

URBAN RENEWAL PLAN
HILTON NORTH BUSINESS AREA

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URBAN RENEWAL PLAN
HILTON NORTH BUSINESS AREA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
BALTIMORE, MARYLAND

APPROVED BY
THE MAYOR AND CITY COUNCIL OF BALTIMORE
BY ORDINANCE NO. 1148
DECEMBER 4, 1987

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EXHIBITS

1. Land Use Plan Map, dated October 7, 1987
2. Property Acquisition Map, dated October 7, 1987
3. Land Disposition Map, dated October 7, 1987
4. Zoning Districts Map, dated as Revised December 7, 1987

A. PROJECT DESCRIPTION

1. Boundary Description

BEGINNING FOR THE SAME AT THE INTERSECTION OF THE WEST SIDE OF N. HILTON STREET AND THE NORTH SIDE OF WALBROOK AVENUE; THENCE BINDING ON THE NORTH SIDE OF WALBROOK AVENUE EASTERLY TO INTERSECT THE EAST SIDE OF N. ELLAMONT STREET; THENCE BINDING ON THE EAST SIDE OF N. ELLAMONT STREET SOUTHERLY TO INTERSECT THE NORTH SIDE OF HERBERT STREET; THENCE BINDING ON THE NORTH SIDE OF HERBERT STREET EASTERLY TO INTERSECT THE EAST SIDE OF N. LONGWOOD STREET; THENCE BINDING ON THE EAST SIDE OF N. LONGWOOD STREET SOUTHERLY TO INTERSECT THE NORTH SIDE OF THE FIRST 15 FOOT ALLEY SOUTH OF W. NORTH AVENUE; THENCE BINDING ON THE NORTH SIDE OF SAID ALLEY EASTERLY TO INTERSECT A LINE EXTENDING THE WESTERN LOT LINE OF LOT 39, WARD 15, SECTION 5, BLOCK 2407; THENCE BINDING ON SAID LOT LINE AS EXTENDED SOUTHERLY TO INTERSECT THE SOUTH SIDE OF THE FIRST 10 FOOT ALLEY NORTH OF WESTWOOD AVENUE; THENCE BINDING ON THE SOUTH SIDE OF SAID ALLEY WESTERLY AND SOUTHERLY TO INTERSECT THE SOUTH SIDE OF THE FIRST 20 FOOT ALLEY NORTH OF WESTWOOD AVENUE; THENCE BINDING ON THE SOUTH SIDE OF SAID ALLEY AS EXTENDED WESTERLY TO INTERSECT THE WEST SIDE OF N. LONGWOOD STREET; THENCE BINDING ON THE WEST SIDE OF N. LONGWOOD STREET NORTHERLY TO INTERSECT THE SOUTH SIDE OF THE FIRST 10 FOOT ALLEY NORTH OF WESTWOOD AVENUE; THENCE BINDING ON THE SOUTH SIDE WESTERLY TO INTERSECT THE DIVISION LINE BETWEEN LOTS 14/15 AND 16, WARD 15, SECTION 5, BLOCK 2426; THENCE BINDING ON SAID DIVISION LINE AS EXTENDED SOUTHERLY TO INTERSECT THE SOUTH SIDE OF WESTWOOD AVENUE; THENCE BINDING ON THE SOUTH SIDE OF WESTWOOD AVENUE WESTERLY TO INTERSECT THE EAST SIDE OF N. ROSEDALE STREET; THENCE BINDING ON THE EAST SIDE OF N. ROSEDALE STREET SOUTHERLY TO INTERSECT A LINE EXTENDING THE SOUTH SIDE OF THE FIRST 17 FOOT ALLEY NORTH OF PRESBURY STREET; THENCE BINDING ON THE SOUTH SIDE OF SAID ALLEY WESTERLY TO INTERSECT A LINE EXTENDING THE DIVISION LINE BETWEEN LOTS 26 AND 25, WARD 15, SECTION 3, BLOCK 2439; THENCE BINDING ON SAID DIVISION LINE NORTHERLY TO INTERSECT THE SOUTH SIDE OF WESTWOOD AVENUE; THENCE BINDING ON THE SOUTH SIDE OF WESTWOOD AVENUE WESTERLY TO INTERSECT THE WEST SIDE OF N. ELLAMONT STREET; THENCE BINDING ON THE WEST SIDE OF N. ELLAMONT STREET NORTHERLY TO INTERSECT THE SOUTH SIDE OF THE FIRST 10 FOOT ALLEY NORTH OF WESTWOOD AVENUE; THENCE BINDING ON SAID ALLEY WESTERLY AND SOUTHERWESTERLY TO INTERSECT THE EAST SIDE

OF A 15 FOOT ALLEY; THENCE BINDING ON THE EAST SIDE OF SAID ALLEY SOUTHERLY TO INTERSECT THE NORTHERN LOT LINE OF LOT 6, WARD 15, SECTION 3, BLOCK 2429; THENCE BINDING ON SAID LOT LINE WESTERLY TO INTERSECT THE EASTERN LOT LINE OF LOT 7, WARD 15, SECTION 3, BLOCK 2429; THENCE BINDING. ON SAID LOT LINE NORTHERLY TO INTERSECT THE SOUTHERN LOT LINE OF LOT 3, WARD 15, SECTION 3, BLOCK 2429; THENCE BINDING ON SAID LOT LINE AND THE SOUTHERN LOT LINES OF LOTS 2 AND 1, WARD 15, SECTION 3, BLOCK 2429 AS EXTENDED WESTERLY TO INTERSECT THE WEST SIDE OF N. HILTON STREET; THENCE BINDING ON THE WEST SIDE OF N. HILTON STREET NORTHERLY TO THE POINT OF BEGINNING.

2. Plan Objectives

The basic goal of this Urban Renewal Plan for the Hilton/North Business Area is to create a viable, attractive and stable neighborhood retail business district which is convenient for residents of the surrounding area. The objectives of the plan include:

- a. Enhancing the physical environment of the business area through coordinated private investment. and public improvements.
- b. Establishing a positive and identifiable image for the Hilton/North Business Area.
- c. Promoting new retail business activity located in vacant or under used commercial properties along North Avenue and Bloomingdale Road.
- d. Increasing employment opportunities, particularly targeted to the adjacent residential areas.
- e. Stabilizing adjacent residential properties.
- f. Eliminating vacancies and creating reuse options such as the redevelopment of School 148 for housing.

