

URBAN RENEWAL PLAN
INNER HARBOR PROJECT 1

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URBAN RENEWAL PLAN
INNER HARBOR PROJECT I
ORIGINALLY APPROVED BY
THE MAYOR AND CITY COUNCIL OF BALTIMORE
BY ORDINANCE NO. 1045

JUNE 15, 1967

- I. Amendment No. 1, approved by the Mayor and City Council of Baltimore by Ordinance No. 244, dated July 23, 1968.
- II. Amendment No. 2, minor, approved by the Board of Estimates on June 4, 1969.
- III. Amendment No. 3, approved by the Mayor and City Council of Baltimore by Ordinance No. 658, dated December 18, 1969.
- IV. Amendment No. 4, approved by the Mayor and City Council of Baltimore by Ordinance No. 837, dated June 18, 1970.
- V. Amendment No. 5, minor, approved by the Board of Estimates on December 15, 1971.

Amendment No. 5, approved by the Mayor and City Council of Baltimore by Ordinance No. 273, dated February 26, 1973.
- VI. Amendment No. 6, minor, approved by the Board of Estimates on January 23, 1974.
- VII. Amendment No. 7, approved by the Mayor and City Council of Baltimore by Ordinance No. 986, dated September 15, 1975.
- VIII. Amendment No. 8, approved by the Mayor and City Council of Baltimore by Ordinance No. 611, dated February 8, 1978.
- IX. Amendment No. 9, minor, approved by the Board of Estimates on March 7, 1979.
- X. Amendment No. 10, approved by the Mayor and City Council of Baltimore by Ordinance No. 1077, dated June 20, 1979.
- XI. Amendment No. 11, minor, approved by the Board of Estimates on January 14, 1981.
- XII. Amendment No. 12, minor, approved by the Board of Estimates on February 15, 1984.
- XIII. Amendment No. 13, minor, approved by the Board of Estimates on May 16, 1984.
- XIV. Amendment No. 14, minor, approved by the Board of Estimates on May 8, 1985.

- XV. Amendment No. 15, approved by the Mayor and City Council of Baltimore by Ordinance No. 296, dated June 26, 1989.
- XVI. Amendment No. 16, approved by the Mayor and City Council of Baltimore by Ordinance No. 00-132, dated December 29, 2000.
- XVII. Amendment No. 17, approved by the Mayor and City Council of Baltimore by Ordinance No. 01-134, dated January 31, 2001.
- XVIII. Amendment No. 18, approved by the Mayor and City Council of Baltimore by Ordinance No. 13-91, dated June 11, 2012.
- XIX. Amendment No. 19, approved by the Mayor and City Council of Baltimore by Ordinance No. 13-156, dated April 15, 2013.
- XX. Amendment No. 20, approved by the Mayor and City Council of Baltimore by Ordinance No. 13-156, dated February 19, 2015.

Inner Harbor Project I Renewal Plan

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- B. Development Areas
- C. Land Use
- D. Proposed Zoning
- E. Right of Way Adjustments
- F. Waterfront Area Controls

II. Description of Project

A. Boundaries of Urban Renewal Area

The boundaries of the Inner Harbor Project I (hereinafter referred to as "Project") are shown on Exhibit A, entitled "Land Acquisition," and are described as follows:

Beginning for the same at the point formed by the intersection of the east side of Charles Street, as now laid out 117 feet wide, and the north side of Lombard Street, as now laid out 66 feet wide, and running thence binding on the north side of said Lombard Street crossing Light Street, Ellicott Street, Grant Street, Hollingsworth Street, Calvert Street, Cheapside Street, and Hunter Street, Easterly 1122 feet, more or less, to the northwest corner of South Street and Lombard Street; thence by a straight line crossing said South Street, Northeasterly 70 feet, more or less, to the northeast corner of South Street and Lombard Street; thence binding on the northeast side of Lombard Street, as now laid out varying in width, Southeasterly 147 feet, more or less, to the northwest corner of Commerce Street and Lombard Street; thence by a straight line crossing said Commerce Street, Southeasterly 50 feet, more or less, to the northeast corner of Commerce Street and Lombard Street; thence binding on the north and east sides of last said Lombard street the three following courses and distances: namely, Easterly 176 feet, more or less, Southerly 41 feet, more or less, and Easterly 143 feet, more or less, to the northwest corner of Lombard Street and Gay Street; thence by a straight line crossing said Gay Street, Easterly 67 feet, more or less, to the northeast corner of Lombard Street and Gay Street; thence binding in part on the east side of Gay Street, as now laid out varying in width, in part on the line of the east side of said Gay Street projected southerly and in all crossing Lombard Street, Warehouse Alley, and Pratt Street, Southerly 489 feet, more or less, to intersect the south side of said Pratt Street, Westerly 80 feet, more or less, to the west side of Pier No. 3, there situate; thence binding on the west side of said Pier No. 3, Southerly 731 feet, more or less, to the southwest corner of said Pier No. 3; thence by a straight line leaving said Pier No. 3, Southeasterly 1920 feet, more or less, to the point formed by the intersection of the existing pierhead and bulkhead line and the line of the south side of Montgomery Street, as now laid out 82.5 feet wide, if projected easterly; thence binding on the existing pierhead and bulkhead line and on the outline of the Key Highway Urban Renewal Project, Southeasterly 26 feet, more or less, to point LVI on said pierhead and bulkhead line, thence continuing on the outlines of the Key Highway Urban Renewal Project, the four following courses and distances; Southeasterly 270 feet, more or less; thence Westerly 652 feet, more or less, to intersect the west side of Key Highway, as now laid out; thence binding on the west side of said Key Highway, Northerly 275 feet, more or less, to intersect the south side of Montgomery Street, as now laid out 82.5 feet wide, thence binding on the south side of said Montgomery Street Westerly 154 feet, more or less, to intersect the west side of Covington Street, as now laid out 66 feet wide; thence binding on the west side of said Covington Street, Northerly 196 feet, more or less, to intersect the south side of Key Highway, as now laid out varying in width; thence binding on the south side of said Key Highway, Westerly 680 feet, more or less, to the southeast corner of said Key Highway and Battery Avenue, as

now laid out varying in width; thence by a straight line crossing said Battery Avenue, Southwesterly 63 feet, more or less, to the southwest corner of said Key Highway and said Battery Avenue; thence binding on the south side of said Key Highway, Westerly 330 feet, more or less, to the southeast corner of said Key Highway and William Street; thence by a straight line crossing William Street, Northwesterly 90 feet, more or less, to the southwest corner of William Street and Hughes Street; thence binding on the south side of Hughes Street, as now laid out varying in width crossing Light Street, Charles Street, and Hanover Street, Westerly 1279 feet, more or less, to the southwest corner of said Hughes Street and Hanover Street, thence binding on the west side of Hanover Street, as now laid out 66 feet wide, crossing Hughes Street, Hill Street, York Street, and Lee Street, Northerly 675 feet, more or less, to the northwest corner of said Hanover Street and Lee Street; thence binding on the north side of Lee Street, as now laid out 80 feet wide, and crossing said Hanover Street, Easterly 253 feet, more or less, to intersect the west side of Charles Street, as now laid out 66 feet wide; thence binding in part on the west side of last said Charles Street, in part on the line of the west side of last said Charles Street projected northerly crossing Barre Street, Northerly 394 feet, more or less, to intersect the north side of Barre Street, as now laid out 66 feet wide; thence binding on the north side of said Barre Street, Easterly 70 feet, more or less, to intersect the west side of Charles Street, as now laid out 50 feet wide; thence binding on the west side of last said Charles Street, crossing Conway Street, Perry Street, Camden Street, Pratt Street, and Balderston Street, Northerly 1573 feet, more or less, to the southwest corner of last said Charles Street and Lombard Street; thence by a straight line crossing last said Charles Street, Southeasterly 51 feet, more or less, to the southeast corner of last said Charles Street and Lombard Street, as now laid out 66 feet wide and thence by a straight line crossing last said Lombard Street, Northerly 66 feet to the place of beginning.

