordinance No. 410, dated July 6, 1960.

C. URBAN RENEWAL OBJECTIVES

The objectives of the Carroll Camden 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 develop an orderly system of land use controls that prevents the establishment or expansion of incompatible land uses.

2. To capitalize on the strategic location, infrastructure, and well-defined economic

development environment for businesses that serve the region.

3. To coordinate infrastructure, land use planning, and streetscape improvements to create an entrance "gateway" into the City that can become a natural extension of the downtown area.

4. To improve access to Interstate highways, passenger and freight rail service, and traffic circulation within the boundaries of the Project Area.

5. To facilitate and enhance the growth and viability of existing industrial businesses.

6. To promote and encourage new business activity in under-utilized properties and land.

7. To enhance the image of the Project Area through the establishment of design and rehabilitation standards and streetscape improvements.

8. To maximize employment retention and development opportunities.

9. To acquire and dispose of properties for redevelopment purposes.

10. To rehabilitate the existing buildings wherever feasible, to retain the industrial character, and to ensure that infill developments are compatible with the character intended for the Project Area.

11. To increase the number of parking spaces available to the public while discouraging the demolition of buildings for the purpose of constructing non-accessory off-street parking lots.

D. LAND USE PLAN

1. Permitted Land Uses

Only the use categories shown on the Land Use Plan, Exhibit 3, shall be permitted within the Project Area. These are Community Business, Community Commercial, Public, Industrial, and Open Space. Accessory uses including landscaping, off-street parking, and loading will be permitted. In addition, certain uses will be permitted to continue, subject to the provisions governing nonconforming uses and noncomplying structures set forth in Section D.1.j. and D.1.k. below.

a. Community Business

In the area designated as Community Business on the Land Use Plan, the uses allowed are those listed under the B-2 category of the Baltimore City Zoning Code, except for residential.

b. Community Commercial

In the area designated as Community Commercial on the Land Use Plan, the uses allowed are those as listed under the B-3 category of the Baltimore City Zoning Code.

c. Public

In the area designated as Public on the Land Use Plan, uses shall be limited to parks, playgrounds, plazas and malls, active and passive recreation, schools and related educational facilities, neighborhood centers, public offices, libraries, fire houses, and other public facilities.

Public open space acquired through Program Open Space for the Gwynns Falls Trail system must remain in a natural state that meets Critical Area Habitat Protection guidelines. The Open Space should consist of forest, wetlands and tall grass meadow. Mowed, manicured landscape areas are not permitted.

All redevelopment must accommodate the trail system and may not cause undo safety concerns for trail users. The Gwynns Falls Trail is a 14-mile hiker/biker trail that extends from Gwynns Falls/Leakin Park in West Baltimore to the Inner Harbor. The Carroll Camden connection of the bike trail is part of the East Coast Greenway, which spans from Maine to Florida. The Trail is designed as both a bike lane on public streets and through private and public greenways. The Trail is proposed to be a shared bike lane on Bush, Bayard and Warner Streets. The uses permitted shall be as indicated. As redevelopment occurs, the Trail should be given sufficient right-of-way to maintain a separate pedestrian/bike path.

d. Light Industrial

In the area designated as Light Industrial on the Land Use Plan, the uses allowed are those as listed under the M-1 category of the Baltimore City Zoning Code, except for:

> auditoriums; atomic reactors; community correction centers; flammable liquids – manufacturing and storage; helistops; hotels and motels; mining, gravel, sand or other raw materials; public utilities - telephone exchanges radio and television antennas and towers, including microwave antennas/satellite dishes, when

freestanding or when they extend higher than 25 feet above the building on which they are mounted; and recycling collection stations

e. General Industrial A

In the area designated as General Industrial A on the Land Use Plan, the uses allowed are those as listed under the M-2 category of the Baltimore City Zoning Code, except for:

abrasives-manufacturing; acids-manufacturing; alcohol distillation; ammonia-manufacturing; asbestos products-manufacturing; atomic reactors; auditoriums; boiler works; bricks-manufacturing; cellulose-manufacturing; cement-manufacturing; charcoal-manufacturing; charcoal products-processing; chemical and allied products-manufacturing; cinder and cinder blocks-manufacturing; coal-distillation; coal yards; community correction centers; concrete, concrete products-manufacturing; detergents-manufacturing; flammable liquids–manufacturing and storage; foundries, ferrous and non-ferrous; garages-storage, repair, servicing; gas-manufacturing and storage; glue and sizing-manufacturing; grain elevators and grain storage; grain milling; graphite, graphite products-manufacturing; grease and tallow-manufacturing and processing; gypsum, other forms of plaster base-manufacturing; hair, feathers and felt-processing and derivative products; heliports, helistops; hides-processing; highway maintenance shops and yards; insecticides - manufacturing; leather-tanning; metal products and machinery, heavy-manufacturing; metals, ferrous and non-ferrous-manufactured from raw material; metals-smelting and refining; metals-stamping and extrusion; mining, gravel, sand, or other raw materials; motor freight terminals; oils and fats, animal and vegetable-manufacturing and processing; ore reduction; packing houses; paints, pigments, enamels, japans, lacquers, shellac, whiting, putty, wood filler, turpentine, and varnishes-manufacturing; paper-manufacturing; parking facilities, off-street, other than accessory-open areas for four or more automobiles; parking facilities, off-street, other than accessory-open areas for four or more motor vehicles; penal and correctional institutions; pesticides and fungicides-manufacturing and processing; petroleum distribution pumping or valve substations; petroleum products-manufacturing and processing; petroleum, related industries-refining; plastics-manufacturing and reclaiming; public utilities-telephone exchanges; pulp-manufacturing; radio and television antennas and towers, including microwave antennas/satellite dishes, when freestanding or when they extend higher than 25 feet above the building on which they are mounted; recreational facilities: outdoor; recyclable

materials recovery facilities-with outdoor storage; recycling collection stations; restaurants and lunch rooms-including live entertainment and dancing; rock crushing; roofing materials-manufacturing; sawmills, planing mills; service and housing centers; stables for horses; solvents-distillation; shops; stone cutting; taverns-including live entertainment and dancing; tires and tire products-open storage within 200' of a residential district; and waste disposal (except garbage) for land fill and land reclamation.

Disposition lot 8 retains the same list of non-permitted uses within this
Urban Renewal Plan with the exception that parking facilities, off-street, other than accessory-open areas for 4 or more automobiles and parking facilities, off-street, other than accessory-open areas for 4 or more motor vehicles, are permitted on this site.

f. General Industrial B

In the area designated as General Industrial B on the Land Use Plan, the uses allowed are those as listed under the M-2 category of the Baltimore City Zoning Code, prohibited uses in General Industrial A and the following:

automobile service stations; car washes; gasoline service stations; moving and storage establishments; steel fabricating shops; and warehousing and storage. Restaurants and lunch rooms- including live entertainment and dancing and taverns - including live entertainment and dancing are allowed with the Board of Municipal and Zoning Appeals' approval.

g. General Industrial C

In the area designated as General Industrial C on the Land Use Plan, the uses allowed are those as listed under the M-2 category of the Baltimore City Zoning Code, except for the prohibited uses in General Industrial A and the following:

car washes; moving and storage establishments; and steel fabricating shops.