3. Types of Proposed Renewal Action

- a. Property rehabilitation shall comply with the codes and ordinances of the City of Baltimore, and the rehabilitation standards set forth in this plan.
- b. Coordinated public improvements.
- c. Acquisition of properties, relocation, clearance, disposition and redevelopment.

B. LAND USE PLAN

1. Permitted Land Uses

Only the use categories shown on the Land Use Plan Map, Exhibit No. 1, shall be permitted within the project area. These are community business, residential and public. In addition, certain uses, for the most part mixed uses, will be permitted to continue subject to the provisions governing non-conforming and non-complying uses set forth in these sections in this plan.

a. Community Business

In the area designated as Community Business on the Land Use Plan Map, uses shall be limited to those permitted under the B-2 category of the Zoning Ordinance of Baltimore City.

b. Residential

In the areas designated as Residential on the Land Use Plan Map, uses shall be limited to those permitted under the R-5, R-6 and R-7 category of the Zoning Ordinance of Baltimore City.

c. Public

In the area designated Public on the Land Use Plan Map, 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; parking other public facilities.

d. Non-Conforming

A non-conforming use is any lawfully existing use of a building or other structure, or of Land which does not conform to the applicable use regulations of the district in which it is located according to Article 30 of the Baltimore City Code (1983 Replacement Volume as amended), titled "Zoning". Non-conforming uses shall be permitted to continue, subject to the provisions of Chapter 8 of said Article 30, titled "Non-conformance".

e. Non-Complying

A non-complying use, as set forth in Chapter 8 of Article 30 of the, Baltimore City Code (1983 Replacement Volume, as amended), titled "Zoning", is any lawfully existing structure which does not comply with the bulk regulations of zoning district in which it is located These non-complying uses shall be permitted to continue, subject to the provisions of said Chapter 8.

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

- (1) any non-complying land use which is discontinued for a period exceeding twelve (12) months shall not be re-established; and
- (2) no change in 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 this Plan; and
- (3) no non-complying land use shall be changed to any other non-complying land use.

2. Regulations, Controls and Restrictions

a. Provisions Applicable to All Land and Property to be Acquired

The following regulations, controls, and restrictions will be implemented where applicable by covenants, or other provisions in the agreements for land disposition and instruments of conveyance executed pursuant thereto:

- (1) General Provisions
 - (a) No buildings, structure, or parking area shall be constructed over an easement within the Project Area without the prior consent of the Commissioner of the Department of Housing and Community Development and the Director of the Department of Public Works.
 - (b) No materials shall be stored or permitted to remain outside buildings. No waste material, refuse, or garbage shall be permitted by the Baltimore City regulations regarding containers for garbage; the areas for such containers shall be properly screened from adjacent properties and public streets and alleys.
 - (c) All land not covered by structures, paved parking, loading or related service areas, paved areas for pedestrian circulation, or decorative surface treatments shall be provided with landscape treatment. Landscape treatment encompasses the planting of any, all or a combination of the following: trees, shrubs, ground cover, grass, flowers. The

amount of landscape treatment should be determined by the nature of the development and should serve to improve the utility of the site, enhance building design, and soften and relieve the environmental and visual impact of the development. All screening and landscaping shall be maintained in good condition.

- (d) Exterior ventilation equipment or any mechanical equipment placed outside of a building, including on the roof, shall be effectively screened.
- (e) No sign shall extend above the roof line or parapet wall of the building to which it is attached; no sign shall project more than 12 inches from the building to which it is attached. No free standing sign shall be permitted.

No animated or pulsating signs shall be permitted. The total area of exterior signs for each building shall not exceed in gross area one (1) foot times the street frontage, in feet, of the building except that signs not exceeding six (6) square feet in area erected for the purpose of directing motorists to the entrance or exit points of off-street parking areas shall be permitted when attached to a fence, screening wall or building wall and shall not be included in the total area calculated for exterior signs.

- (f) Parking spaces and effective screening from public streets and adjacent properties shall be provided according to the requirements as established by the Zoning Ordinance of Baltimore City, or in such lesser amount as may be approved by the Commissioner of the Department of Housing and Community Development and authorized by the Board of Municipal and Zoning Appeals as a Special Exception or Variance.
- (g) The Redeveloper shall not enter into, execute, or be a party to any covenant, agreement, lease, deed, assignment, conveyance, or any other written instrument which restricts the sale, lease, use or occupancy of the property, or any part thereof or any improvements placed thereon, upon the basis of national origin, race, religion, sex or color. Such agreement or covenant providing for this nondiscrimination provision shall be included in the instruments and the City of Baltimore shall be deemed a beneficiary of such covenants and shall be entitled to enforce it. The Redeveloper shall comply with all State and local laws in effect from time to time, prohibiting discrimination or segregation.

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

(1) General Provisions

The provisions of Section B.1. (Permitted Uses) above shall apply to all properties not to be acquired within the project area. The provisions of Section B.2.a. shall apply as appropriate to properties not currently proposed to be acquired by this Plan if the owners thereof acquire adjacent project land made available by the Department of Housing and Community Development under the provisions of this Plan.

(2) Review of Plans for New Construction, Exterior Rehabilitation, or Change in Use

All plans for new construction (including parking lots), exterior rehabilitation, or change in use on any property not be acquired under the provisions of this Plan shall be submitted to the Department of Housing and Community Development for review. only upon finding that the proposed plans are consistent with the objectives of the urban renewal plan, shall the Commissioner of the Department of Housing and Community Development authorize the processing of the plans for issuance of a building permit. The provisions of this section are in addition to and not in lieu of all other applicable laws and ordinances relating to new construction.

(3) Demolition

All applications for demolition permits shall be submitted to the Department of Housing and Community Development for review and approval. Upon finding that the proposed demolition is consistent with the objectives of the urban renewal plan, the Commissioner of the Department of Housing and Community Development shall authorize the issuance of the necessary permit. if the Commissioner finds that the proposal is inconsistent with the objectives of the urban renewal plan and therefore denies the issuance of the permit, he shall, within 90 days of such denial, seek approval of the Board of Estimates to acquire for and on behalf of the Mayor and City Council of Baltimore, the property, in whole or in part, on which said demolition was to have occurred, by purchase, lease, condemnation, gift or other legal means for the renovation, rehabilitation and disposition thereof. In the event that the Board of Estimates does not authorize the acquisition, the Commissioner shall, without delay, issue the demolition permit.

C. TECHNIQUES USED TO ACHIEVE PLAN OBJECTIVES

1. Acquisition

a. Purposes for Acquiring Properties Within the Project Area

Properties designated for acquisition on the Property Acquisition Map, Exhibit 2, may be acquired for clearance, rehabilitation and redevelopment or for resale to compliment existing uses.

