

URBAN RENEWAL PLAN
BROOKLYN-CURTIS BAY BUSINESS AREA

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URBAN RENEWAL PLAN
BROOKLYN-CURTIS BAY BUSINESS AREA

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
BALTIMORE, MARYLAND

ORIGINALLY APPROVED BY
THE MAYOR AND CITY COUNCIL OF BALTIMORE
BY ORDINANCE NO. 852
DECEMBER 21, 1982

REVISIONS SINCE APPROVAL BY THE MAYOR AND CITY COUNCIL OF
BALTIMORE:

- I. Amendment No. 1, dated March 9, 1984 and revised April 20, 1984, approved by the Mayor and City Council of Baltimore by Ordinance No. 77, dated June 4, 1984.
- II. Amendment No. 2, dated October 1, 2002, approved by the Mayor and City Council of Baltimore by Ordinance No. 03-503, dated March 18, 2003.
- III. Amendment No. 3, dated July 12, 2004 and revised October 28, 2004, approved by the Mayor and City Council of Baltimore by Ordinance No. 04-863 dated December 2, 2004.
- IV. Amendment No. 4, dated December 29, 2004, approved by the Mayor and City Council of Baltimore by Ordinance No. 06-314, dated October 5, 2006.
- V. Amendment No. 5, dated August 15, 2011, approved by the Mayor and City Council of Baltimore by Ordinance No. 11-568, dated December 5, 2011.

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A. PROJECT DESCRIPTION

1. Boundary Description

Beginning for the same at the intersection of the south side of Cambria Street and the east side of an unnamed 30 foot alley; thence binding on the south side of Cambria Street to the west side of 7th Street; thence southerly on the west side of 7th Street; thence crossing 7th Street to the south side of Pontiac Street; thence easterly on the south side of Pontiac Street to the east side of 8th Street; thence northerly on the east side of 8th Street to the south side of a 10 foot alley; thence southeast to the west side of a 10 foot alley; thence southeast to the west side of a 10 foot alley; thence south a distance of 10 feet to the south side of a 20 foot alley; thence east to the west side of 9th Street; thence northerly a distance of 10 feet to the south side of a 10 foot alley; thence east to the west side of a 15 foot alley; thence north a distance of 5 feet to the south side of a 15 foot alley; thence east to the east side of St. Victor Street; thence north to the south side of a 20 foot alley; thence east to the east side of a 15 foot alley east of St. Margaret Street; thence northeast along the rear property line of 3600 West Bay Avenue to the south side of a 15 foot alley; thence east to the west side of West Bay Avenue; thence south to south side of Cambria Street; thence east to the west side of Fairhaven Avenue; thence east along the south property line of 3607 Fairhaven Avenue to the west side of a 15 foot alley; thence south to the south side of Sassafras Street; thence east to the west side of a 10 foot alley; thence south 60 feet; thence east to the west side of a 15 foot alley; thence south to the north side of Plum Street; thence west to the west side of a 15 foot alley; thence south to the south side of 20 foot alley; thence east a distance of 15 feet to the rear property line of 4112 Pennington Avenue; thence south to the north side of Olmstead Street; thence west 15 feet; thence south along the west side of a 15 foot alley to the south side of Locust Street; thence east to the west property line of 1531 Locust Street; thence south to the north side of a 20 foot alley south of Hazel Street; thence west to the rear property line of 4420-28 Pennington Avenue; thence south to the north side of Elmtree Street; thence west 32 feet; thence south along the rear property line of 4600 Pennington Avenue to the south side of a 20 foot alley; thence east to the west property line of 1524 Cypress Street; thence south to the north side of Cypress Street; thence west 50 feet; thence south to the north side of Church Street; thence west 41 feet; thence south along west side of a 10 foot alley to the south side of Ceddox Street; thence east along the south side of Ceddox Street to the center line of Curtis Avenue; thence north to the north side of Patapsco Avenue; thence west and along the north side of Patapsco Avenue a distance of 30 feet; thence south and along the west side of Curtis Avenue to the north side of Locust Street; thence west a distance of 102 feet; thence south along the west side of a 15 foot alley to