h. Heavy Industrial

In the area designated as Heavy Industrial on the Land Use Plan, the uses allowed are those as listed under the M-3 category of the Baltimore City Zoning Code, except for:

abattoirs; abrasives-manufacturing; acids-manufacturing; alcohol

distillation; ammonia-manufacturing; arsenals; asbestos products-manufacturing; asphaltic mix plants; atomic reactors; auditoriums; automobile dismantling or scrapping; bituminous products: processing; charcoal-manufacturing; charcoal products: processing; chemicals and allied products-manufacturing; coal distillation; detergents-manufacturing; explosives-manufacturing and storage; fertilizer-manufacturing and processing; flammable liquids-manufacturing and storage; gases, combustible or toxic–manufacturing and storage; glue and sizing-manufacturing; hazardous material handling and storage; insecticides-manufacturing; junk or scrap storage and yards; mining, gravel, sand or other raw materials; offices-business and professional, other than accessory; penal and correctional institutions; pesticides and fungicides-manufacturing and processing; radioactive waste handling; radio and television antennas and towers, including microwave antennas /satellite dishes, when freestanding or when they extend higher than 25 feet above the building on which they are mounted; recyclable materials recovery facilities–with outdoor storage; rock crushing; recycling collection stations; restaurants, lunch rooms, including live entertainment and dancing; stables for horses; tar–manufacturing; taverns, including live entertainment and dancing; tire manufacturing-including open storage; tires and tire products-open storage within 200' of a residential district; and waste disposal (except garbage) for landfill and land reclamation.

i. Open Space

In the area designated as Open Space on the Land Use Plan, the uses allowed are those as listed under the OS/Open Space category of the Baltimore City Zoning Code.

j. Nonconforming Use

A lawfully existing use of a building or other structure or of land that does not conform to the applicable use regulations of the Zoning Code of Baltimore City may be continued as a "nonconforming use" only as provided in Title 13 of the Zoning Code.

k. Noncomplying Structure

A lawfully existing structure that does not comply with the bulk regulations of the Zoning Code of Baltimore City may be continued as a "noncomplying structure" only as provided in Title 13 of the Zoning Code.

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 the Renewal 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 structure, 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 the Renewal Plan; and

(3) No non-complying land use shall be changed to any other non-complying land use.

l. Planned Unit Development

If a Planned Unit Development (PUD) is approved by the Mayor and City Council, it becomes the controlling land use document. If there are conflicts between the PUD and the urban renewal plan, the PUD governs.

m. Parking

Restaurants with live entertainment and/or dancing, require a parking ratio of one parking space for every 10 people as per the rated capacity established by the Fire Department.

2. General Provisions and Controls

a. Plan Review Requirements

To assure the continuation of an appropriate setting within the Project Area, it is required that all plans for new construction (including parking lots), exterior rehabilitation, demolition, or any exterior change of any kind (including signs and lighting) be submitted to the Department for review to determine if such plans are consistent with the objectives and requirements of the Renewal Plan. All new construction shall be designed in accordance with the General Provisions and Controls established by the Renewal Plan. All exterior rehabilitation shall be carried out in accordance with the exterior rehabilitation guidelines contained in Appendix A of the Renewal Plan.

(1) Prior to the issuance of a building permit for new construction, rehabilitation or demolition within the Project Area, the developer or property owner or his representative shall submit to the Department plans and specifications 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.

(2) 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.

(3) Upon review of plans and specifications, if it is determined by the Department that the proposed work is consistent with the requirements and objectives of the Renewal Plan, a building permit will be issued.

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

(5) Plans and elevations for all advertising, direction, or identification signs which will be visible from any public right-of-way, park, pedestrian access facility or boulevard, shall be submitted to the Department for review and approval. Such review and approval will be concerned with, but not limited to, size, design, illumination, location, materials, color, and method of installation.

(6) Designs for any flood light, highlighting, spotlighting, backlighting, or other illumination which will be visible from any public right-of-way,

park, pedestrian access facility or boulevard shall be submitted to the Department for review and approval.

b. Floodplain Management Regulations

The Carroll Camden Project Area is impacted by three floodplain zones, which resulted in severe flooding during Hurricane Agnes in 1972, and additional flooding in 1979, 1984 and 1985 as indicated below:

(1) Zone AE- a riverine floodplain located along the Gwynns Falls with varying flood depths including a very restrictive floodway.

(2) Zone AO- an area of sheet flow flooding with an average depth of one foot above grade impacting the area from the CSX tracks to the Middle Branch. This flooding occurs as a result of the low grade crossing of the Gwynns Falls by the CSX line. During large floods, water moves along the tracks and begins to drain across Russell Street to the Middle Branch.

(3) Zone AE- located in the tidal portions of the Middle Branch with a depth of 8.811 feet Baltimore City Datum.

c. Zoning

All appropriate provisions of the Zoning Ordinance of Baltimore City shall apply to properties in the Carroll Camden Urban Renewal Area. Any change in the Zoning Ordinance embodied in the Renewal Plan and designated on Exhibit 4, Zoning Districts, shall be approved by ordinance in accordance with the procedural requirements of the Zoning Ordinance and Article 66-B of the Annotated Code of Maryland (1957 Edition, as amended).

d. Requirements for Off-Street Parking Facilities

An objective of the Renewal Plan is to increase the number of parking spaces available to the public, while prohibiting the creation of additional non-accessory parking lots. Non-accessory off-street parking lots existing prior to the enactment of this amendment shall be in compliance with the Off-Street Parking Regulations, Chapter 9, of the Zoning Ordinance of Baltimore City. Accessory 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 as approved by the Department. No curb cuts will be permitted for access to parking facilities along the Russell Street frontage between I-95 and Hamburg Street.

e. Provisions Applicable to All Land Not Designated for Acquisition

The provisions of Section D.1 (Permitted Land Uses) shall apply to all properties not to be acquired within the Project Area. The provisions of Section D.1. shall apply as appropriate to properties not currently proposed to be acquired by the Renewal Plan if the owners thereof acquire adjacent project land made available by the Department under the provisions of the Renewal Plan.

E. TECHNIQUES USED TO ACHIEVE PLAN OBJECTIVES

1. Acquisition

a. Purposes for Acquiring Properties Within the Project Area

Properties designated for acquisition on Exhibit 1, Land Acquisition, will be acquired either for clearance and redevelopment, for rehabilitation, or for public facilities. Clearance is proposed only where the objectives of the Renewal Plan cannot be achieved through rehabilitation.

b. Other Remedies for Non-Compliance

In addition to, and not in place of, the remedy of acquisition by purchase or condemnation of non-complying properties, the Department may correct code violations and place a lien against the property in accordance with the provisions of Section 303 of the Housing Code of Baltimore City as adopted by Ordinance 902 approved December 22, 1966, as it may be subsequently amended.

c. 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 remaining properties or portions thereof in Carroll Camden not specifically designated for acquisition on Exhibit 1, Land Acquisition, as may be deemed necessary and proper by the Commissioner to effect the proper implementation of the project. These 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, 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, after due consideration that the property owner has failed to achieve substantial conformity with the codes and ordinances of Baltimore City, may acquire such property pursuant to the Eminent Domain Law of this State as if the property had originally been planned for acquisition after 90 days written notice to the owner. The Department preserves the right to acquire any such non-complying property for a period of 2 years from the date of the written 90 days notice by the Department.

(2) Rehabilitation by the Department 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 Land Acquisition exhibit in order to carry out rehabilitation by the Department or for resale. These properties are being acquired because 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 the Renewal Plan.

d. <u>Actions to be Followed by the Department Upon Acquisition of Properties</u>

Upon the acquisition of such properties, the Department will either:

(1) demolish the structure or structures thereon and dispose of the land for redevelopment uses in accordance with the Renewal Plan;

(2) sell or lease the property subject to rehabilitation in conformance with the codes and ordinances of Baltimore City and the Design and Rehabilitation Standards set forth in the Renewal Plan; or

(3) rehabilitate the property in conformance with the codes and ordinances of Baltimore City and the Design and Rehabilitation Standards set forth in the Renewal Plan and dispose of property 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.