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

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

It may be necessary to acquire by purchase or by condemnation for urban renewal purposes, the fee simple interest or any lesser interest in and to such of the remaining properties or portions thereof not specifically designated for acquisitions on the Property Acquisition Map, Exhibit 2, as may be deemed necessary and proper by the Commissioner of the Department of Housing and Community Development to effect the proper implementation of the project. This may include:

(a) Any property in the Project Area containing a non-salvable structure, i.e., a structure which, in the opinion of the Commissioner of the Department of Housing and Community Development, cannot be economically rehabilitated.

(b) Any property the owner of which is unable or unwilling, to comply or conform to the codes and ordinances of Baltimore City within 12 months from the date of written notice of the required improvements, the Department of Housing and Community Development, after due consideration that the property owner has failed to achieve substantial conformity with the codes and ordinances of Baltimore City may acquire such property pursuant to the Eminent Domain Law of this State as if the property had originally been planned for acquisition after 90 days written notice to the owner. The Department of Housing and Community Development reserves the right to acquire any such non-complying property for a period of two (2) years from the date of said written 90 days notice by the Department of Housing and Community Development.

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

Upon the acquisition of properties, the Department of Housing and Community Development will either:

- (1) Demolish the structure or structures thereon and dispose of the land for redevelopment for use in accordance with this Plan; or
- (2) Sell or lease the property subject to rehabilitation in conformance with the codes and ordinance of Baltimore City; or
- (3) Rehabilitate the property in conformance with the codes and ordinances of Baltimore City and dispose of property in accordance with applicable regulations. If sale cannot be consummated by the time rehabilitation is accomplished, property may be rented pending continuing sale efforts.

2. Rehabilitation

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

Within the project area certain rehabilitation standards over and above the codes and ordinances of the City of Baltimore shall be applied to all non-residential properties. The owner of these properties will be required to undertake the rehabilitation of these properties which are capable of being brought up to the rehabilitation standards, whether occupied or not. The Hilton/North Property Rehabilitation Standards are as follows:

It may be necessary to acquire by purchase or by condemnation for urban renewal purposes, the fee simple interest or any lesser interest in and to such of the remaining properties or portions thereof not specifically designated for acquisitions on the Property Acquisition Map, Exhibit 2, as may be deemed necessary and proper by the Commissioner of the Department of Housing and Community Development to effect the proper implementation of the project. This may include:

a. Building Fronts and Sides Abutting Streets

- (1) All defective structural and decorative elements of building fronts and sides abutting streets shall be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction of that building.
- (2) All cornices, upper story windows (and all other portions of a building containing wood trim) shall be made structurally sound. Rotten or weakened portions shall be removed, repaired, or replaced to match as closely as possible the original patterns. All exposed wood shall be painted or stained, or otherwise treated for protection.
- (3) A storefront as a part of the building shall be defined to include:
 - (a) the building face, porches and the entrances area leading to the door,
 - (b) the door, side-lights, transoms, display platforms, devices including and signing designed to be viewed from the public right-of-way and/or the areas visible to the public prior to entering the interior portion of the structure.
- (4) Show windows, entrances, signs, lighting, sun protection, porches, security grilles, etc., shall be compatible, harmonious and consistent with the original scale and character of the structure. All show window elements must be located within 13 feet of grade.
- (5) Enclosures and housings for security grilles and screens shall be inconspicuous as possible and compatible with other elements of the facade. No new solid, roll down grilles are permitted. Current solid roll down grilles must be repaired or removed.
- (6) All exposed portions of the grille, screen or enclosure which are normally painted and all portions which require painting to preserve, protect or renovate the surface shall be painted.
- (7) All exterior screens and grilles must be constructed so they can be opened or removed. Such screens and grilles shall be opened or removed during the normal business hours of that business.
- (8) Show windows shall not be painted for advertising purposes but may be painted for authorized identification of the place of business when authorized by the Department of Housing and Community Development.

- (9) Show windows with aluminum trim, mullions or muntins shall be consistent and compatible with the overall facade design, and must be painted with a paint suitable for metal surfaces to simulate a bronze anodized finish.
- (10) Decalcananias one square foot or less in area may be affixed to show windows or entrance door windows when same are supplied by credit card companies.
- (11) Solid and permanently enclosed or covered store fronts shall not be permitted, unless treated as an integral part of the building facade using wall materials and window detailing compatible with the upper floors, or other buildings surfaces; all damaged, sagging or otherwise deteriorated storefronts, show windows or entrances shall be repaired or replaced.
- (12) Awnings
 - (a) Soft (vinyl or canvas) awnings are permitted aver the first floor and on upper floors above windows only.
 - (b) They must be flame proofed.
 - (c) They shall not project more than seven, (7) feet from the building front, shall not be lower than eight (8) feet above grade, and shall otherwise conform, with the provisions of City ordinances.
 - (d) They shall terminate against the building at a height not to exceed thirteen (13) feet above the pavement, or one inch below the second floor window sill, whichever is lower.
 - (e) Awnings constructed of a rigid material are not permitted.
- (13) Adjoining buildings used by the same occupant shall be rehabilitated in a unified and harmonious manner. Each building shall be rehabilitated and repaired with materials and in a manner consistent with the original construction techniques where feasible.
- (14) All exterior front or side walls which have not been wholly or partially resurfaced or built over shall be repaired and cleaned or pointed in an acceptable manner. Brick walls shall be pointed where necessary. Painted masonry walls shall have loose materials removed and be painted a single color except for trim which may be another color. Patched walls shall match the existing adjacent surfaces as to materials, color, bond and joining. Cleaning of masonry walls by means of sandblasting shall not be permitted.

Painting of a front building facade shall be of a color that is approved by the Department of Housing and Community Development.

(15) Applied facing materials shall be treated as follows:

Aluminum siding, corrugated/ribbed metal and wood, if in good condition shall be painted with a paint suitable for metal surfaces in an earth toned color to be approved by D.H.C.D.: all other materials shall be repaired as necessary according to the minimum standards set forth in this ordinance; aluminum siding, formstone, real or simulated wood shakes or pebble faced plywood shall not be permitted for any future use; all new materials shall be colored in warm earth tones and shall be approved by D.H.C.D. for color, design and material type.

(16) Dormer windows on roofs sloping toward the shopping street shall be treated in accordance with the same criteria as building fronts.