B. Urban Renewal Objectives

The objectives of this 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 (formerly the Baltimore Urban Renewal and Housing Agency and hereinafter sometimes referred to as "Department" and sometimes referred to as "Agency"), are as follows:

1. To eliminate unhealthful, unsafe and unsanitary conditions such as the dangers caused by flooding, the causes of noxious fumes or noisome odors, hazardous traffic conditions, and structurally unsound buildings.
2. To eliminate obsolete or other uses detrimental to the public welfare such as incompatible mixed land uses, excessive land coverage, conversion of buildings for other than their intended uses, inefficient and uneconomical subdivision of the land resulting in irregular lot layouts inappropriate for modern uses.
3. To remove and prevent the recurrence of slums, blight and deteriorated conditions.

4. To provide land for needed public improvements such as open space, access to the water's edge, active recreation areas, and pedestrian and vehicular circulation.
5. To provide for expansion and establishment of commercial, recreational, and institutional uses by assembling land into economically useful parcels, by establishing adequate circulation, service, light, and air to all parcels of the area, and by encouraging private investment and participation in new construction of modern and efficient facilities.
6. To improve traffic movement and facilities by realigning and redesigning existing streets, removing causes of congestion, providing land for off-street parking and servicing, and separating pedestrian and vehicular traffic.
7. To stimulate economic activity in the site area and downtown Baltimore generally, in the context of the metropolitan region, by providing an amicable and harmonious environment to stimulate economic growth.

C. Types of Renewal Action

1. The major activity in the Project will be clearance and redevelopment. The city will acquire for redevelopment purposes by purchase, gift, devise, exchange, condemnation or any other lawful manner the fee simple title in and to all properties within the Project, excluding the right-of-way not to be abandoned as shown on Exhibit E, entitled "Right of Way Adjustments".
2. All structures above grade in that portion of the Project to be acquired will be demolished.
3. Public improvements proposed for the Project include street and underground utility improvements, open space development, pedestrian and vehicular circulation elements, recreation areas, bulkheading, piers, fill, parking and street fixtures.

III. Land Disposition

- A. Land and property interests now owned or to be acquired by the City within the Project area will be disposed of by sale, lease, conveyance, transfer or other means available to the City, in accordance with Exhibits B, "Development Areas", and C, "Land Use", and the other provisions of this Renewal Plan.
- B. The Areas shown as available for disposition in Exhibits B, "Development Areas", and C, "Land Use", are schematic and approximate, and the Agency shall have the right, in its discretion, to fix their precise boundaries and size. The

Agency shall also have the right, in order to facilitate the most advantageous development of the Project, to subdivide or combine the Development Areas and in so doing to assign or consolidate, as the case may be, the Standards and Controls applicable to said Development Areas. To carry out this Plan, the Agency will formulate appropriate disposition policies and procedures.

IV. Land Uses

A. Land Use Map

Exhibit C, entitled "Land Use", shows the proposed locations of street rights-of-way, easements, and all public, semi-public, commercial, residential, and commercial-residential uses of land for the Project.

B. Land Use Provisions

1. General: In order to achieve the objectives of the Renewal Plan, the uses, as defined in sub-sections B.2. and B.3. below, are the only uses permitted on property to be acquired in the Project.
2. Definition of General Uses: The General Uses in this Renewal Plan shall be the following:
 - a. Commercial: The category defined "Commercial" includes the following specific uses:

(1) Office	(4) Marina
(2) Retail	(5) Parking
(3) Transient Housing	
 - b. Residential: The category defined "Residential" includes the following specific uses:
 - (1) Housing
 - (2) Ancillary Retail
 - (3) Parking
 - c. Commercial-Residential: The category defined "Commercial-Residential" includes the following specific uses:

(1) Office	(4) Retail	(6) Marina
(2) Housing	(5) Parking	(7) Hotel
(3) Transient Housing		

- d. **Semi-public:** The category defined as “Semi-public” includes the following specific uses:
 - (1) Institutional
 - (2) Ancillary Retail
 - (3) Parking

- e. **Public:** The category defined as “Public” includes the following uses:
 - (1) Open Space (4) Circulation and Utilities
 - (2) Recreation (5) Parking
 - (3) Schools (6) Ancillary Retail

- f. **Commercial/Public:** The category defined as “Commercial/Public” consists of those uses specified in Sections IV. B.2.A. and E. of the plan.

3. **Definition of Specific Uses:**

- a. Office: Facilities normally required for the transaction of business or provision of services other than the process of retailing or manufacturing, including but not limited to the conduct of clerical, administrative and executive work.

- b. Retail: Facilities for the provision or sale of commodities or services directly to the consumer.

- c. Ancillary Retail: Retail as a secondary use provided primarily as a supplement or convenience to the other permitted uses.

- d. Housing: Facilities for lease or sale as dwelling units to families of one person or more for the establishment of housekeeping.

- e. Transient Housing: Facilities for lease as an accommodation to persons not establishing housekeeping.

- f. Institutional: Facilities for or provided by eleemosynary organizations, societies, or corporations of a public, quasi-public or private non-profit character.

- g. Marina: Facilities normally provided for the dockage and storage of boats in the water.

- h. Open Space: Parks, plazas, squares, promenades, landscaped boulevards, public shoreline treatment, and other landscaped open space.

- i. Recreation: Facilities for leisure-time activity.

- j. Schools: Facilities for public instruction.
 - k. Parking: Facilities for the storage of wheeled vehicles.
 - l. Circulation and Utilities: Facilities for the vertical and horizontal movement of vehicles and pedestrians and locations for the accommodation of utilities.
4. Prohibited Uses: Notwithstanding any other provision of this Renewal Plan, the following uses and facilities shall not be permitted in that portion of the Project to be acquired:

Carpet cleaning establishment; Correctional or Penal Institutional; Dog pound or place for the detention or extermination of stray cats and dogs; Dyeing, cleaning, or pressing establishments other than receiving stations; automobile filling station for the sale of inflammable liquids except when completely enclosed within structure; Hotels which have less than 20 sleeping rooms; Ice depots for wholesale or retail trade or storage; Stable for animals used in business, sale, boarding, or livery stables; Display, or sale of motor vehicles except when completely enclosed within structure; Undertaking business or establishment; Wheeled motor vehicle repair shop; Facilities for poultry killing or dressing; Cat or dog hospital; Automobile or storage battery service station; Trailer storage, sale or repair or trailer used for office or living purposes or trailer camp.

The prohibition of uses specified above shall be included, where appropriate, in agreements, leases, deeds, and other instruments whereby land or interests in real property in the Project are disposed of by the City to developers, and shall be incorporated where appropriate in covenants running with such land or interests in real property.

V. Standards and Controls

A. Applicability:

In order to achieve the objectives of the Renewal Plan, the following "Standards and Controls", defined in sub-sections B thru P below, shall be applied to the separate Development Areas. These provisions shall be included, where appropriate, in agreements, leases, deeds, and other instruments whereby land or interests in real property in the Project are disposed of by the City to developers and shall be incorporated where appropriate in covenants running with such land or interests in real property.

B. Size of Facilities:

The minimum and maximum sizes of the various types of facilities in each Development Area shall be determined by the Agency, provided that the facilities defined in section IV.3. as Office, Housing, Transient Housing, and Retail, in that portion of the Project to be disposed of, shall contain in the aggregate not less than 2,000,000 square feet of gross building area nor more than 4,000,000 square feet of gross building area, and provided further, that the facilities defined in Section IV.3 as Parking, in that portion of the Project to be disposed of, shall contain in the aggregate not less than 3,000 spaces nor more than 4,500 spaces. The Agency shall set maximum densities of residential development which shall not exceed 250 dwelling units per net acre.

C. Parking:

All Parking within any Development Area, except Development Areas 9A-9B, 17, and 17a, shall be enclosed within structures and roofed, so as to be screened from public view, provided that limited open-air surface parking spaces for special loading and unloading may be permitted in any Development Area at the discretion of the Department, sub-section P below notwithstanding.

The Agency, in establishing the minimum and maximum sizes of the facilities for Parking in the following Development Areas, shall establish no minimum lower than that shown below:

Development Area	No. of Spaces	Development Area	No. of Spaces
1	175	18	120
4	300	20	700
5	200	22-23	800
9A-9B	600		

D. Servicing:

All servicing shall be off street, and except with respect to Development Areas 13 and 15a and to the properties not to be acquired, shall be within structures and roofed, so as to be screened from public view. Loading docks will be provided and in accordance with the Building Code of Baltimore City. Open-air storage of equipment, merchandise, and materials is prohibited, except in Development Areas 17a and 25. Outside exhibit or display of merchandise is prohibited except where specifically permitted by the Department.