2. Rehabilitation

Property rehabilitation shall comply with the codes and ordinances of the City of Baltimore. Cleaning of masonry facades by means of sandblasting shall not be permitted, except where sandblasting is determined by the Commissioner to be the only feasible means of surface cleaning and where in his/her opinion, it will not cause damage to historic building materials.

Over and above the codes and ordinances of the City of Baltimore, the provisions set forth in Appendix A of the Renewal Plan shall be applied to all non-residential properties within the Project Area, whether occupied or vacant.

3. Relocation

a. The Department assures that before individuals or families are displaced from their dwelling units due to the requirements of the Renewal Plan, standard housing within the displacees' financial means shall be provided. Residents living within the Project Area, if displaced through the requirements of the Renewal Plan, shall be given a priority by the Department to any housing within the Project Area over which the Department has direct control.

b. The Department assures that before firms or individual businesses are displaced from their present location of operation due to the requirements of the Renewal 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 the Renewal Plan shall be given favorable, but not necessarily priority consideration, by the Department in the review of commercial redevelopment proposals.

4. Review of Development

a. Department Review

(1) Land to be Acquired and to be Disposed

The Department specifically reserves the right to review and approve the developer'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. Such review and approval shall 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 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 Designated for Acquisition

Under the provisions of Sections D.2.a., the Department has the right to review all plans for new construction, exterior rehabilitation, change in use, or demolition of any property not to be acquired.

b. Community Review

The Department shall submit to the Southwest Community Council, Carroll Camden Business Association, and Westport Improvement Association, or their successor or assignee, for 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 the Renewal Plan. The Commissioner may also, at his/her discretion, submit to the above-named Associations, or their successor or assignee, for their review and comment, the plans for development or rehabilitation on any property not to be acquired. The Southwest Community Council, Carroll Camden Business Association, and Westport Improvement Association, or their successor or assignee, shall advise the Department of their recommendations regarding the acceptability and/or priority of all plans and proposals. The written comments shall be transmitted to the Department no later than four weeks after the proposals and plans have been submitted to the Southwest Community Council, Carroll Camden Business Association, and Westport Improvement Association, or their successor or assignee; otherwise, it is presumed that the proposals and/or plans are acceptable. The Commissioner retains the 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.

5. Land Disposition

a. Land and property interests acquired by the City within the Project Area will be disposed of by sale, lease, conveyance or transfer or other means available to the City, in accordance with Exhibit 2, Land Disposition.

b. The parcels shown on Exhibit 2 are schematic and approximate. The Department 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 2, may be subdivided or combined.

6. Specific Disposition Lot Controls

In addition to the requirements for review of all plans for new construction and rehabilitation as required by Section D.2.a. of the Renewal Plan, the following controls shall apply to the disposition lots identified on Exhibit 2, Land Disposition. The elevations established as grade level shall be determined by the Department in consideration of Flood Plain Area requirements.

Disposition Lot	Allowable Land Use	Proposed Development	Proposed Zoning
1	Community Commercial	Redevelopment for retail, parking, and/or outdoor recreational facility use	M-2-3
2	Community Business	Redevelopment for video lottery facility, hotel, office, and/or parking	B-2-3
4	Community Business	Redevelopment for video lottery facility, hotel, office, and/or parking	B-2-3
5	General Industrial B	Redevelopment for industrial, and ancillary retail	M-2-3
6	General Industrial B	Redevelopment for industrial use	M-2-3
7	Community Business	Redevelopment for passenger bus terminal	B-2-3

8	General Industrial B	Redevelopment for industrial, ancillary retail and/or parking	M-2-3
9	Community Commercial	Redevelopment for retail, parking, and/or outdoor recreational facility use	M-2-3

The Renewal Plan strongly encourages the development of mixed uses including industrial, office, ancillary retail, parking structures, and public open space within the blocks bounded by the Middle Branch waterfront and Haines, Warner, and Stockholm Streets. The Renewal Plan strongly encourages the development of mixed uses including office, commercial and parking structure within the block bounded by Bayard, Warner, Worcester and Russell Streets. An appropriate portion of Disposition Lot 1 at Russell and Ostend Streets shall be utilized for grade-level public open space for the Gwynns Falls Trail.

7. 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 the Renewal Plan, the interpretation placed thereon by the Department shall be final and binding, provided that any such interpretation shall not be unreasonable or arbitrary.

8. 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.

F. DURATION OF PROVISIONS AND REQUIREMENTS

The Carroll Camden Urban Renewal Plan, as it may be amended from time to time, shall remain in full force and effect for a period of 40 years from the date of original adoption of the Renewal Plan by ordinance of the Mayor and City Council of Baltimore.

The Carroll Camden Urban Renewal Plan includes Block 908, Lots 1/3 and Block 909, Lot 1. The City intends to amend the Washington Village Urban Renewal plan to remove the two properties known as Block 908, Lots 1/3 and Block 909, Lot 1, and include them in the Carroll Camden Urban Renewal Plan. There is no time frame set for this to occur

and it may or may not be done. Therefore, the controlling document will be the Carroll Camden Urban Renewal Plan.

G. PROCEDURES FOR CHANGES IN APPROVED PLAN

The Department shall submit to the Southwest Community Council, Carroll Camden Business Association, and Westport Improvement Association, or its successor, for review and comment, all proposed amendments to the Renewal Plan no later than at the time the proposed amendments are submitted to the Director of the Department of Planning. The written comments and recommendations from this review shall be submitted to the Department no later than four weeks after they have been submitted to the Southwest Community Council, Carroll Camden Business Association, and Westport Improvement Association, or its successor; otherwise, it is presumed the proposed changes are satisfactory. Prior to passage of any ordinance amending the Renewal Plan, a public hearing shall be held. The Southwest Community Council, Carroll Camden Business Association, and Westport Improvement Association, 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 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.

H. SEPARABILITY

In the event it be judicially determined that any word, phrase, clause, sentence, paragraph, section or part in or of the Renewal 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 Renewal Plan without the word, phrase, clause, sentence, paragraph, section or part, or the application thereof, so held invalid, would have been adopted and approved.

Appendix A

DESIGN AND REHABILITATION STANDARDS

Over and above the codes and ordinances of the City of Baltimore, the following standards (Appendix A of the Urban Renewal Plan), are applied to all non-residential properties within the Project Area, whether occupied or vacant, and to all new construction.

1. General Provisions

   a. No buildings, structures, or parking areas may 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. All storage lots and outdoor storage of any equipment and supplies must be maintained in good condition. Screening must seek to minimize the adverse visual impact of storage activities. The amount and nature of the screening may be determined by the nature of the storage area and surrounding land uses, but should consider the need for adequate security and surveillance.

   c. No waste material, refuse, or garbage is permitted to remain outside buildings except as permitted by Baltimore City regulations regarding containers for garbage; the area for such containers must be properly screened from adjacent properties and public streets and alleys.

   d. All land not covered by structures, paved parking, loading or related service areas, paved areas for pedestrian circulation, or decorative surface treatments, must be provided with landscape treatment. Landscape treatment encompasses the planting of any, all, or a combination of the following: trees, shrubs, ground cover, grass, and flowers. The amount of landscape treatment 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 must be maintained in good condition.

   e. All new buildings must provide a street side hose bib to provide water for sidewalk cleaning and to aid in landscape and streetscape maintenance.

   f. No noxious trade or activity may be carried on within the Project Area, nor shall anything be done therein that may be or become an annoyance or a nuisance to the Project Area by reason of unsightliness or the excessive emissions of odors, dust, fumes, smoke, noise, glare or heat. The uses must comply with the Performance Standards of Title 12 of the Baltimore City Zoning Code.