(17) Existing miscellaneous elements on the building fronts, such as empty electrical or other conduits unused brackets, etc, shall be eliminated.

(18) Sheet metal gutters and downspouts shall be repaired or replaced as necessary and shall be neatly located and securely installed. Gutters and downspouts shall be painted to harmonize with the other building front colors.

(19) Presently unpainted stone buildings shall not be painted.

b. Windows

(1) Windows not in the front of buildings shall be kept properly repaired, or with Fire Department approval, may be closed with materials and a design that match or are compatible with the material design and finish of the adjacent wall. Plywood will not be allowed as an infill material.

(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 shall be replaced. All broken and missing windows shall be replaced with glass, plexiglass or lexan. All exposed wood shall be repaired and painted.

(3) Window openings in upper floors of the front of the building shall not be filled or boarded up. Windows in unused areas of the upper floors may be backed by a solid surface on the inside of the glass providing that backing is painted in a manner that is compatible

with the exterior facade of the building. Window panes shall not be painted.

c. Rear and Side Walls

- (1) Rear and side walls shall be repaired and cleaned or painted to present a neat, fresh and uniform appearance. Rear walls shall be painted to cover evenly all miscellaneous patched and filled areas to present an even and uniform surface.
- (2) Side walls, where visible from any of the streets, shall be finished or painted so as to harmonize with the front of the building.

d. Roofs

- (1) Chimneys, elevators, penthouses or any other auxiliary structures on the roofs shall be repaired and cleaned as required for rear and side walls. Any construction visible from the street or from other buildings shall be finished so as to be harmonious with other visible building walls.
- (2) Any mechanical equipment placed on a roof shall be so located as to be hidden from view from the shopping streets, and to be inconspicuous as possible from other viewpoints. Equipment shall be screened with suitable elements of permanent nature or finished so as to harmonize with the rest of the building. Where such screening is unfeasible, equipment shall be installed in a neat, presentable manner and shall be painted in such a manner as to minimize its visibility.
- (3) Television and radio antennae shall be located so as to be as inconspicuous as possible.
- (4) Roofs shall be kept free of trash, debris, or any other element which is not a permanent part of the building or a functioning element of its mechanical or electrical system.

e. Signs

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

- (1) Existing flat signs may remain, provided they conform to this Plan.
- (2) All flat signs shall be attached to and placed parallel to the building face and shall not project more than (12") from the surface of

the building and shall not exceed in area three times the width in feet of the frontage of the building. In the case of corner properties, each facade is to be calculated separately as to size allowed for each. Flat signs shall be placed so that the top edge of such signs is no higher than the bottom of the second story windows (where windows exist), or (13) feet above grade level, whichever is lower, or at a location in scale with the building facade as approved by the Department of Housing and Community Development. Signs or portions of signs may not be placed lower than (8) feet above the sidewalk grade.

- (3) The primary sign for a shop may be painted on or applied directly to the show window. The lettering applied to ground floor shows windows or entrance doors shall not exceed 2~ inches in height, signs identifying the occupant shall be permitted at rear entrance doors, but shall not exceed (6) square feet in size, except where authorized by the Department of Housing and Community Development.
- (4) Signs must be of a permanent nature and be professionally lettered on a durable, weather resistant surface. Single advertising/supplier product identification signs shall be permitted provided product/supplier advertising area does not exceed 15% of the allowable sign size. only one such sign shall be permitted on any face of building. Material and design of all signs shall be approved by Department of Housing and Community Development.
- (5) All lighting and electrical elements such as wires, conduits, junction boxes, transformers, ballasts, switches and panel boxes shall be concealed from view as much as possible. Existing flat signs will be permitted to remain if they solely identify the name of the business within the building and if the product/supplier advertising does not exceed 15% of the existing sign size.
- (6) Marquees or canopies shall be permitted only with prior approval from Department of Housing and Community Development.
- (7) Painted signs on buildings surfaces or use of separate cutout letters shall be permitted in accordance with the above limits for flat signs.
- (8) Non-illuminated secondary signs shall be permitted for the identification of commercial tenants occupying the upper floors of a building. Such signs shall not exceed two (2) square feet in area and shall not project more than one inch beyond the surface of the building, nor shall they be placed higher than (13) feet above grade level.

- (9) Painted or inlaid signs on cloth awnings are permitted.
- (10) Flashing or moving signs other than barber poles shall not be permitted.
- (11) Existing overhanging signs attached to buildings within the project boundaries must be removed. No new overhanging signs shall be erected in the future except for parking signs which cannot project more than four (4) feet or be more than twelve (12) square feet for a total of twenty-four (24) square feet.
- (12) No portable or permanent signs shall be allowed in the footways or within five (5) feet of the property line within the project boundaries.
- (13) All unused existing roof top and facade mounted sign brackets and hardware shall be removed. All remaining brackets shall be scraped and painted in a color to make them as inconspicuous as possible.
- (14) All signs must be properly maintained. Scaling paint, missing or unlit letters, broken, faded or cracked signs must be repaired or replaced or the entire sign must be removed.
- (15) No private signs shall be permitted except as herein provided or as otherwise authorized by the Department of Housing and Community Development for temporary purposes not exceeding thirty (30) days.
- (16) Each store is required to display a postal address number on the storefront. Number size, style, location and design shall be approved by the Commissioner.

f. Auxiliary Structures

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

g. Yards

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

- (1) No storage of trash containers shall be allowed except when housed in or screened by permanent structures of acceptable design. Trash storage areas shall be in a neat and clean manner at all times.
- (2) Off-street loading, storage and service.
 - (a) Where permitted by the Zoning Ordinance of Baltimore City, front, side or rear yards may be used for loading, storage or service. In addition to any requirements of the Zoning Ordinance, these areas shall be appropriately screened from all adjacent streets and properties except where such screening would inhibit the use of the area for parking and/or loading.
 - (b) Appropriate screening shall include, but is not necessarily limited to, solid and perforated masonry walls at least five feet, six inches in height, solid fences and trees, and shrubs planted at appropriate intervals or a combination of these.
- (3) All yards used for loading and vehicle storage and service shall be provided with the proper ingress and egress to a public street or alley by means of access drives and aisles. Such drives aisles shall be consistent with the intended use of the property and shall not be excessive in size.
- (4) A rear yard may enclosed along side and rear property lines by an appropriate wall, consistent and harmonious in design with the rear walls on the building. Solid doors or solid gates may be used to the extent necessary for access and delivery. Such walls must be not less than five nor more than five feet six inches in height. use of barbed wire or broken glass on top of walls shall not be permitted.

h. Lighting

- (1) The following lighting methods are not permitted to illuminate the front of any building or any side fronting on a major street:
 - (a) Exposed fluorescent lighting.
 - (b) Exposed quartz or mercury vapor lamps.
 - (c) Exposed incandescent lamps other than low wattage, purely decorative lighting.