E. Access:

1. Pedestrian: Public pedestrian access and facilities within the Project shall be provided by developers as required by the Agency. Maintenance of

public pedestrian facilities shall be the responsibility of developers, as required by the Agency. For purposes of this sub-section, the Mayor and City Council of Baltimore shall be considered a developer. The term "public pedestrian access and facilities" shall include facilities horizontal and vertical, under, on, or above ground.

2. Vehicular: Vehicular access to each Development Area will be controlled as detailed in sub-section P below.
3. Boat: Access by boat is permitted to each Development Area adjacent to the water; provided however, that boats may not be launched from the shore or removed from the water except where specifically permitted, at the discretion of the Agency.

F. Reservation of Easements:

In addition to those easements shown on Exhibits C and E, easements for utilities, public transit, and private and public access and passage may be reserved by the Agency in any Development Area for the purpose of adequately servicing the Project. Such easements may be disposed of to developers. For purposes of this sub-section, the Mayor and City Council of Baltimore and any body corporate, public or private, public agency, partnership or person, and any of the foregoing entities operating public utilities or public transit facilities shall be considered a developer.

G. Riparian Rights:

The city may sell, lease, grant, convey, encumber, or otherwise dispose of the riparian rights and water privileges which it now owns or will acquire as part of the Project. The City may reserve unto itself from any sale, lease, grant, or other conveyance, the riparian rights and water privileges which it now owns or will acquire as part of the Project.

H. Development Rights:

Limited development rights of a nature to be determined by the Agency may be granted to developers for sub-surface, surface, or above surface improvements and/or structures encroaching on public rights-of-way, public open space, easement areas, and Development Areas. Encroachments on public rights-of-way and public open space shall be subject to the approval of the Board of Estimates as required by law. For purposes of this sub-section, the Mayor and City Council and any body corporate, public or private, public agency, partnership or person, and any of the foregoing entities operating public utilities or public transit facilities shall be considered a developer.

I. Minimum Elevation for Development:

No habitable building area, except for the use defined in Section IV.B.3. as Parking, and no building area containing mechanical, electrical, or other equipment or property not easily or quickly removable, shall be permitted below Elevation 10 feet above Mean Low Tide, as adopted by the Baltimore Survey Control System, unless said area is waterproofed and protected against hydrostatic pressure to Elevation 10 feet above Mean Low Tide; Provided, however, such construction may be permitted for cause below Elevation 10 feet above mean low tide on a specific site upon the written request of the Developer, but in no case, shall the construction be permitted lower than the 100 year flood elevation in the Harbor Flood Zone of the flood plain district as delineated in the Flood Insurance Study for Baltimore City effective March 15, 1978 as amended March 16, 1983 prepared for the Department of Housing and Urban Development, Federal Emergency Management Agency.

J. Aesthetic Controls and Reviews:

In order to establish and maintain values and insure aesthetic and functional coordination essential to carrying out the objectives of the Renewal Plan and the continued maintenance of the Project, developers shall agree to controls through such means as are deemed appropriate by the Agency. Such controls will be concerned primarily with aesthetic and functional considerations and will not relieve developers of their responsibility to comply with all ordinances and governmental rules and regulations. The Agency specifically reserves the right to require the following reviews and approvals:

1. Plans and Specifications:

Each developer will submit for all development during the term of this Renewal Plan detailed preliminary plans and outline specifications, final working drawings and specifications, and all subsequent revisions thereto, to the Agency for its review and approval. Such preliminary plans and outline specifications shall be submitted in sufficient detail to show site planning, architectural design and layout, materials, building construction, landscape design, access, streets, and sidewalks. Preliminary plans and outline specifications shall be submitted prior to the preparation of working drawings and specifications.

2. Review of Signs:

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 Agency for review and approval, either as part of the submissions referred to in sub-section 1. above, or separately, during the term of this Renewal Plan. Such review

and approval will be concerned with, but not limited to, size, design, illumination, location, materials, color, and method of installation.

3. Exterior Lighting:

Designs for any floodlighting, 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 Agency for review and approval, either as part of the submissions referred to in subsection 1. above, or separately, during the term of this Renewal Plan.

K. Setbacks:

No buildings shall be constructed in setback areas as determined by the Agency pursuant to sub-section J above, provided, however, that the height and coverage limitations provided in sub-section P below, shall not be exceeded.

L. Discrimination Covenants:

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

M. Completion:

Developers will be required to agree to commence and complete construction of improvements in the Project within reasonable periods of time as determined by the Agency.

N. Maintenance:

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

O. Waste Disposal:

Developers will be required to provide and maintain facilities within structures for the storage and collection of refuse. No waste or refuse shall be permitted to remain upon any part of the Project outside of structures.

P. Development Area Controls:

The following Standards and Controls shall apply to individual development areas as shown on Exhibit B. All elevations noted herein refer to the elevations above Mean Low Tide as adopted by the Baltimore Survey Control System. The elevation or elevations established as grade level shall be determined by the Agency. Landscape design elements are permitted within Development Areas, notwithstanding the limitations of maximum permitted height and maximum permitted coverage contained herein.

Development Area 1

- a. General Use: Commercial; an easement will be retained by the City for public use at and above grade level.
- b. Building Requirements:
 - i. Maximum Permitted Height: Elevation 538 feet.
 - ii. Maximum Permitted Coverage:
 - Up to grade level -- 100%
 - Above grade level -- 25%
 - iii. Required Setback: on the southeast corner at and above grade level, bounded by the east and south property lines and lines parallel to and approximately 140 feet north of the south property line and 125 feet west of the east property line.
 - iv. Vehicular Access: No access permitted from Development Area 2.
 - v. Parking: No parking permitted at or above grade level.

Development Area 2

- a. General Use: Commercial/Public
- b. Building Requirements: No building construction will be permitted at or above grade level except for that which is related and incidental to the General Use of this Development Area, and which is approved by the Agency, provided that vehicular circulation and parking at or above grade are prohibited.

Development Area 3

- a. General Use: Commercial/Public
- b. Building Requirements: No building construction will be permitted at or above grade level except for that which is related and incidental to the General Use of this Development Area, and which is approved by the Agency, provided that vehicular circulation and parking at or above grade are prohibited.

Development Area 4

- a. General Use: Commercial-Residential
- b. Building Requirements:
 - i. Maximum Permitted Height:

Elevation 385 feet, except for such vertical circulation elements, mechanical equipment enclosures and structural or decorative elements as may be approved by the Department.
 - ii. Maximum Permitted Coverage:

Up to Grade – 100%

Between Grade and Elevation 110 feet – 100%

Between Elevation 110 feet and Elevation 170 feet – 65%

Between Elevation 170 feet and Elevation 385 feet - 25%
 - iii. Setbacks: No setback is permitted on the south property line.
 - iv. Vehicular Access: No setback is permitted from Development Area 3.

v. Parking:

No parking permitted on the Pratt Street Area 3 frontage or the Light and Calvert Street frontages within 160 feet of the south property line of Area 4.

vi. Landscape Treatment/Fenestration:

Garage walls on Lombard, Calvert, Light Street at sidewalk level shall have landscaping and fenestration treatment acceptable to the Department.

Development Area 5

a. General Use: Commercial-Residential

b. Building Requirements:

i. Maximum Permitted Height:

Elevation 350 feet, except for such vertical circulation elements and mechanical equipment enclosures as may be approved by the Department.

ii. Maximum Permitted Coverage:

Up to Elevation 145 feet -- 100%

Above Elevation 145 feet -- 72%

iii. Setbacks: No setback is permitted along the south property line. However, a recessed street level arcade or colonnade along such southern boundary shall be permitted.

iv. Vehicular Access: No access permitted from Development Area 6.

v. Parking: No parking permitted along the Pratt Street frontage above grade level.

Development Area 6

a. General Use: Commercial/Public

b. Building Requirements: No building construction will be permitted at or above grade level except for that which is related and incidental to the General Use of this Development Area, and which is approved by the

Agency, provided that vehicular circulation and parking at or above grade are prohibited.

Development Area 8

- a. General Use: Commercial/Public
- b. Building Requirements: No building construction will be permitted at or above grade level except for that which is related and incidental to the General Use of this Development Area, and which is approved by the Department; vehicular circulation and parking at or above grade are prohibited except from Commerce Street into Areas 9A-9B via easements granted by the Department.