2. Bulk Regulations

a. All uses must comply with the Bulk Regulations as contained in Title 7 of the Baltimore City Zoning Code, except as otherwise specified in the Disposition Lot Controls.

b. Front Yards

The setback areas abutting street right-of-ways, with the exception of driveways, sidewalks, and other walkways, must be exclusively for the planting and growing of trees, shrubs, lawn and other ground cover material. These areas may not be used for, nor considered in, computing the parking and loading space requirements.

c. Lot Coverage and Floor Area Ratio

(1) The Floor Area Ratio (FAR) may not exceed 3.0.

(2) For property fronting Russell Street and Warner Street, parking, circulation, loading, and services areas must be provided within the development lot; and where the parking is provided in a parking structure within the lot, a premium of 2.0 may be added to the basic floor area ratio.

d. Building Heights

(1) Buildings may generally be not more than 75 feet in height, except for architectural elements or mechanical equipment enclosures as approved by the Department.

(2) Additions and alterations to an existing building must be compatible with the height and form of the existing building.

(3) Variations to these height limits may be permitted under special circumstances. Consideration may be given to the impact of such variations on their immediate surroundings and the intended character of the Project Area.

(4) These height limits do not apply to Planned Unit Developments (PUDs) within the Plan. Height limits for PUDs shall be governed by the PUD.

e. Ingress and Egress

No additional vehicular access points may be added to Russell Street.

f. Front, Side and Rear Yards

(1) Where a front, side, or rear yard exists or is created through the demolition of structures, the open areas must be treated in a manner consistent with the following standards:

(a) Enclosures of Yards: A yard may be enclosed along side and rear property lines by a solid masonry wall or metal grille fence or durable fencing, compatible with the architecture and walls of the building. Solid doors or gates may be used to the extent necessary for access and delivery. Use of barbed wire or broken glass on top of walls and plain galvanized fencing are not permitted along Russell, Warner, Bayard, Wicomico Streets, and Washington Boulevard.

(b) Provision of Parking Area: A yard may be used as a parking or loading area providing that it is properly screened, paved, illuminated, and maintained. The owner of the building is responsible for maintenance of the parking area in a neat and clean manner. No storage of trash containers is allowed in this area except when housed in permanent enclosures of acceptable design. Storage of trash containers is not allowed in the front yard.

(2) Ancillary Structures: Attached or freestanding structures in the rear of the principal structure, which are structurally deficient, must be properly repaired or demolished. Yards and areaways must be kept free of trash, debris, or any other element, which is not a permanent part of the building or a functional element of its mechanical or electrical system.

g. Off-Street Parking

(1) Except as otherwise specified in the Disposition Lot Controls, parking spaces must be provided as required by the Baltimore City Zoning Code, or in such lesser amount as may be authorized by the Board of Municipal and Zoning Appeals as a Special Exception or Variance. In addition to these requirements, off-street parking areas must be visually screened from public streets and adjacent properties as provided for herein.

(2) All required parking spaces must be provided with the proper ingress and egress to a public street or alley.

(3) All parking facilities must be effectively screened. When fronting on public streets and adjacent properties, screening may consist of a solid masonry wall or combination masonry wall and metal grille fence, not less than 4 feet in height or as specified in the Zoning Code. Screening must be

maintained in good condition and must be designed and placed so as not to obstruct vehicle sight distances at entrances and exits.

(4) All exterior (surface) parking areas must be paved with a hard, dust-free surface, properly illuminated, and maintained in a neat and clean manner.

(5) A sign, not exceeding six square feet in area, may be used to identify and control parking areas.

(6) Permits for stadium event parking lots will be issued for one year only and will be subject to review by the Department prior to issuance for subsequent years.

h. Off-Street Loading Requirements

(1) A minimum of 1 off-street loading facility must be provided unless a lesser amount is approved by the Department.

(2) The off-street facilities must be located so that they do not interfere with accessory parking areas and means of ingress and egress.

(3) No exterior loading dock or similar structure may be located on any side of a building which faces Russell, Warner, Bayard, Wicomico Streets, and Washington Boulevard, if 2 or more sides of a lot on which the building is located are contiguous to dedicated roadways. Loading docks may face a dedicated roadway other than Russell, Warner, Bayard, Wicomico Streets, and Washington Boulevard; if such provisions are not feasible, appropriate screening is required.

(4) All loading and maneuvering of service vehicles and all other related service activities must be accommodated entirely within the lot lines.

(5) All off-street loading facilities must be effectively screened from view from public streets, walks, and rights-of-way. Screening may consist of a masonry wall or durable fence, or combination thereof, not less than 6 feet in height. No plain galvanized fencing may be used; vinyl clad fencing may be used. In lieu of such a wall or fence, a compact evergreen hedge of not less than 5 feet in height at the time of original planting may be used.

(6) Screening and landscaping must be maintained in good condition and must be designed so as not to obstruct vehicle site distances at entrances and exits.

(7) A sign, not exceeding 6 square feet in area, may be used to identify and control loading.

i. Refuse Storage

All outdoor refuse storage areas and dumpsters on private property must be screened from the view of adjacent properties and public rights-of-way, and no dumpsters or rubbish containers may be exposed at the fronts of buildings. Screening may consist of a masonry wall or durable fence, or combination not less than 6 feet in height. Trash storage areas must be maintained in a neat and clean manner at all times.

j. Floodplain Standards and Controls

(1) Avoid placement of parking in the floodplain. If parking must be placed in the floodplain, prevent cars from entering the floodwaters with bollards.

(2) All construction in floodplain zones must comply with floodplain regulations.

(3) Where properties are considered a repetitive loss (properties that since 1978 have made two or more flood damage claims totaling $1000 or more in a ten-year period) by the Federal Emergency Management Agency (FEMA), the preference is to demolish the structures on this site. New construction can meet floodplain regulations in 2 ways:

(a) a continuous foundation up to 2 feet above grade around the exterior of the building, or;

(b) elevate the entire site using fill.

k. Critical Area Standards and Controls

(1) All lots within the Critical Area boundaries (1,000 feet from the shoreline) are subject to the Baltimore Critical Area Management Program (CAMP) administered by the Baltimore City Department of Planning and required by the State of Maryland. The purpose is as follows:

(a) to improve the water quality of the Chesapeake Bay; and

(b) to conserve and protect wildlife habitat along the shoreline of the Chesapeake Bay.

(2) All redevelopment projects in the Critical Area shall adhere to the requirements of the 2000 Maryland Department of Environment Stormwater Manual and shall include:

(a) a reduction in impervious area by at least 20%;

(b) the implementation of stormwater management practices; or

(c) a combination of both (a) and (b) to result in an improvement to water quality;

(d) management of rooftop runoff through storage (e.g., green rooftops, cisterns, etc.), reuse, and/or redirection to pervious surface for stormwater management;

(e) use of alternative paving materials for parking or pathways;

(f) provision of long term management plans for natural areas, public spaces, and stormwater management facilities;

(g) use of open space, including reduction of building footprints, preservation of natural areas, and innovative building techniques to reduce the amount of new impervious surface; and

(h) integration of new paths, open spaces, and architecture with the existing community;

(3) All lots on or bordering Warner Street are adjacent to the Middle Branch Habitat Protection Area. It is strongly recommended that in these areas 20% of the stormwater pollutants be removed rather than the 10% required by law.