- (2) The following lighting methods are permitted:
- (a) "Gooseneck incandescent", porcelain enamel reflector on bent metal tube arm.
 - (b) internally illuminated (except projecting signs) on bad lit (halo) letters.
 - (c) Fully recessed downlights or wallwashers in projecting metal box. Box must run full length of storefront at top of sign zone.
 - (d) Shielded fluorescent lamps with diffusers in projecting metal box. Box must run full length of storefront at top of sign zone.

i. Footways

Footways adjacent to all properties within the area boundaries shall be maintained in a manner consistent with applicable.. Baltimore City Codes. In addition, when required, footways shall be repaired or replaced to present a neat and event appearance in a manner that is compatible with the materials, design and finish of adjacent footway surfaces.

j. Period of Compliance

To the extent that rehabilitation requirements for commercial uses are specifically applicable to the Hilton/North Business Area and a not generally required elsewhere, the work necessary to meet such requirements shall be completed within 18 months from the effective date of the ordinance approving this Plan, unless extended by the Commissioner of the Department of Housing and Community Development. Thereafter, all work shall be completed in accordance with the date of completion set forth in the notice from the Commissioner.

k. Conformance with Rehabilitation Standards

No work, alterations, or improvements shall be undertaken after enactment of the ordinance approving this Plan which do not conform with the requirements herein. However, the Commissioner may waive compliance with one or more of these standards if the proposed improvements do not adversely affect the objectives of the Hilton/North Business Area. In the event of a dispute regarding the meaning of any standard or requirement, contained in this Plan, the Commissioner shall have final exclusive authority to determine the meaning of said standard or requirement.

3. Relocation

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

4. Review of Development

a. Department of Housing and Community Development Review

(1) Land to be Acquired and Disposed of

The Department of Housing and Community Development specifically reserves the right to review and approve the Redeveloper's plans and specifications for development with respect to their conformance with the provisions of the renewal plan and in order to achieve harmonious development of the Project Area. The Department also reserves the right to refuse to approve any such drawings, plans or specifications that are not suitable or desirable, in its opinion, for aesthetic or functional reasons; and in so passing upon such drawings, plans and specifications, it shall have the right to take into consideration, but shall not be limited to, the suitability of the site plans, 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 surrounding.

The Department of Housing and Community Development will fully utilize its Design Advisory Panel to work with developers in the achievement of high quality site, building, and landscape design.

b. Community Review

The Department of Housing and Community Development may submit to the Alliance of Rosemont Community Organizations, the Greater Walbrook Coalition and the Hilton/North Merchants Association, or their successors or their assignees, for their review and comment, the form and content of all proposals to redevelop land to be disposed of and the Preliminary and proposed Final Construction Plans for each disposition lot designated in this Plan. The Commissioner of the Department of Housing and Community Development may also, at his discretion, submit to the above-named Committees, or their successors or their assignees, for their review and comments, the plans for development or rehabilitation on any property not to be acquired. The Alliance of Rosemont Community Organizations, the Greater Walbrook Coalition and the Hilton/North Merchants Association, or their successors or their assignees, shall advise the Department of Housing and Community Development of their recommendations regarding the acceptability and/or priority of all plans and proposals. The written comments shall be transmitted to the Department of Housing and Community Development no later than 3 weeks after the proposals and/or plans have been submitted to the Alliance Of Rosemont Community Organizations the Greater Walbrook Coalition and the Hilton/North Merchants Association, or their successors or their assignees, otherwise it is presumed that the proposals and/or plans are acceptable. The Commissioner of the Department of Housing and Community Development retains final authority to approve and disapprove all plans and to grant or withhold development priorities, disposing of redevelopment land through procedures established by the Department of Housing and Community Development.

5. Land Disposition

- a. Land and property interests acquired by the Mayor and City Council within the Project Area will be disposed of by sale, lease, conveyance, transfer or other means available to the City, in accordance with the Land Disposition Map, Exhibit 3.
- b. The parcels shown on the Exhibit are schematic and approximate. The Department of Housing and Community Development shall have the right, in its discretion, to fix their precise boundaries and size. For purposes of disposition, the parcels or lots, as shown on Exhibit 3 may be subdivided or combined.

6. Zoning

All appropriate provisions of the Zoning Ordinance of Baltimore City shall apply to properties in the Hilton/North Business Area. Any change in the Zoning Ordinance embodied in this Urban Renewal Plan and designated on Exhibit 4, Zoning District Map, 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. DURATION OF PROVISIONS AND REQUIREMENTS

The Hilton/North Urban Renewal Plan, as it may be amended from time to time shall be in full force and effect for a period of forty (40) years from the date of original adoption of this Renewal Plan by ordinance of the Mayor and City Council of Baltimore.

E. PROCEDURES FOR CHANGES IN APPROVED PLAN

The Department of Housing and Community Development shall submit to the Hilton/North Merchants Association, the Alliance of Rosemont Community Organizations and the Greater Walbrook Coalition, or their successors, for their review and comments all proposed amendments to the urban renewal plan no later than at the time the proposed amendments are submitted to the Director of the City Planning Department by the Department of Housing and Community Development. The written comments and recommendations from this review shall be submitted to the Department of Housing and Community Development no later than 3 weeks after they have submitted to the Associations or their successors, otherwise, it is presumed the proposed changes are satisfactory. Prior to passage of any ordinance amending the urban renewal plan, the Hilton/North Merchants Association, the Alliance of Rosemont Community Organizations and the Greater Walbrook Coalition, or their successors, shall receive, at least ten days prior to such hearing, written notice of the time and place of such hearing and information as to where a copy of the proposed amendments may be inspected.

F. SEPARABILITY

In the event it be judicially determined that any word, phrase, clause, sentence, paragraph, section or part in or of this Plan, or the application thereof to any person or circumstances is invalid, the remaining provisions and the application of such provisions to other persons or circumstances shall not be affected thereby, it be hereby declared that the remaining provisions of this Plan without the word, phrase, clause, sentence, paragraph, section or part, or the application thereof, so held invalid would have been adopted and approved.