Development Areas 9A-9B

- a. General Use: Commercial
- b. Building Requirements:
 - i. Maximum Permitted Height: Elevation 148 feet, except for such vertical circulation elements and mechanical equipment enclosures, as may be approved by the Department.
 - ii. Maximum Permitted Coverage: 100%
 - iii. Vehicular Access: Access permitted from only Gay and Lombard Streets and from Commerce Street via easements in Area 8.

Development Area 10

- a. General Use: Public
- b. Building Requirements: No building construction will be permitted at or above grade level except for that which is related and incidental to the General Use of this Development Area, and which is approved by the

Agency, provided that vehicular circulation, other than access to Development Areas, and parking at or above grade are prohibited.

Development Area 11

- a. General Use: Commercial
- b. Building Requirements:
 - i. Maximum Permitted Height: Elevation 450 feet.
 - ii. Maximum Permitted Coverage:
 - Up to grade level -- 100%
 - Above grade level -- 33%
 - iii. Parking and Servicing: No parking or servicing permitted at or above grade level.
 - iv. Building Envelope: No building facade may be located further than 270 feet south of the north property line.

Development Area 12

- a. General Use: Public
- b. Building Requirements:
 - i. Maximum Permitted Height: Elevation 45 feet, except for limited extensions of specialized construction as may be approved by the Agency.
 - ii. Maximum Permitted Coverage:
 - Up to Elevation 10 feet -- 100%
 - Above Elevation 10 feet -- 65%
 - iii. Vehicular Access: Access will be permitted in such manner as may be approved by the Agency, from Pratt Street through Development Area 13.
 - iv. Parking: No parking permitted at or above Elevation 10 feet.

Development Area 13

- a. General Use: Commercial
- b. Building Requirements:
 - i. Maximum Permitted Height: Elevation 50 feet, except for limited extensions of specialized construction as may be approved by the Agency.
 - ii. Vehicular Access: Access will be permitted from the surrounding Streets through Development Area 15, in such a manner as may be approved by the Department.
 - iii. Parking: No Parking permitted except for special uses as may be approved by the Department.
 - iv. Planning Review: All preliminary and final plans for Development Area 13 shall be subject to review and comment by an ad hoc Advisory Task Force (hereinafter called Task Force) which shall be established by the Commissioner of the Department of Housing and Community Development to provide citizen input into the design process for the improvements to be constructed within said Development Area. The size and composition of the said Task Force shall be determined by the Commissioner at his sole discretion except that the Task Force shall include two representatives of the City Council who shall be appointed by the President. The Department shall retain final authority to approve or disapprove all proposed plans for said area.

Development Area 14

- a. General Use: Public
- b. Building Requirements: No building construction will be permitted at or above grade level except for that which is related and incidental to the General Use of this Development Area, and which is approved by the Agency, provided that vehicular circulation and parking at or above grade are prohibited.

Development Area 15

- a. General Use: Public
- b. Building Requirements: No building construction will be permitted at or above grade level except for that which is related and incidental to the

General Use of this Development Area, and which is approved by the Agency; provided that vehicular circulation, other than access to Development areas is prohibited and provided further, that parking at or above grade is prohibited except for limited short-term surface parking as may be approved by the Department.

- c. Open space: Development Area 15 is hereby dedicated perpetually as public open space so as to be forever available for public use as defined in Section IV, Paragraph B.2.e herein.

Development Area 15a

- a. General Use: Commercial
- b. Building Requirements:
 - i. Maximum Permitted Height: Elevation 50 feet, except for limited extensions of specialized construction, as may be approved by the Department.
 - ii. Vehicular Access: Access will be permitted from the surrounding Street through Area 15, in such a manner as may be approved by the Department.
 - iii. Parking: No parking permitted, except for special uses as may be approved by the Department.
 - iv. Planning Review: All preliminary and final plans for Development Area 15a shall be subject to review and comment by an ad hoc Advisory Task Force (hereinafter called Task Force) which shall be established by the Commissioner of the Department of Housing and Community Development to provide citizen input into the design process for the improvements to be constructed within said Development Area. The size and composition of the said Task Force shall be determined by the Commissioner at his sole discretion except that the Task Force shall include two representatives of the City Council who shall be appointed by the President. The Department shall retain final authority to approve or disapprove all proposed plans for said area.

Development Area 15c

- a. General Use: Semi-Public
- b. Building Requirements:

- i. Maximum Permitted Height: Elevation 90 feet, except for limited extensions of specialized construction, as may be approved by the Agency.
- ii. Maximum Permitted Coverage:
 - Up to grade level – 100%
 - Between grade level and Elevation 60 ft. - 60%
 - Above Elevation 60 ft. – 30%
- iii. Vehicular Access: Access will be permitted from Key Highway and Light Street through Area 15, in such a manner as may be permitted by the Department.
 - Parking: No parking permitted at or above grade level.

Development Area 16

- a. General Use: Commercial
- b. Building Requirements:
 - i. Maximum Permitted Height and Coverage: No building construction shall be permitted except that which is related to the dockage and storage of boats as determined by the Department.
 - ii. Vehicular Access: Access will be permitted, in such a manner as may be approved by the Department from Key Highway through Development Area 17a.
 - iii. Parking: No parking permitted.
 - iv. Building Envelope: All construction in the area to be used for the dockage and storage of boats shall be limited in height and extent to that needed for the proper dockage and storage of boats as determined by the Agency.

Development Area 17

- a. General Use: Public
- b. Building Requirements:
 - i. Maximum Permitted Height and Coverage: No building

construction will be permitted above grade level, except for bleachers and such other special structures as are essential for the successful execution of athletic games as are approved by the Department.

- ii. Vehicular Access: Access will be permitted from Key Highway in such a manner as may be approved by the Department.
- iii. Parking: Limited parking will be permitted at grade.

Development Area 17a

- a. General Use: Commercial
- b. Building Requirements:
 - i. Maximum Permitted Height: Elevation of two-story parking garage at elevation 28 feet, and existing Rusty Scupper Restaurant structure at 40 feet.
 - ii. Maximum Permitted Coverage: 100%
 - iii. Vehicular Access: No vehicular access permitted from Development Area 15. Access will be permitted from Key Highway, in such a manner as may be approved by the Department.
 - iv. Parking: Open parking is permitted provided suitable screening is provided, as approved by the Department.

Development Area 18

- a. General Use: Commercial-Residential (for Block 0887, Lots 1 and 3 only) and Semi-Public (balance of development area)
- b. Building Requirements:
 - i. Maximum Permitted Height: In all portions of the area within 90 feet of the entire eastern property line and in all portions of the area within 300 feet of the entire northern property line of Parcel "D" as described in Section II.C.1.d. herein--Elevation 138 feet, except for such vertical circulation elements and mechanical equipment enclosures, as may be approved by the Agency.

In all other portions of the area: Elevation 225 feet.

- ii. Maximum Permitted Coverage:
 - Up to grade level -- 100%
 - Above Grade level -- 65%
- iii. Setbacks: No setbacks permitted along the eastern property line except as may be approved by the Agency.
- iv. Vehicular Access: No access permitted from Hughes Street.

Development Area 19

- a. General Use: Residential
- b. Building Requirements:
 - i. Maximum Permitted Height: Elevation 75 feet.
 - ii. Maximum Permitted Coverage: 40%
 - iii. Parking: Parking is permitted at grade level provided suitable landscaping is provided, as approved by the Agency.

Development Area 20

- a. General Use: Commercial-Residential
- b. Building Requirements:
 - i. Maximum Permitted Height:
 - In all portions of the area within 40 feet of the eastern property line -- Elevation 90 feet.
 - In all other portions of the area -- Elevation 400 feet.
 - ii. Parking: No parking permitted at or above Elevation 84 feet.

Development Area 20A

- a. General Use: Commercial
- b. No buildings or structures permitted, except as approved by the

Department. Existing or future underground utilities must be available for service, maintenance and/or installation in this area.

Development Area 22/23 (Parcel A and B)

- a. General Use: Commercial-Residential
- b. Building Requirements:
 - i. Maximum Permitted Height: Elevation 190 feet, except for such vertical circulation elements and mechanical equipment enclosures as may be approved by the Department, in the area north of the north line of the 43 foot utility easement (Parcel A) and 415 feet in the area south of the north line of the 43 foot utility easement (Parcel B).
 - ii. Maximum permitted coverage:

Up to Elevation 85 feet --	100%
Above Elevation 85 feet --	in Parcel A -- 55%
	in Parcel B -- 35%
 - iii. Setbacks: No setback permitted along the northern property line at or below Elevation 34 feet, excluding parapet, except in easement areas.
 - iv. Vehicular Access: No access permitted from Development Area 24 nor from Conway Street, as relocated; access from Charles and Light Streets will be as permitted by the Department.