(a) East side of Warner Street

i. no development should occur in the Habitat Protection Area/Buffer;

ii. a regional, heavily vegetated stormwater management treatment facility adjacent to the Buffer area is recommended to conserve development area; and

iii. it is recommended that no stormwater-offset fees will be acceptable in this area in lieu of constructing a stormwater management system.

(4) <u>Westport (Block, 7612, Lot 2)</u>

This area is designated as a Resource Protection Area, a restrictive overlay of the Critical Area. Only public development may occur for park

enhancements, etc. This area should be re-vegetated with native trees and shrubs.

3. Architectural Design and Rehabilitation

a. General

(1) Except as otherwise specified in the Disposition Lot Controls, the following apply to all properties whether vacant or occupied.

(2) All buildings must be designed to relate to grade conditions, with a minimum of grading and exposed foundation walls.

(3) Building materials, texture and color range must be compatible with other buildings in the Project Area.

(4) Redeveloped and new buildings must reflect the historic industrial character of the Project Area through use of brick, metal, heavy timber, large doors, multi-paned industrial glazing, and skylights.

(5) All exterior building walls must be constructed primarily of brick or other architectural masonry material. Concrete block may not be used on exterior building walls or screening walls for properties fronting Russell, Warner, Bayard, Wicomico Streets, and Washington Boulevard.

(6) Properties fronting Russell, Warner, Bayard, Wicomico, Ostend Streets, and Washington Boulevard, and along the Gwynns Falls Trail, should encourage ground floor uses compatible with public and pedestrian activity.

(7) Property fronting the Patapsco River Middle Branch must provide waterfront access through public easements or buildings or elevated structures, where feasible.

b. Building Fronts and Sides Abutting Streets

(1) 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. All damaged, sagging or otherwise deteriorated building fronts, windows, and entrances must be repaired or replaced.

(2) Enclosures and housing for security grilles and screens must be as inconspicuous as possible and compatible with other elements of the façade. Metal enclosures must be painted to match trim unless they are incorporated in the sign structure. All exposed portions of the grill, screen

or enclosure that are normally painted and all portions, which require painting to preserve, protect, or renovate the surface, must be painted.

(3) Solid metal grilles and screens may not be used on any side of a building that faces Russell, Warner, Bayard, Wicomico, Ostend Streets, and Washington Boulevard. Mesh grilles and screens may be used.

(4) All screens and grilles protecting entrances and windows must be constructed so they can be opened or removed. Such screens and grilles must be opened during the normal business hours of that business.

(5) Adjoining buildings used by the same occupant must be rehabilitated in a unified and harmonious manner and in a manner consistent with the original construction techniques where feasible.

c. Exterior Walls (front, side and rear)

(1) All exterior walls that have not been wholly or partially resurfaced or built over must be repaired and cleaned or painted in a workmanlike manner. Brick or concrete block walls must be cleaned, repaired, and repointed where necessary. All other surfaces must be cleaned and repaired and must have a continuous and even finish with no visible patching.

(2) Masonry walls must be treated in the following manner:

(a) Natural stone must be cleaned, repaired, and mortar joints pointed where necessary.

(b) Brick walls must be either preserved in their natural state or painted a color compatible with neighboring structures.

(c) Brick may be cleaned and then sealed; if the brick has been previously painted, it may be scaled to remove all loose material and repainted with one color.

(d) Painted masonry walls must have loose material removed and be painted a single color except for trim, which may be another color. Surfaces must be painted with products and employing application methods that will prevent early deterioration.

(e) Patched walls must match the existing adjacent surfaces as to materials, color, bond and joining.

(f) No new formstone finishes are permitted. Existing formstone applied over brick may be removed and the brick cleaned and

painted and then sealed; or existing formstone must be repaired and painted in a manner approved by the Department.

(g) Any facade materials applied must be painted or otherwise treated in a manner harmonious to the rest of the structure as approved by the Department.

(3) Wood siding material, in sound condition and permissible under the Baltimore City Building Code, must be repaired, cleaned, stripped, and painted. Real or simulated wood shakes are not considered to be compatible with the Project Area, and new applications of these materials are not permitted.

(4) Metal siding, which is undamaged, structurally sound, and permissible under the Baltimore City Building Code, must be kept clean, in a good state of repair, or painted a color compatible with the colors of the neighboring structures. The metal must be of sufficient gauge, thickness and finish quality to prevent denting, scratching, and discoloration through normal wear and tear. No new siding is permitted.

(5) Existing miscellaneous elements on the building fronts, such as empty electrical or other conduits, unused sign brackets, etc., must be removed and the building repaired as necessary.

(6) No new mechanical equipment such as exhaust fans, vents and air conditioning units is allowed to project through building fronts or sides facing Russell, Warner, Bayard, Wicomico, Ostend Streets, and Washington Boulevard, unless suitably concealed.

(7) Metal gutters and downspouts must be repaired or replaced as necessary and must be neatly located and securely installed. Gutters and downspouts must be painted to harmonize with the building colors.

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

d. <u>Roofs</u>

(1) Any new mechanical equipment placed on a roof must be located so as to be hidden from view from Russell, Warner, Bayard, Wicomico, Ostend Streets, and Washington Boulevard, and to be as inconspicuous as

possible. New equipment must be screened with suitable elements of a permanent nature and finished so as to harmonize with the rest of the building. Where such screening is unfeasible, equipment must be installed in a neat, presentable manner, and must be painted in such a manner as to minimize its visibility.

(2) Chimneys, elevator penthouses or any other auxiliary structures on the roofs must be repaired and cleaned. Any construction visible from the street or from other buildings, must be finished so as to be harmonious with other visible buildings walls.

(3) Telecommunication, television and radio antennae must be located so as to be hidden from view and as inconspicuous as possible.

(4) Roofs must 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.

e. Windows

(1) Windows not in the front or side of the building must be kept properly repaired or, with Fire Department approval, may be closed, in which case sills, lintels, and frames must be removed and the opening properly closed to match the material, design, and finish of the adjacent wall.

(2) 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 must be replaced. All broken and missing windows and glass blocks must be replaced with glass or approved plastic glazing. All exposed wood must be repaired and painted.

(3) Window openings in ground and upper floors of buildings, with fronts or visible sides on Russell, Warner, Bayard, Wicomico Streets, and Washington Boulevard, may 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. Windowpanes may not be painted.

(4) All of the windows in a single façade must be of matching or harmonious design. All window openings must remain the same height and width as originally built. Where infeasible, openings may be infilled at the top, bottom, or sides to match the design of the facade. The following additional requirements apply for all new windows:

(a) All windows must have frames, sash, and mullions of a material, design, and color appropriate to the architecture of the building and

the historic industrial character of the area.

(b) All windows, frames, and mullions must be kept in good repair and properly painted.

(c) Ornamental windows and grilles may be incorporated as a decorative or security device.

(d) The lintels over windows must be preserved, replaced or restored. Brick arch work and stone lintels must be restored.

(e) Window sills must be preserved, replaced, and restored to match the original design of the building.

(f) Installation of exhaust fans, vents, and air conditioning units in front windows is not allowed; however, where there is no other alternative, the unit may be permitted if it is painted in a color that makes it as inconspicuous as possible or is otherwise suitably screened.

(5) The use of exterior shutters is not permitted where shutters would be inharmonious with the architecture of the building.

f. Signs

All signs must be in accordance with the Zoning Code of Baltimore City. In addition, the following provisions apply:

(1) Except as otherwise specified in the specific Disposition Lot Controls, no sign may extend above the roof line or parapet wall of the building to which it is attached; no sign may project more than 12 inches from the building to which it is attached. Roof top signs are not permitted. Flashing or moving signs are not permitted.