SUMMARY
HILTON/NORTH BUSINESS AREA
URBAN RENEWAL PLAN

The purpose of the proposed urban renewal plan is to formally establish the Hilton/North Business Area, to improve and stabilize the business and residential uses within the boundary and to create development opportunities which will provide new services and housing opportunities for community residents.

The plan if approved will also compliment the new residential projects proposed in the 2900 and 3400 blocks of W. North Avenue and School #148 at N. Rosedale Street and Westwood Avenue.

Area Description

The Hilton/North Business Area Urban Renewal Area is generally bounded by Hilton Street on the west, Walbrook Avenue and Herbert Street on the north, N. Longwood Street on the east, and Westwood Avenue on the south.

Acquisition and Disposition

Acquire 3205 and 3207 W. North Avenue and create Disposition Lot 1R. The properties are privately-owned and vacant. They have been vandalized and are creating a blighting condition for the business area and adjacent residential community. The properties are in a prominent location at the intersection of Hilton Street and W. North Avenue. Once acquired, the properties will be offered for rehabilitation.

Acquire 1801 N. Rosedale (School #148) and create Disposition Lot 2R. The property is a city-owned property which has been declared surplus. It has been included to facilitate its disposition and will be rehabilitated for residential use.

Land Use Plan

The Land Use Plan indicates a mixture of commercial, residential, and public land uses. Permitted uses will be identical to those allowed under the applicable zoning category.

Zoning

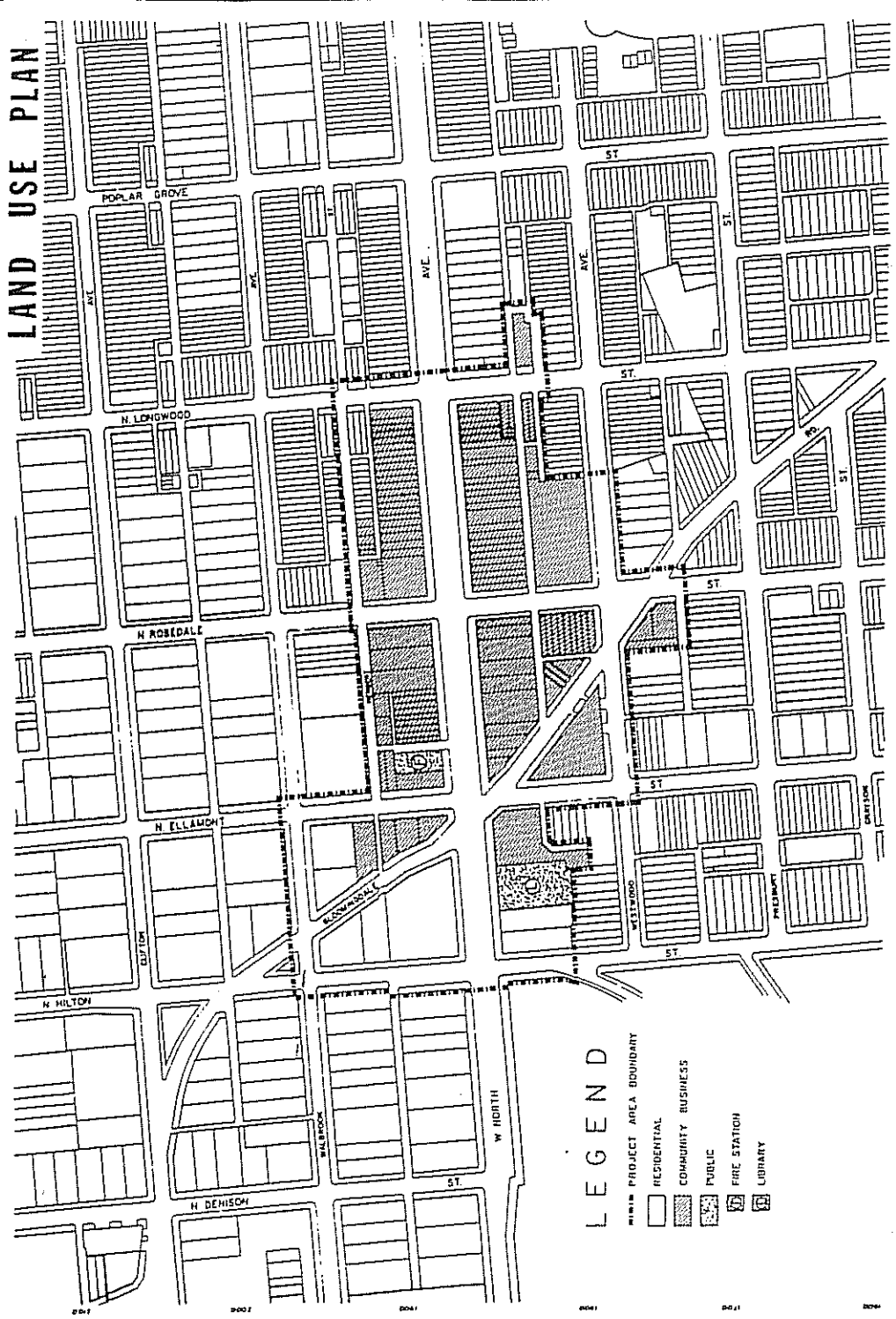
Recommend a zoning change for the property known as 1801 N. Rosedale Street (School #148) from the R-6 to the B-2-2 Zoning District.

The change is being recommended as part of a comprehensive plan for the entire North Avenue corridor, and to facilitate rehabilitation of School #148. A separate ordinance will be introduced to approve this change.

Design Standards

Special Design Standards are proposed for non-residential properties within the proposed project boundary. The purpose of the standards is to facilitate improvements to the appearance and operation of the businesses as well as the liveability of the residential properties.