- v. Parking: No parking permitted at grade level on the Pratt Street frontage of the Development Area.

Development Area 24

- a. General Use: Commercial/Public
- b. Building Requirements: No building construction will be permitted at or above grade level except for that which is related and incidental to the General Use of this Development Area, and which is approved by the Agency, provided that vehicular circulation and parking at or above grade are prohibited.

Development Area 25

- a. General Use: Commercial-Residential
- b. Building Requirements: All standards and controls are as described in the separate Planned Unit Development Ordinance for this development area.
 - i. Maximum Permitted Height: Elevation 71 feet, except for architectural elements or mechanical equipment enclosures at 78 feet with chimneys at 81 feet, and elevator enclosures at 78 feet.
 - ii. Maximum Permitted Coverage: 55%
- c. Controls of Waterfront Property: Objectives for waterfront development and controls on land and property along the waterfront are contained in Appendix 1 - Waterfront Area Controls.

Development Area 26

- a. General use: Industrial
- b. Building requirements:
 - i. Maximum Permitted Height: Elevation 62 feet except for architectural elements or mechanical equipment enclosures as approved by the Department.
 - ii. Maximum Permitted Coverage: 100%

Q. PUD Standards and Controls:

To the extent that there exists any conflict between the provisions of Section V. of this Renewal Plan and the standards and controls of any PUD, or there are

standards and controls contained in any PUD that are not contained in the Renewal Plan, the standards and controls of the PUD, including, without limitation, those affecting use, parking, access, aesthetic controls, setbacks, specific lot controls and building heights, are controlling.

R. Final Design Approval:

Final design approval by the Planning Commission is required before building permits may be released for Parcel C, the former McCormick site known as 414 Light Street.

VI. Interpretation:

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

VII. Term of the Plan:

The Inner Harbor Project I Renewal Plan, as it may be amended from time to time, shall remain in full force and effect for a period of forty (40) years from the date of enactment of Amendment No. 16 of this Renewal Plan by ordinance of the Mayor and City Council of Baltimore.

VIII. 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.

IX. Official Actions:

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

1. Passage of Ordinance approving this Plan and authorizing the acquisition of properties to be acquired.
2. Passage of Ordinance amending the Zoning Ordinance in accordance with

Exhibit D, "Proposed Zoning."

3 Passage of Ordinance opening and closing streets and alleys in accordance with Exhibit E, "Right-of-Way Adjustment."

B. Action will be initiated or supported by the Agency to obtain necessary height variances where the maximum permitted heights allowed in Section V.P. herein are in excess of height limitations contained in Article 40, Baltimore City Code, as amended.

X. Changes in Approved Plan:

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

APPENDIX

1

WATERFRONT AREA CONTROLS

This Appendix and the accompanying Exhibit F contain the various special controls applicable to properties along the Lot 25 waterfront. These additional controls have been included in order to ensure that public access to the waterfront be maximized, opportunities for visual enjoyment of the water be created and/or preserved, and contrast and variety of building facades along the waterfront be maintained.

Pedestrian Access

Public pedestrian access to the water shall be provided through a series of easements - Public Access Corridors - leading to a shoreline walk - Pedestrian Promenade, the general location of which is shown on the accompanying exhibit. The Pedestrian Promenade will be established by an easement which shall be no less than 20 feet in width. In limited areas where it can be demonstrated that it is functionally justified, the Commissioner of the Department of Housing and Community Development may allow a promenade and/or landscaped area of lesser width. These required easement improvements shall be built and maintained by the developer. Public pedestrian access on private property shall be subject to such reasonable rules and regulations as may be promulgated by the owner of such property and agreed to in writing by the Commissioner of the Department of Housing and Community Development. The Pedestrian Promenade shall be completed the later of: (1) two years from the passage of the ordinance approving Amendment No. 16 to the Urban Renewal Plan, or (2) the date of substantial completion of the Development Plan as described in the companion Planned Unit Development (PUD) Ordinance for Lot 25. In some cases, an exception to the permanently constructed

promenade requirement may be granted by the Commissioner of the Department of Housing and Community Development if the promenade easement is granted to the City of Baltimore and a temporary walkway across the site connecting existing portions of the promenade is provided by the property owner. The Commissioner may extend the time for completion of the Pedestrian Promenade if it is deemed necessary to do so for the health, safety, and welfare of the citizens.

Promenade Standards

Design of lights, street furniture, decorative elements, and paving details must be approved by the Commissioner of the Department of Housing and Community Development.

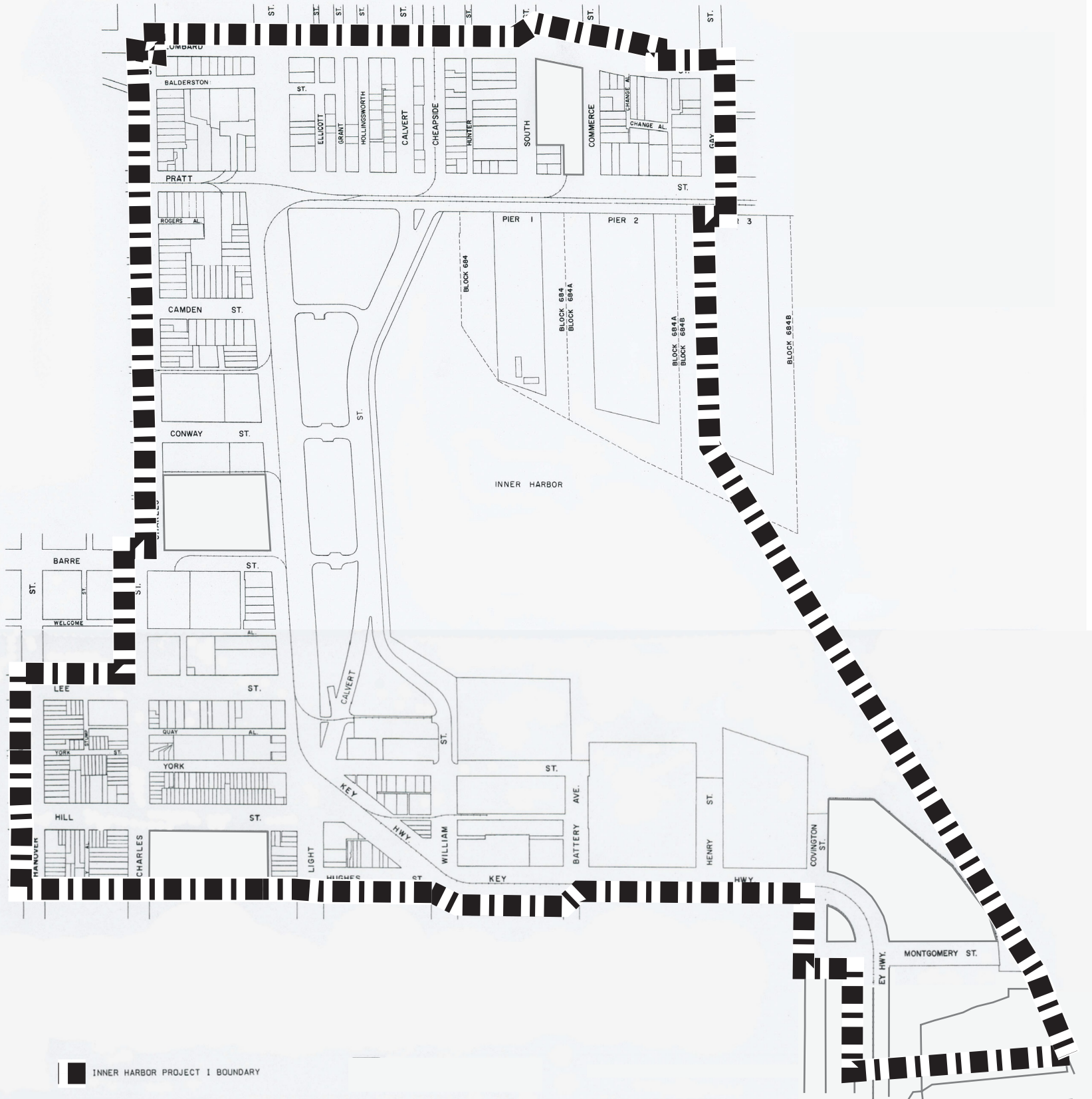
1. Lighting - Adequate lighting to provide public safety during evening hours.
2. Benches - One bench every 100 feet or the equivalent number.
3. Satellite dishes, utility connections or poles or any other obstacles to the


pedestrian are not permitted. Bollards, statues, fountains, kiosks or other decorate elements may be permitted subject to written approval by the Commissioner of the Department of Housing and Community Development.