(2) No freestanding sign may be constructed on Russell, Warner, Bayard and Ostend Streets. A free-standing sign, not exceeding 4 feet in height and 60 square feet in area, may be constructed or installed near the intersection of the primary driveway and major public street.

(3) A building sign may not exceed 1 square foot in area for each 600 square feet of total site area. However, no sign identifying a building occupied by a single user may exceed 100 square feet; no sign identifying individual tenants in a multi-tenant building may exceed 25 square feet. All building signs must be mounted flat against the surface of the building to which it is attached.

(4) Painted signs on building surfaces or use of separate cutout letters are permitted in accordance with the above limits for flat signs.

(5) No private signs are permitted except as herein provided or as otherwise authorized by the Department for temporary purposes not exceeding 30 days.

(6) Size, shape, letter style(s), colors, and method of installation of all signs must be compatible with the architecture of the building and the neighboring structures. Design of signs by graphic designers is encouraged.

(7) Materials employed for construction of signs must be durable and weather-resistant must be fabricated and installed by qualified and experienced mechanics, and must be maintained in good repair.

(8) Flags and banners may be displayed on a temporary and permanent basis, subject to obtaining the necessary minor privilege, so long as the banner material is not faded, torn, or frayed, and the poles are well maintained. Banners may be displayed only from buildings at least 2 stories high and may not be less than 10 feet above the sidewalk. All banner poles along one street should be set at the same angle from the horizontal plane. Banners may project up to one-third the width of the sidewalk, but not more than 5 feet, whichever is greater. Provision for flags and banners must otherwise conform to the provisions of the City Ordinances.

(9) Super graphics or murals are a special form of outdoor art and may not contain advertising. The application should be appropriate to the use, activity, or theme of a building or place. Such super graphics or murals must be designed by graphic artists, artists, or designers.

(10) The Department may permit free-standing signs and sign kiosks on the sites where buildings are set back from their property lines, on the submission and approval of the site plans and sign design drawings.

(11) Roof top signs, signs above the parapet of a building, or other outdoor advertising signs painted or mounted on any structure are not generally permitted. All existing rooftop and façade mounted sign brackets and hardware must be removed. In special circumstances, certain special signs (such as those incorporating weather information) or signs announcing the name of a building are permitted. Such signs must be individually fabricated or carved letters or designed as an integral part of the building. Properties adjacent to I-395 with a top finished elevation below I-395 will be allowed a single tenant rooftop identification sign not to exceed a height

of 10' and a length of 30' and subject to design review and approval by the Department of Housing and Community Development.

(12) All signs not conforming to the above regulations must be removed within 2 years from the date the Renewal Plan was originally approved. Future minor privilege permits for signs may be issued only for those signs meeting project design criteria.

g. Existing Passageways

(1) All existing passageways fronting on any street or alley providing public access must comply with all of the provisions of the Renewal Plan, especially maintenance and repair of exterior walls.

(2) They must be kept structurally intact and free from hazards to the general public.

(3) They must be kept free of debris by the abutting owner(s).

(4) All masonry surfaces must be repaired and cleaned or painted to present a neat, fresh, and uniform appearance.

(5) Provision for metal security gates at each end of such passageways is the responsibility of the occupants of buildings immediately adjacent. These gates must be provided with a lock. Non-metal gates and non-metal locks are not permitted. It is the responsibility of first floor occupants of buildings, immediately adjacent to both sides of such passageways, to lock gates after normal business hours. Passageways must be provided with sufficient lighting if gates are to be left unlocked during normal business hours of darkness. When security gates are "open," they must be fixed to the wall by a metal latch.

h. Streetscape Standards

Russell Street, as the terminus of the Baltimore-Washington Parkway, serves as a major gateway into the City and Central Business District. Warner Street currently provides access to the stadium and serves as a local access route. Bayard Street connects Carroll Park, Washington Village and the Middle Branch. The Gwynns Falls Trail is planned to use Bayard Street as a route between these points.

All reconstruction of sidewalks as a result of renovations and redevelopment of properties fronting Russell Street, Bayard Street and Warner Street must conform to the Downtown Baltimore City Streetscape Design Guidelines established in November 1998 by the City for the Downtown area, and must be compatible in materials, color, and design with the Stadium Area streetscape.

4. Period of Compliance

No work, alterations, or improvements may be undertaken after enactment of the Ordinance approving the Renewal Plan, which do not conform to the requirements herein. However, the Commissioner may waive compliance with one or more of these standards if such waiver is determined not to adversely affect the Design and Rehabilitation Standards. Nothing herein may be construed to permit any sign, construction, alteration, change, repair, use or any other matter otherwise forbidden or restricted or controlled by any other public law.

5. Review of Rehabilitation Plans

a. It is the responsibility of the Department to supervise that part of the Renewal Plan dealing with design, code enforcement, and inspection.

b. Designs for all improvements, modifications, repairs, rehabilitation or painting concerning the exterior of the existing buildings, their yards or their show windows, and for all signs, and new construction must be submitted to the Department, and written approval by the Department is required before proceeding with the work. It is the responsibility of the property owner or an authorized agent to secure all the necessary permits in order to undertake the proposed work.

c. The Department is concerned with all aspects of design affecting exterior appearance, and in particular with the following:

(1) colors to be used on buildings and signs;

(2) design of windows and entrance area, including choice of materials and types of security devices;

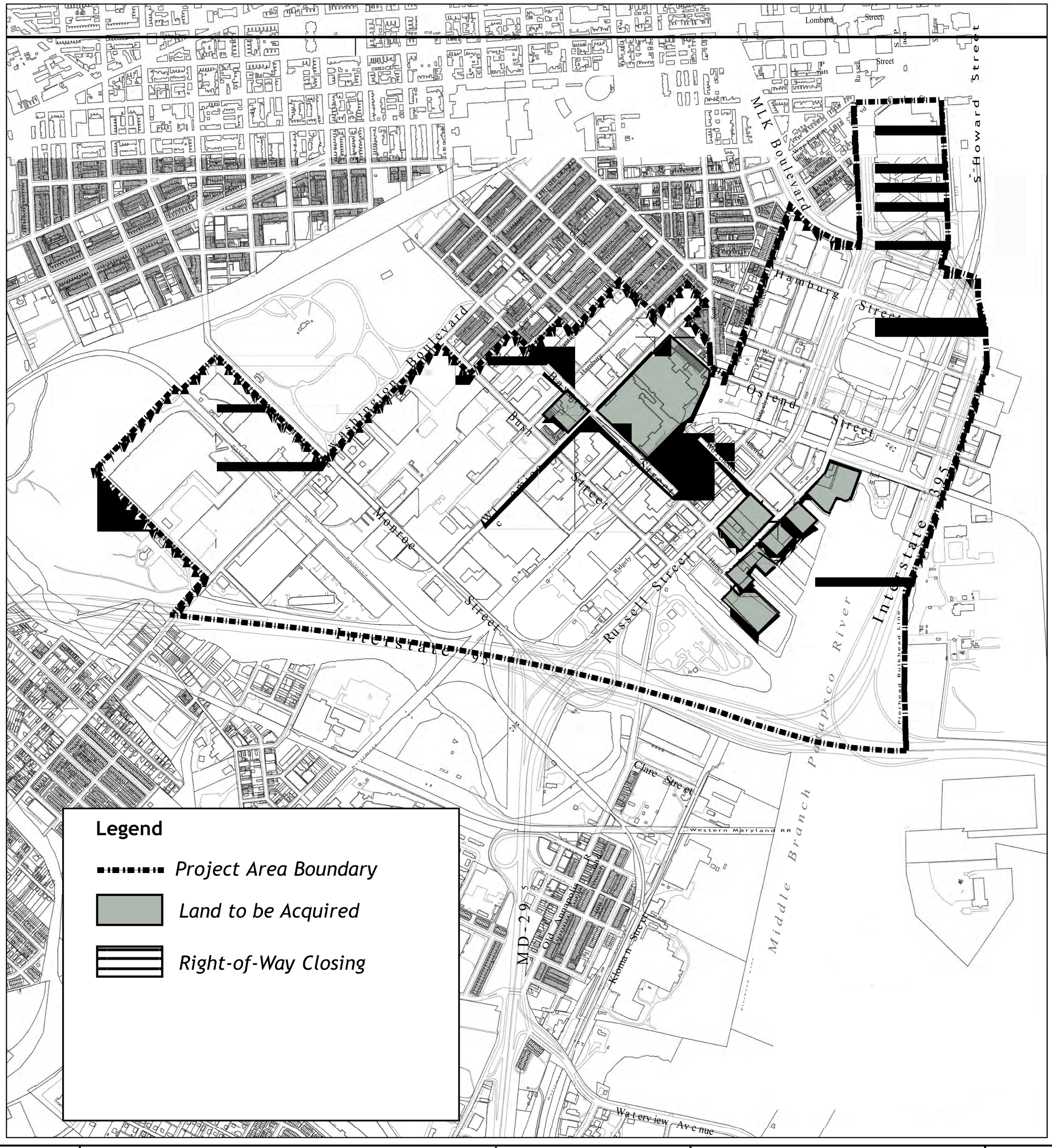
(3) design of signs, methods of illumination, colors, materials, methods of suspension;