LAND USE PLAN



LEGEND

- MAIN PROJECT AREA BOUNDARY
- RESIDENTIAL
- ▨ COMMUNITY BUSINESS
- PUBLIC
- 🔥 FIRE STATION
- 📖 LIBRARY

HILTON/NORTH BUSINESS AREA

PLANNING & URBAN DESIGN
 Department of Housing & Community Development



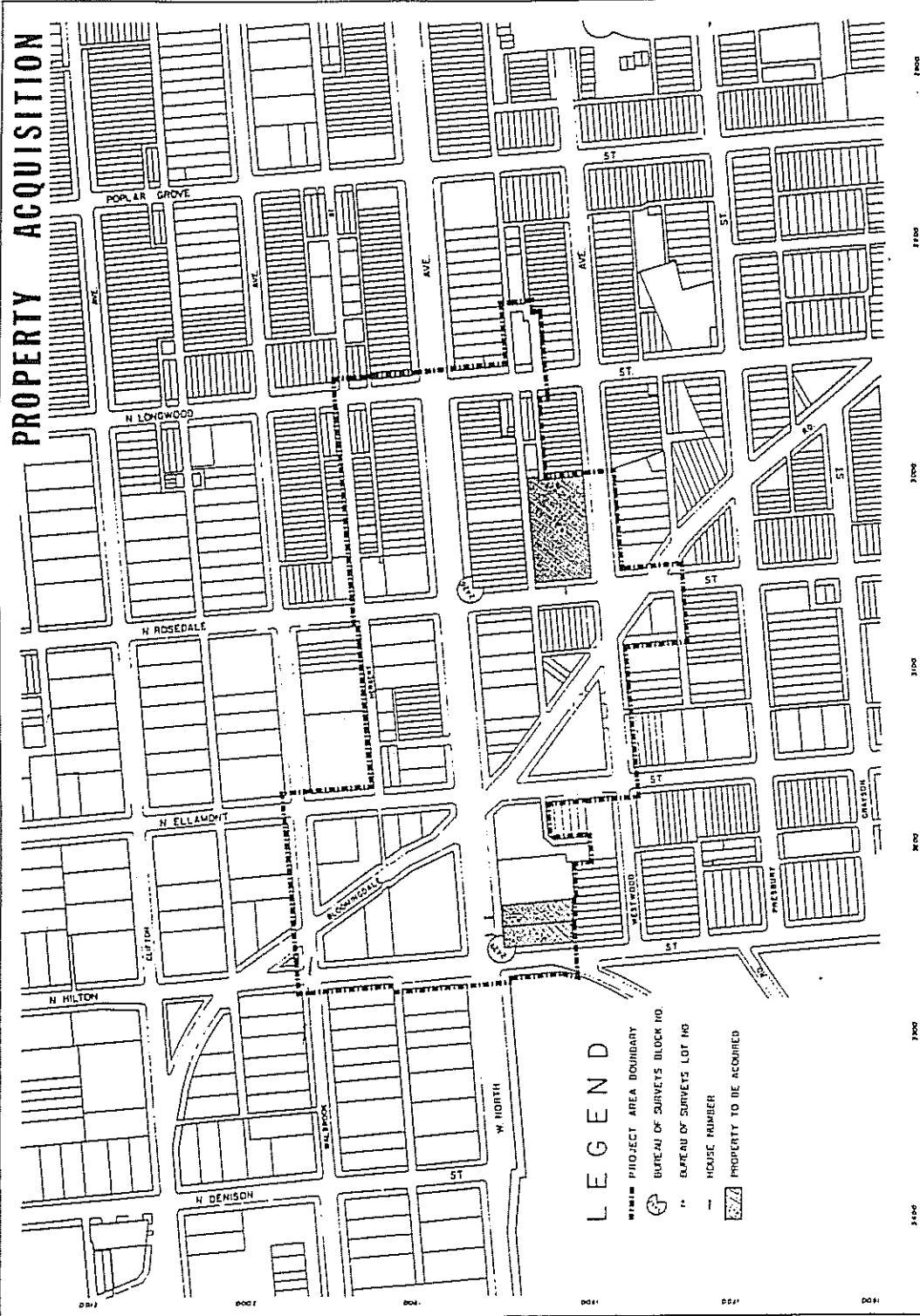
BALTIMORE, MARYLAND

LAND USE PLAN

DATE: 04/27/77
 DRAWN BY: C.A.M.E.
 APPROVED:

1

EXHIBIT



HILTON/NORTH BUSINESS AREA

PLANNING & URBAN DESIGN

Department of Housing & Community Development

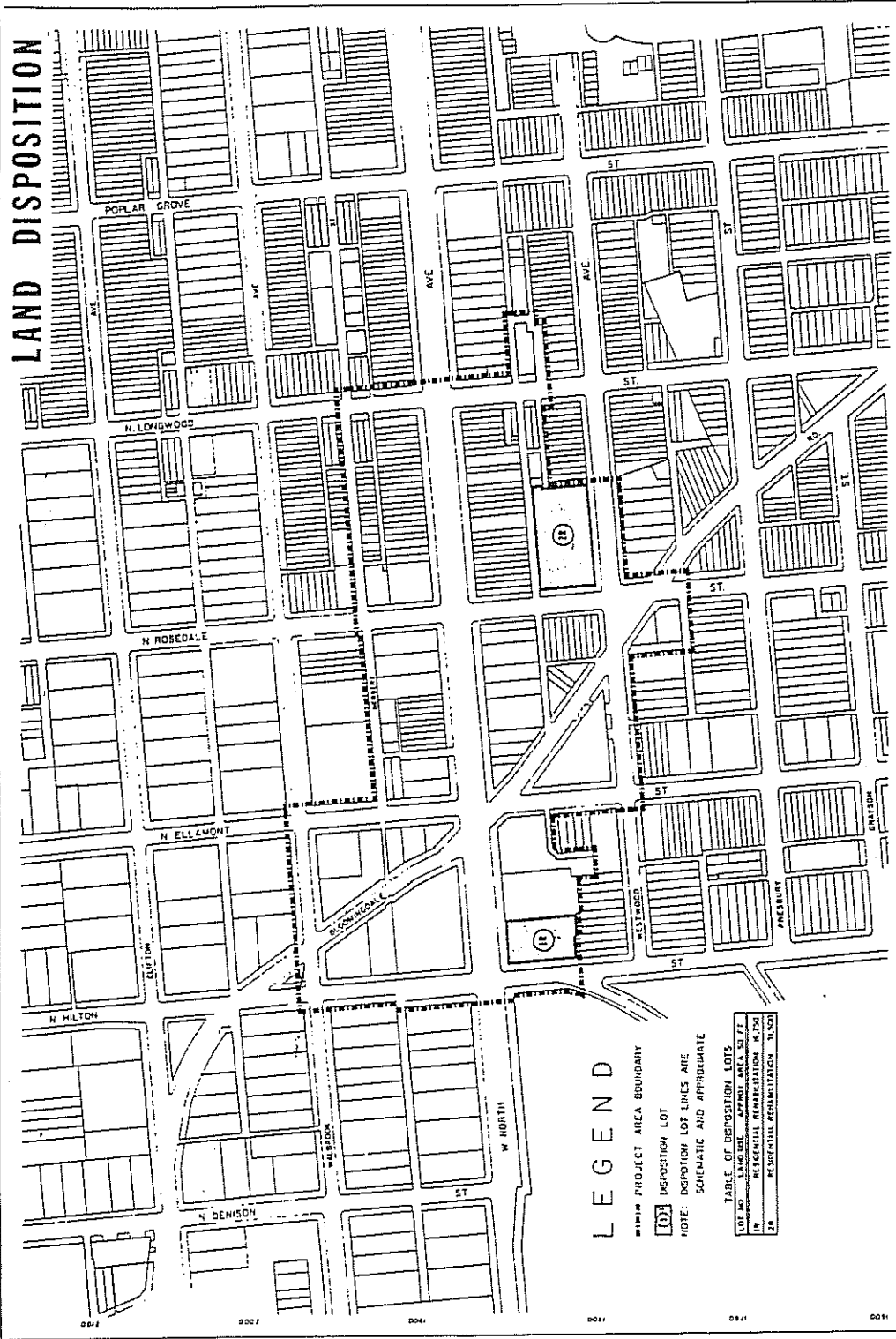
BALTIMORE, MARYLAND

DATE: 01/17/81
DRAWN BY: CASH & B
PROJECT NO. 1000

PROPERTY ACQUISITION

2

EXHIBIT



LEGEND

--- PROJECT AREA BOUNDARY

Ⓜ DISPOSITION LOT

NOTE: DISPOSITION LOT LINES ARE SCHEMATIC AND APPROPRIATE

TABLE OF DISPOSITION LOTS

LOT NO	LAND USE	APPROX AREA SQ FT
18	RESIDENTIAL REDEVELOPMENT	4,724
19	RESIDENTIAL REDEVELOPMENT	3,520

7000 7200 7400 7600 7800 8000 8200 8400

HILTON/NORTH BUSINESS AREA

PLANNING & URBAN DESIGN

Department of Housing & Community Development

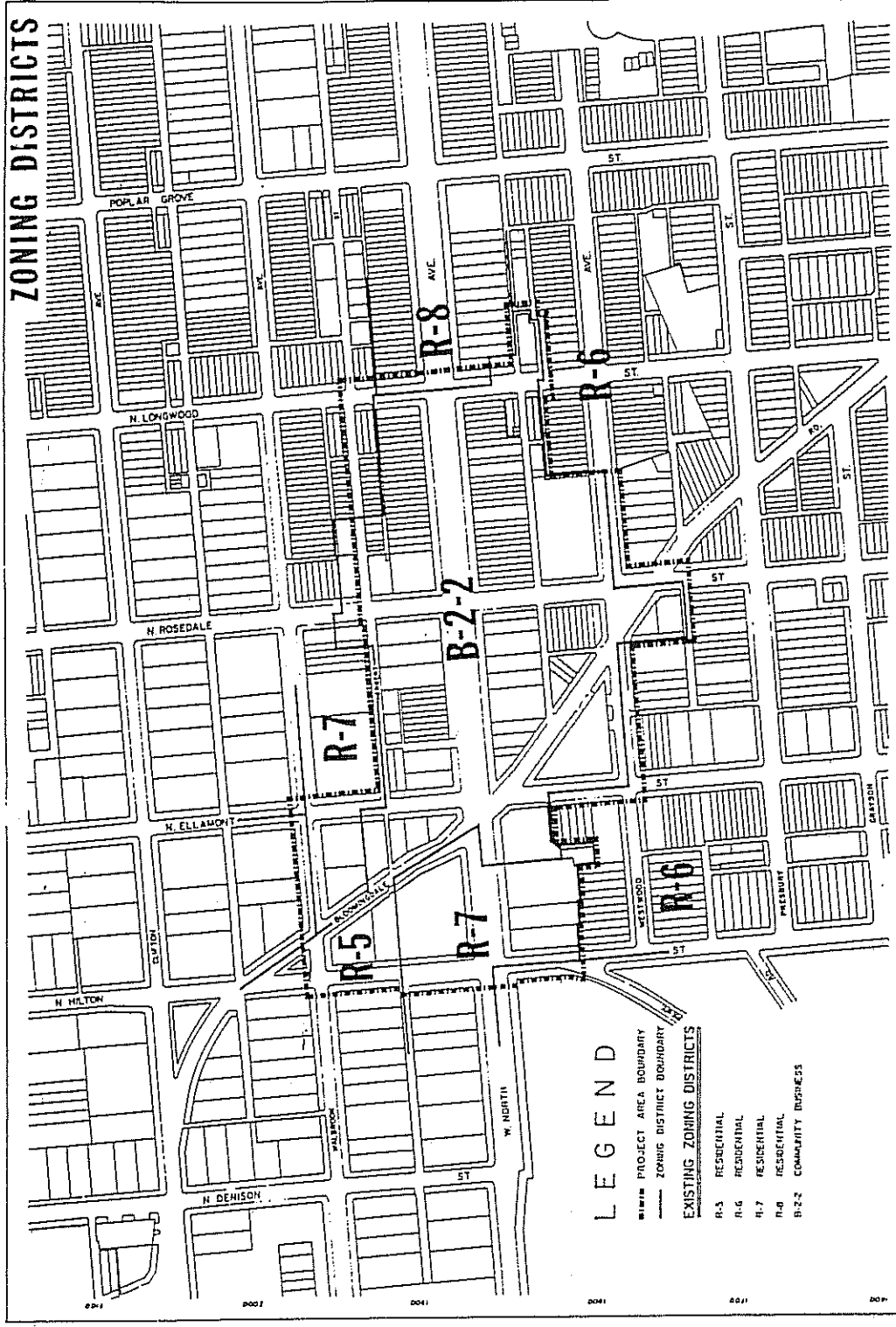
BALTIMORE, MARYLAND

LAND DISPOSITION

DATE: 10/17/77
DRAWN BY: L. S. L. B.
APPROVED:

3

EXHIBIT



LEGEND

--- PROJECT AREA BOUNDARY
 --- ZONING DISTRICT BOUNDARY

EXISTING ZONING DISTRICTS

R-3 RESIDENTIAL
 R-6 RESIDENTIAL
 R-7 RESIDENTIAL
 R-8 RESIDENTIAL
 B-2-2 COMMUNITY BUSINESS

HILTON/NORTH BUSINESS AREA

PLANNED & URBAN DESIGN
 Department of Housing & Community Development

BALTIMORE, MARYLAND

ZONING DISTRICTS

DATE: 10/27/87
 DRAWN BY: GSN
 REVISION: 12/17/87

4

EXHIBIT