4. Off-street parking adjacent to the promenade is not encouraged. However, if it is found to be necessary, the parking lot or facility shall be screened from the promenade. Screening must consist of a masonry wall or durable fence or combination thereof sufficient to screen automobiles. In lieu of such wall or fence, adequate landscaping sufficient to screen automobiles at the time of original planting may be used. Screening and landscaping must be maintained in good condition by the property owner.
5. Automobiles, trucks, or other motorized vehicles may not cross or otherwise use the pedestrian promenade except for those vehicles needed for service, maintenance, or public safety of the promenade.
6. Trash Receptacles - One trash receptacle should be provided for every 100 feet of promenade.
7. Design - Final design for the promenade is subject to Planning Commission approval.
8. Hours - The Pedestrian Promenade shall remain open for public pedestrian access to and from the adjoining public streets and walkways and for pedestrian traffic
24 hours a day.

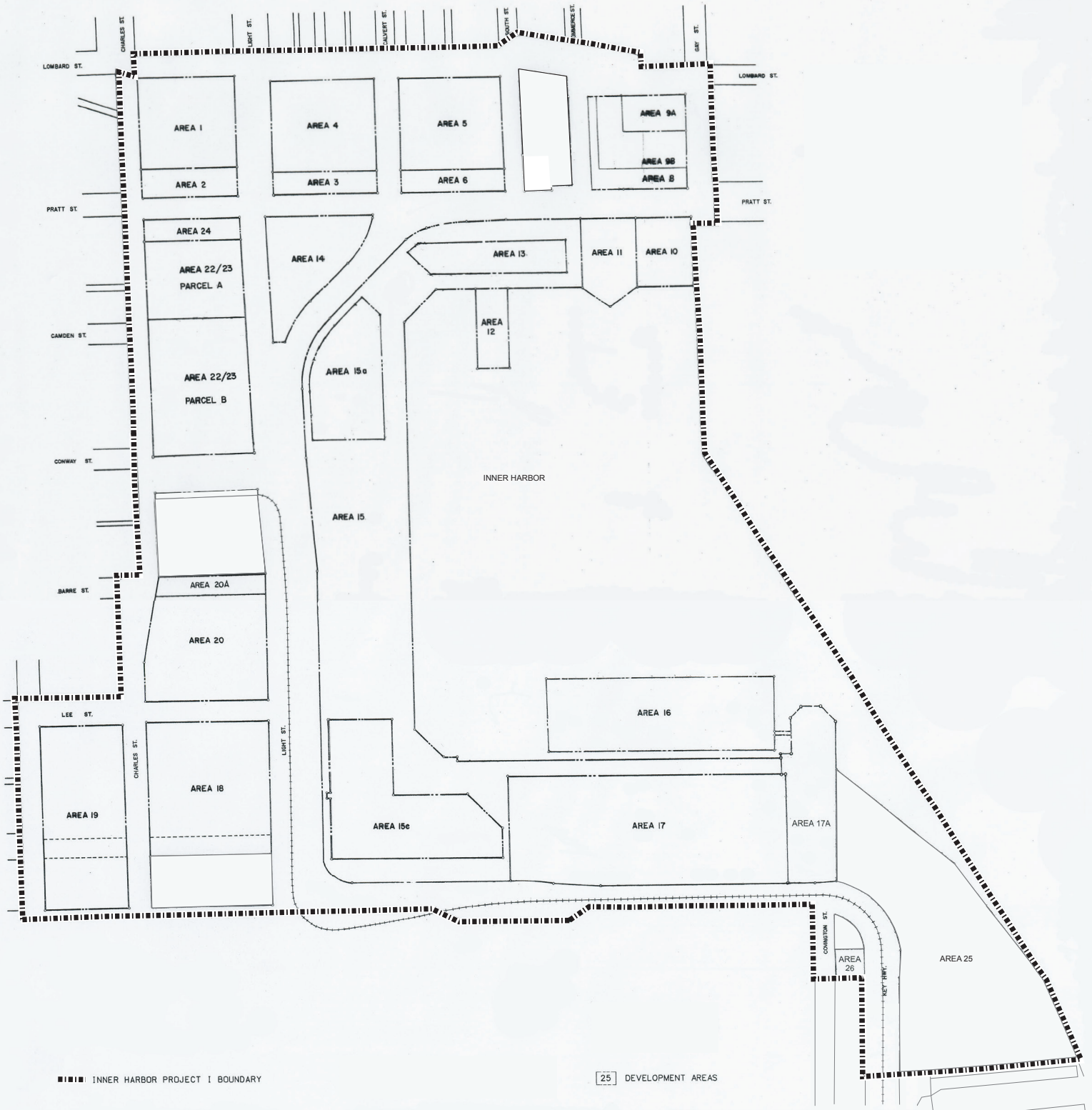
Public Access Corridors

In order to assure public access to the Pedestrian Promenade and to preserve and enhance views to the water, the public access corridors shall be designated on Exhibit F. Landscaping, trees, lights, benches, tables, and other public amenities that will enhance, not impede, public view of the water are permitted. Off-street parking is not permitted within the corridors, except following review and approval of the Commissioner of the Department of Housing and Community Development. These access corridors should connect sidewalk and promenade and be physically and visually uninterrupted. The general location of the public access corridors is shown on Exhibit F.



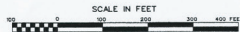
 INNER HARBOR PROJECT I BOUNDARY

	PREPARED FOR: DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CITY OF BALTIMORE	SCALE IN FEET 			LAND ACQUISITION INNER HARBOR PROJECT I	EXHIBIT 
	PREPARED BY: CITY OF BALTIMORE DEVELOPMENT CORPORATION 36 SOUTH CHARLES STREET BALTIMORE, MARYLAND 21201	DATE: AUGUST 25, 1970	REVISIONS: MARCH 5, 1975	REVISIONS: OCTOBER 6, 2000		