(4) condition of rear yard spaces and location of signs;

(5) all exterior materials and colors;

(6) compatibility of new construction as to scale, color, materials and signing; and

(7) all landscaping elements, designs, and materials.



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DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT
CITY OF BALTIMORE

BALTIMORE DEVELOPMENT CORPORATION
CITY OF BALTIMORE

Scale in Feet

200 0 200 400

Date: **January 11, 2002**
March 23, 2005
October 20, 2006
November 14, 2007

Land Acquisition

Carroll Camden
Urban Renewal Plan

1

EXHIBIT

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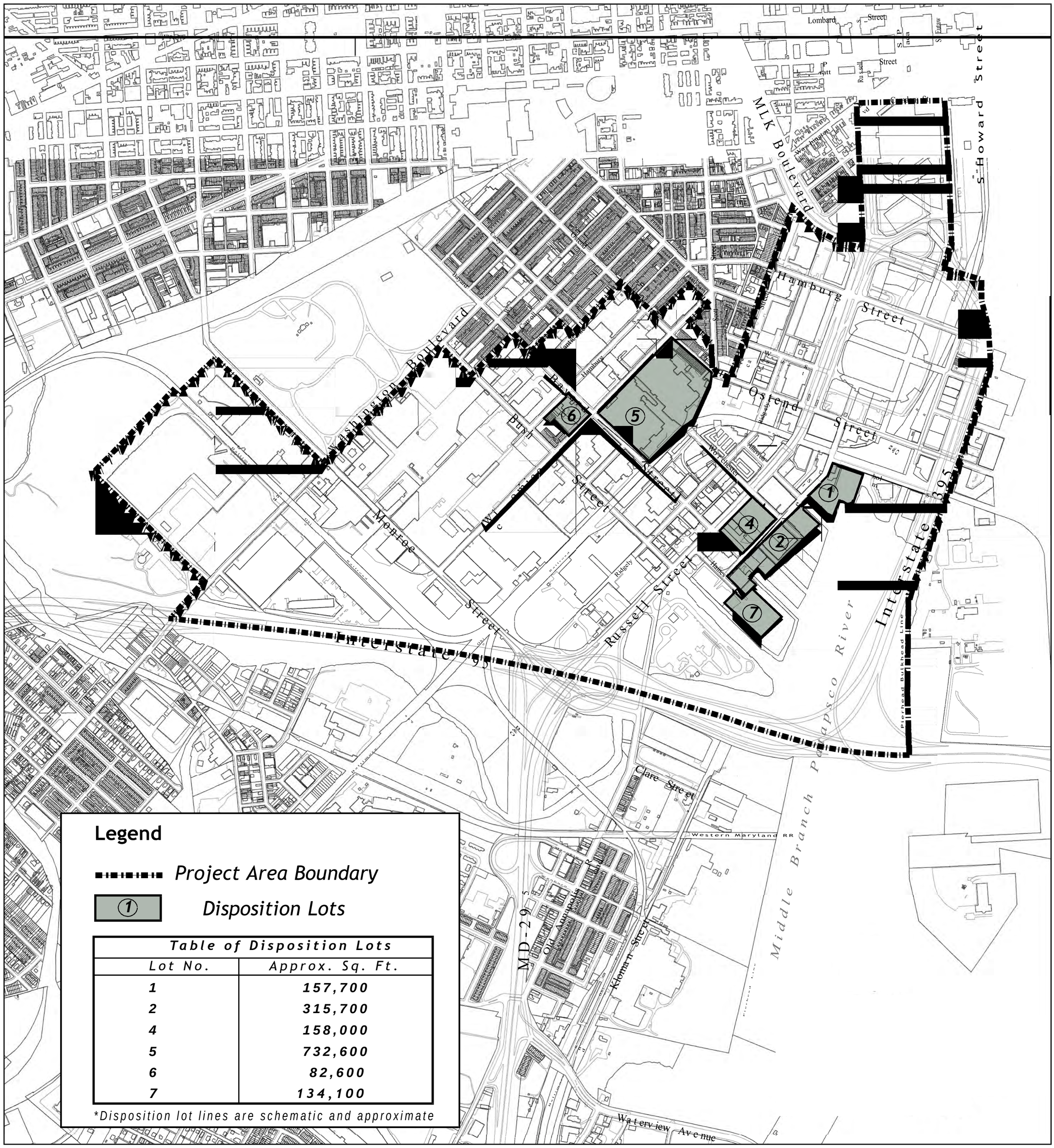


Legend

Project Area Boundary

① *Disposition Lots*

Table of Disposition Lots	
Lot No.	Approx. Sq. Ft.
1	157,700
2	315,700
4	158,000
5	732,600
6	82,600
7	134,100