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

PREPARED BY:
CITY OF BALTIMORE DEVELOPMENT CORPORATION
36 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201



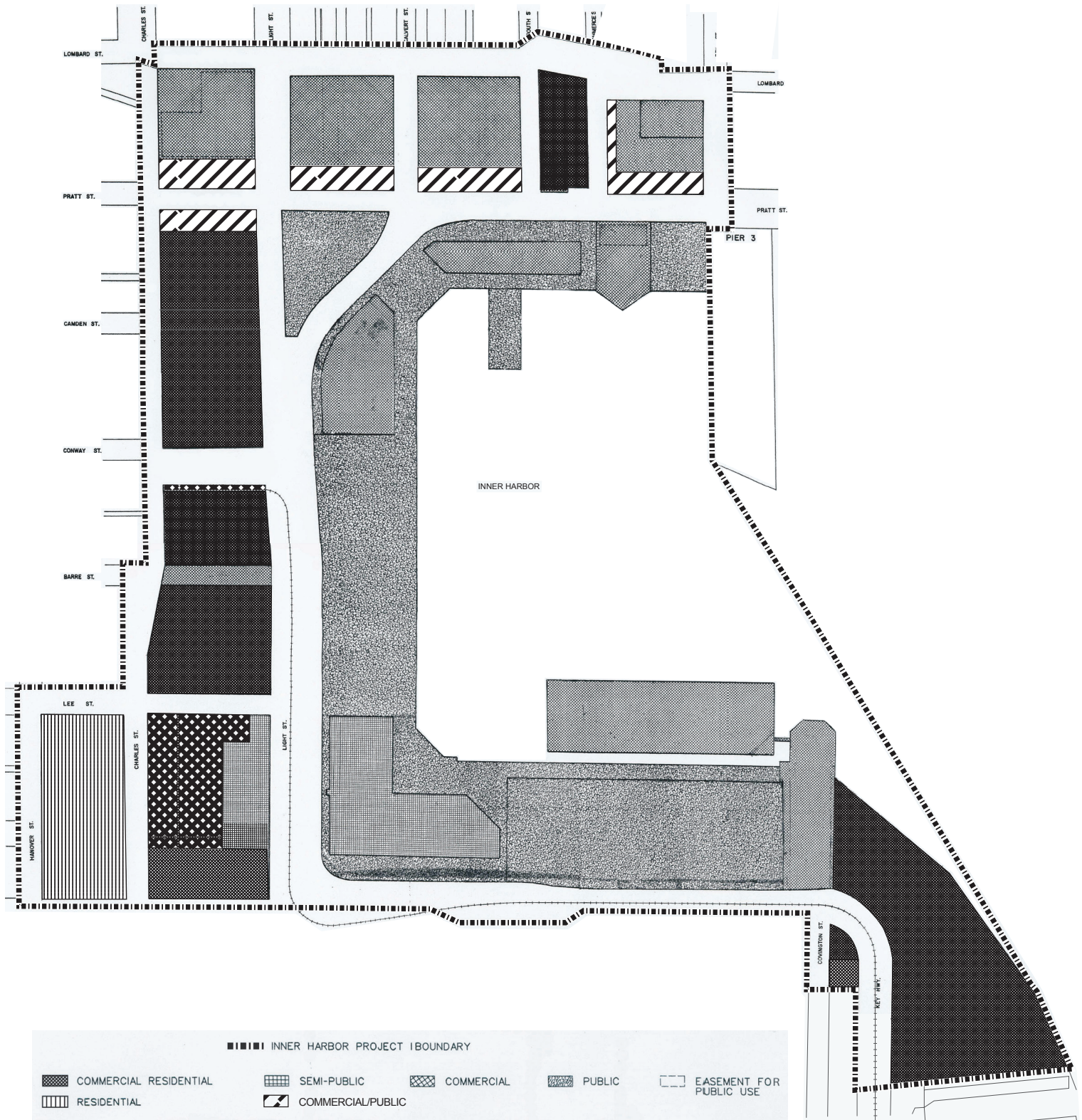
DATE: APRIL 24, 1979	REVISIONS: DECEMBER 12, 1980	REVISIONS: OCTOBER 6, 2000	REVISIONS: FEBRUARY 19, 2015
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DEVELOPMENT AREAS

INNER HARBOR PROJECT I

EXHIBIT

B



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

PREPARED BY:
CITY OF BALTIMORE DEVELOPMENT CORPORATION
36 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201

DATE: APRIL 24, 1979	REVISIONS: DECEMBER 12, 1980	REVISIONS: OCTOBER 6, 2000 JUNE 11, 2012	REVISIONS: OCTOBER 24, 2000 AUGUST 12, 2013 FEBRUARY 19, 2015
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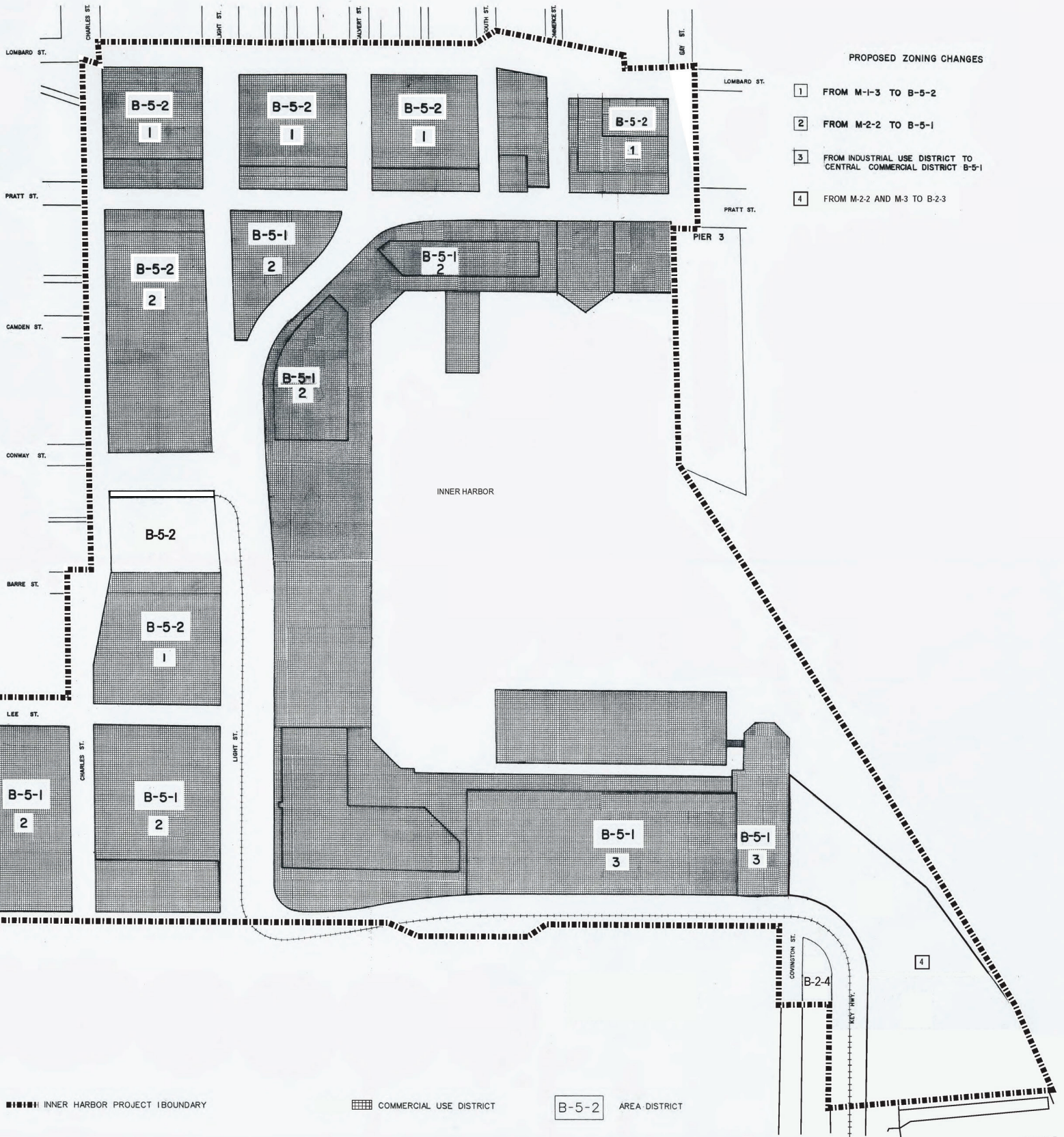


LAND USE

INNER HARBOR PROJECT I

EXHIBIT

C



PROPOSED ZONING CHANGES

- 1 FROM M-1-3 TO B-5-2
- 2 FROM M-2-2 TO B-5-1
- 3 FROM INDUSTRIAL USE DISTRICT TO CENTRAL COMMERCIAL DISTRICT B-5-1
- 4 FROM M-2-2 AND M-3 TO B-2-3

■■■■■ INNER HARBOR PROJECT I BOUNDARY

▤ COMMERCIAL USE DISTRICT

B-5-2 AREA DISTRICT



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CITY OF BALTIMORE

PREPARED BY:
CITY OF BALTIMORE DEVELOPMENT CORPORATION
36 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201

SCALE IN FEET
0 100 200 300 400 FEET

DATE: APRIL 24, 1979

REVISIONS:
DECEMBER 12, 1980

REVISIONS:
OCTOBER 6, 2000

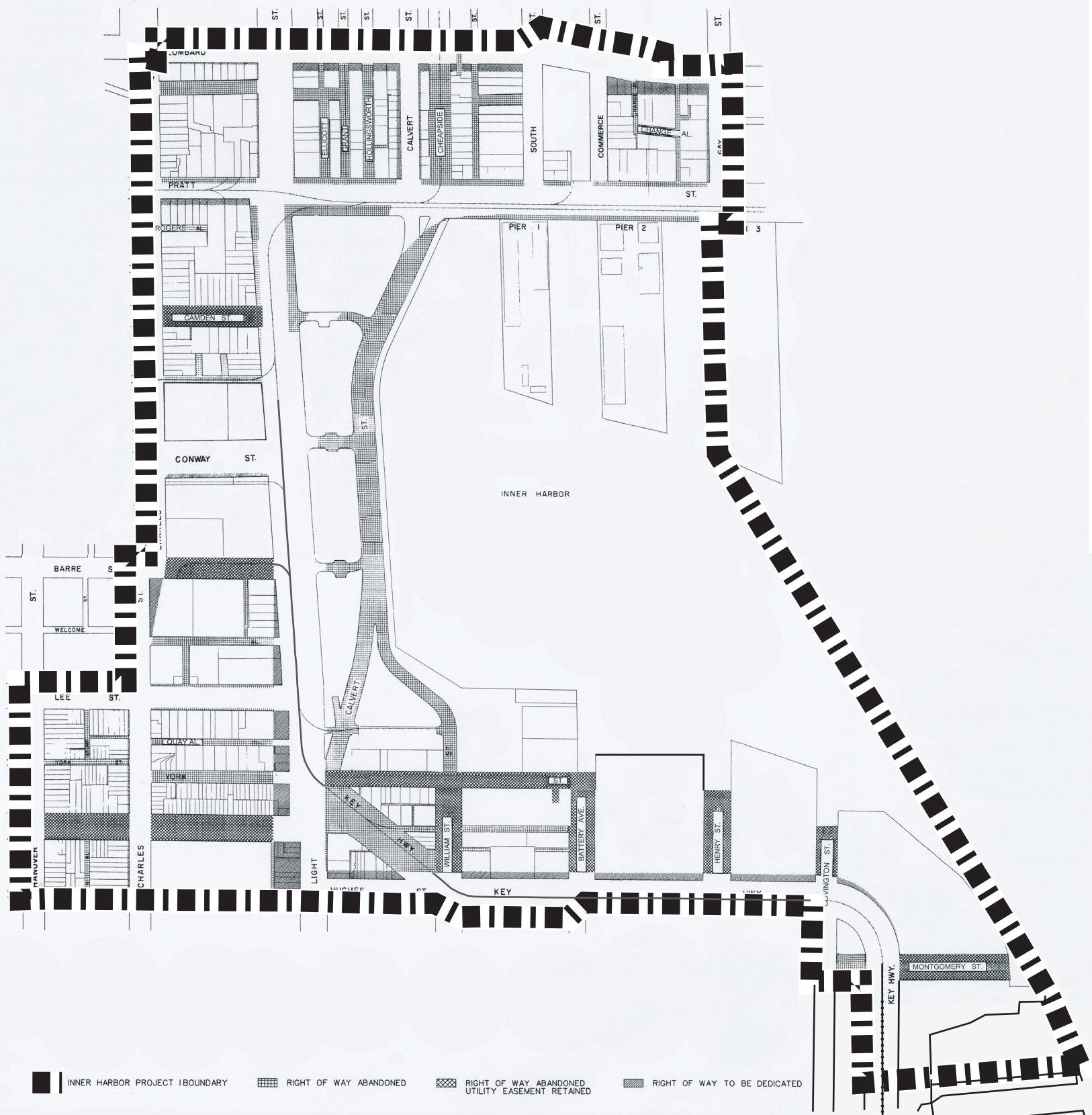
REVISIONS:
OCTOBER 24, 2000
FEBRUARY 19, 2015

PROPOSED ZONING

INNER HARBOR PROJECT I

EXHIBIT

D

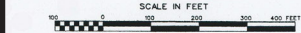


INNER HARBOR PROJECT BOUNDARY
 RIGHT OF WAY ABANDONED
 RIGHT OF WAY ABANDONED UTILITY EASEMENT RETAINED
 RIGHT OF WAY TO BE DEDICATED



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 DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
 CITY OF BALTIMORE

PREPARED BY:
 CITY OF BALTIMORE DEVELOPMENT CORPORATION
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 BALTIMORE, MARYLAND 21201



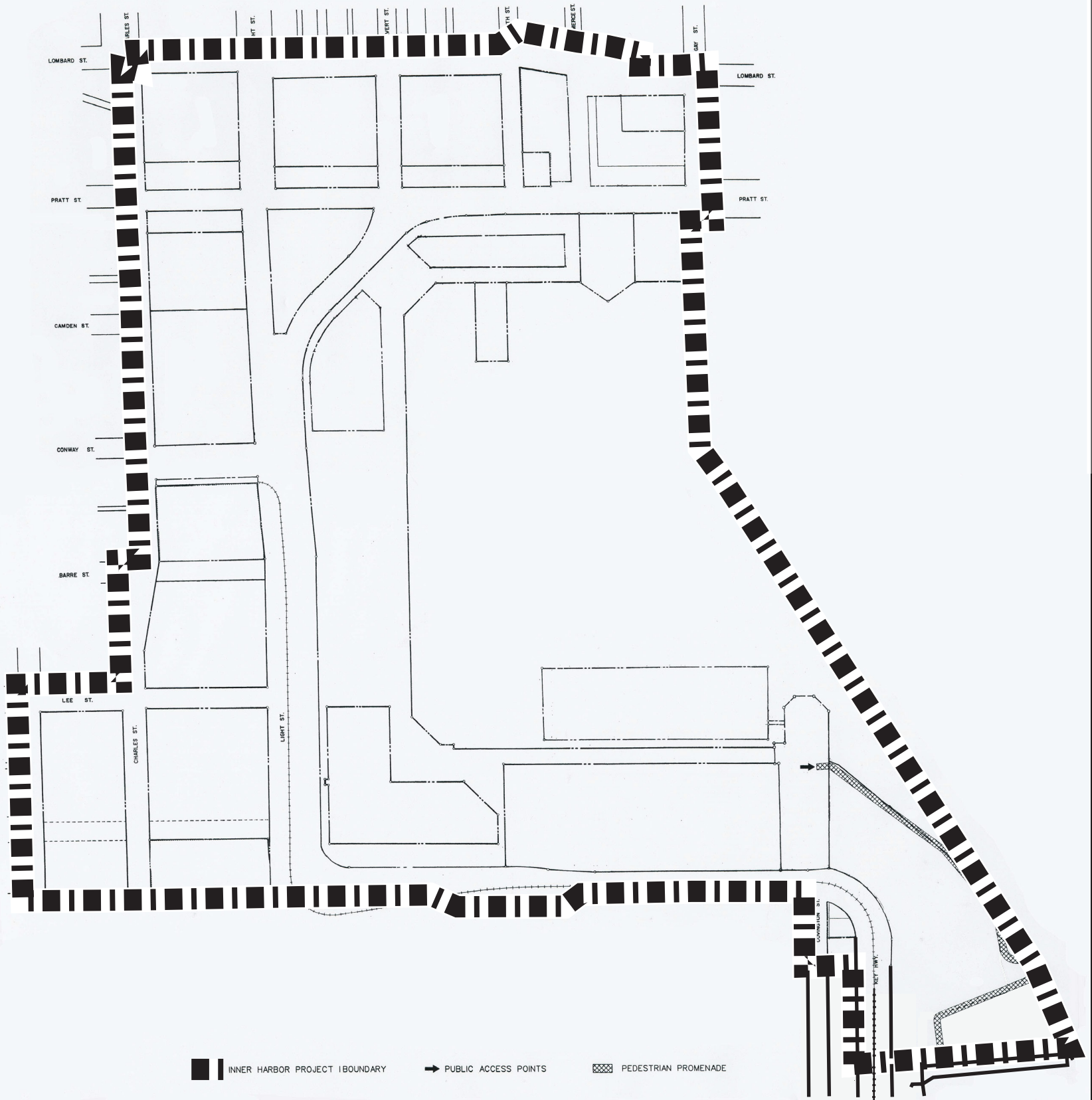
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 REVISIONS: OCTOBER 6, 2000
 REVISIONS:

RIGHT OF WAY ADJUSTMENTS

INNER HARBOR PROJECT I

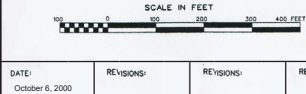
EXHIBIT

E



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 DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
 CITY OF BALTIMORE

PREPARED BY:
 CITY OF BALTIMORE DEVELOPMENT CORPORATION
 36 SOUTH CHARLES STREET
 BALTIMORE, MARYLAND 21201



WATERFRONT AREA CONTROLS

INNER HARBOR PROJECT I

EXHIBIT

F