*Disposition lot lines are schematic and approximate

N

DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT
CITY OF BALTIMORE

BALTIMORE DEVELOPMENT CORPORATION
CITY OF BALTIMORE

Scale in Feet

200 0 200 400

Date: **January 11, 2002**
March 23, 2005
October 20, 2006
November 14, 2007

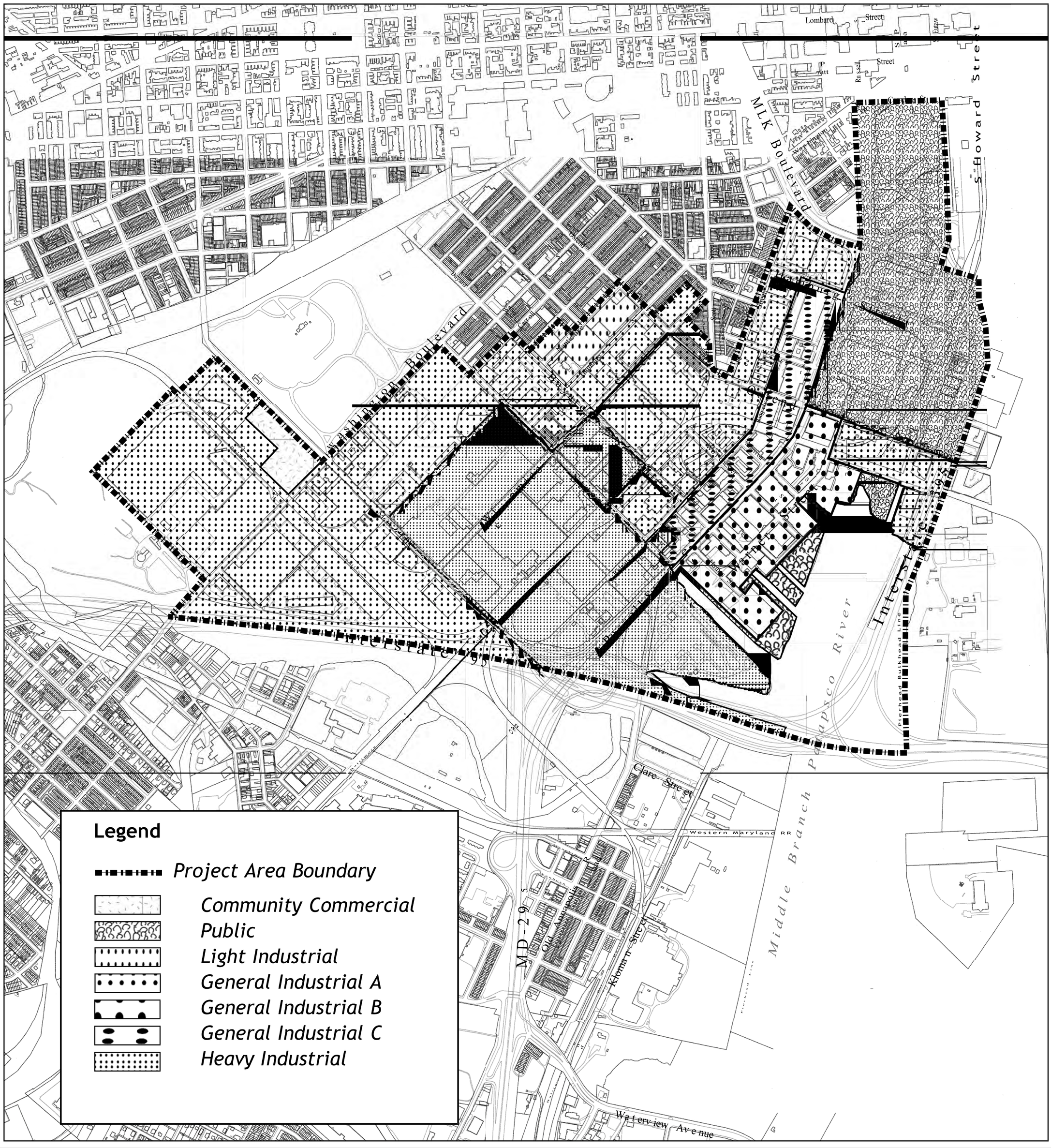
Land Disposition

Carroll Camden
Urban Renewal Plan

2

EXHIBIT

D:\BDC\WEST\BJK\CARROLL CAMDEN URBAN RENEWAL PLAN\Carroll Camden URP Maps - 31x38



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DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT
CITY OF BALTIMORE

BALTIMORE DEVELOPMENT CORPORATION
CITY OF BALTIMORE

Scale in Feet

200 0 200 400

Date: **January 11, 2002**
March 23, 2005
October 20, 2006
November 14, 2007

Land Use Plan

Carroll Camden
Urban Renewal Plan

3

EXHIBIT

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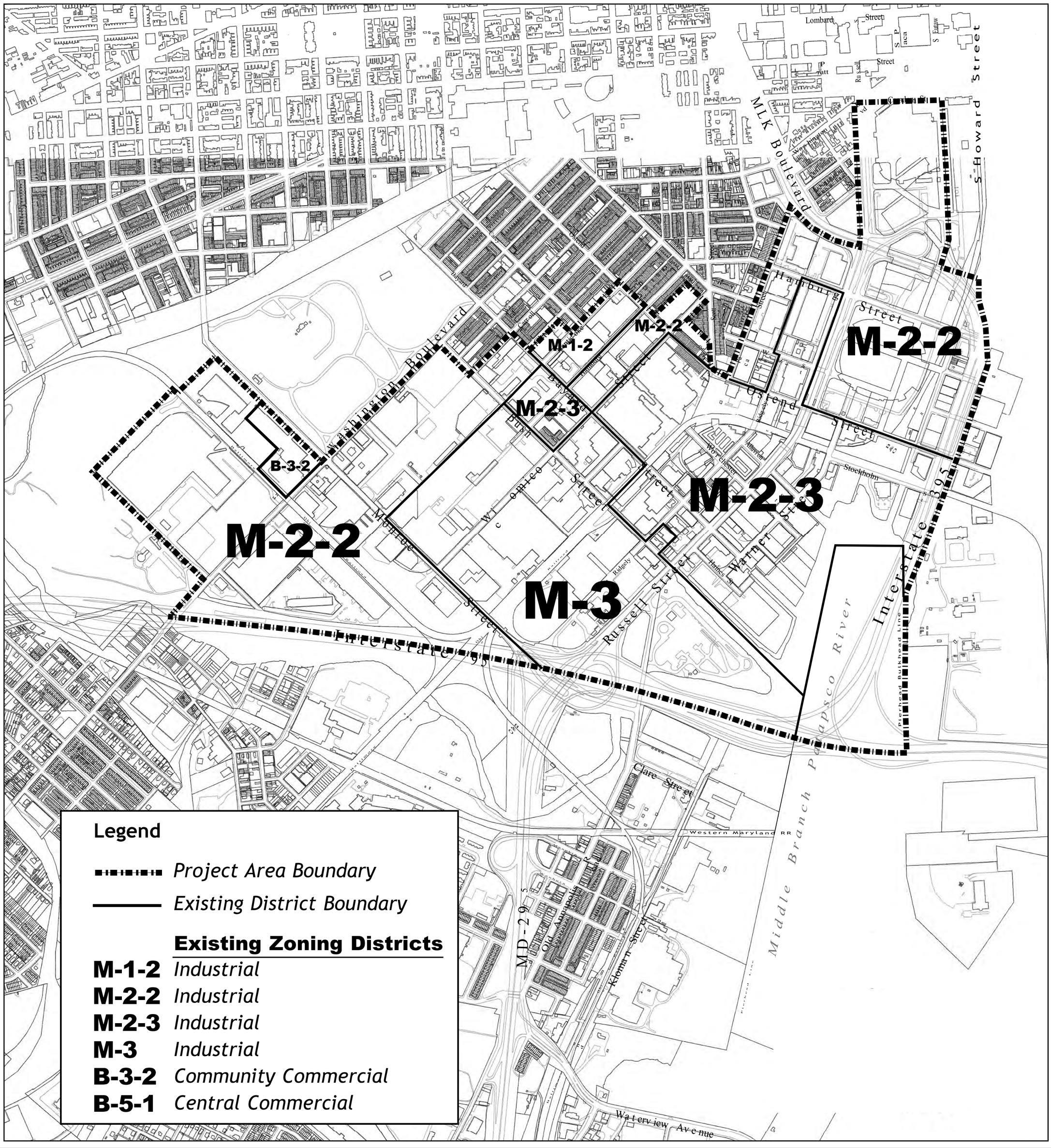

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Scale in Feet

200 0 200 400

Date: **January 11, 2002**
March 23, 2005
October 20, 2006
November 14, 2007

Zoning Districts

Carroll Camden
Urban Renewal Plan

4

EXHIBIT

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