the south side of Hazel Street; thence east to the west side of Curtis Avenue; thence south to the north side of Filbert Street; thence west a distance of 102 feet; thence south along the west side of a 15 foot alley to the south side of a 10 foot alley south of Cereal Street; thence east a distance of 97 feet to the west property line of 1644 Ceddox Street; thence south to the north side of Ceddox Street; thence west a distance of 305 feet to the east side of a 15 foot alley; thence north along east side of alley to the north side of Filbert Street; thence west to the east side of Pennington Avenue; thence north to the south side of Locust Street; thence east a distance of 120 feet; thence north and along the east side of a 24 foot alley to the north side of Olmstead Street; thence west to the rear property line of 4115 Pennington Avenue; thence north to the south side of a 20 foot alley; thence east along 20 foot alley to the east side of a 15 foot alley; thence north along 15 foot alley to the north side of Spruce Street; thence west to the east side of Pennington Avenue; thence north to the south side of Cambria Street; thence northeast a distance of 315 feet to a point located on the north side of E. Patapsco Avenue and 200 feet east of property known as 1200 E. Patapsco Avenue; thence northwest along the north side of E. Patapsco Avenue, to the east side of 7th Street; thence northeast a distance of 188 feet; thence northwest along the north side of Freeman Street a distance of 201 feet; thence southwest and along the east side of a 22 foot alley to the south side of an 11 foot alley; thence northwest along alley to the west side of a 22 foot alley; thence northeast along alley to the north side of Freeman Street; thence northwest a distance of 148 feet; thence southwest and along the east side of a 4 foot alley a distance of 101 feet to the south side of a 4 foot alley; thence northwest to the west side of 6th Street; thence northeast to the north side of a 10 foot alley; thence northwest a distance of 75 feet; thence southwest to the south side of a 4 foot alley; thence west a distance of 50 feet; thence north to the north side of Freeman Street; thence west a distance of 25 feet; thence south to the south side of a 4 foot alley; thence west to the west side of a 3 foot alley; thence north to the north side of Freeman Street; thence west a distance of 100 feet; thence south a distance of 98 feet; thence west to the west side of a 2 foot alley; thence north a distance of 98 feet to the north side of Freeman Street; thence ; thence continuing westerly to intersect the west side of Helmstetter Street; thence binding on the west side of Helmstetter Street southerly to intersect the northern property line of Lot 58, Block 7075; thence binding on the northern property line of said Lot 58 westerly to intersect the east side of 4th Street; thence binding on the east side of 4th Street northerly to intersect a point on the east side of 4th Street formed by extending the north side of an unnamed 13 foot alley in a straight line across 4th Street; thence crossing 4th Street on said line and continuing on the north side of said unnamed 13 foot alley westerly and crossing 3rd Street to the west side of 3rd Street; thence binding on the west side of 3rd Street southerly to intersect the north side of E. Patapsco

Avenue; thence binding on the north side of E. Patapsco Avenue westerly to intersect the east side of 2nd Street; thence binding on the east side of 2nd Street northerly to intersect the north side of Chesapeake Avenue; thence binding on the north side of Chesapeake Avenue southwesterly to intersect the west side of Hanover Street; thence binding on the west side of Hanover Street southerly to intersect the eastern right-of-way line of the Harbor Tunnel Throughway Access Ramp for Potee Street and Patapsco Avenue; thence binding on said right-of-way line southwesterly, northwesterly, southwesterly, and southeasterly to intersect the side of an unnamed 20 foot alley; thence binding on the west side of said 20 foot alley southerly to intersect the north side of W. Patapsco Avenue; thence binding on the north side of W. Patapsco Avenue northwesterly, crossing the access ramp for the Harbor Tunnel Throughway and Potee Street, to intersect the west side of Potee Street; thence binding on the west side of Potee Street northerly to intersect the southern right-of-way line of the Baltimore Harbor Tunnel Throughway; thence binding on said right-of-way of said Throughway southwesterly, northwesterly and southwesterly to intersect the southern boundary line of Baltimore City; thence binding on the southern boundary line of Baltimore City easterly to intersect the east side of Riverside Road; thence binding on the east and south sides of Riverside Road northerly and easterly to intersect the east side of Leadenhall Street; thence binding on the east side of Leadenhall Street northerly, crossing Talbott Street, to intersect the south side of the first 15 foot alley; thence binding on the south side of said 15 foot alley easterly to intersect the east side of the first 10 foot alley; thence binding on the east side of said 10 foot alley northerly to intersect the south side of Washburn Avenue; thence binding on the south side of Washburn Avenue easterly to intersect the western property line of Lot 1/5, Block 7027-F; thence binding on said property line southerly and easterly to intersect the west side of an unnamed 14 foot alley; thence binding on the west side of said 14 foot alley southerly to intersect the north side of Bristol Avenue; thence binding on the north side of Bristol Avenue westerly to intersect the east side of Potee Street; thence binding on the east side of Potee Street southerly and southeasterly to a point on the east side of Potee Street formed by extending the southeastern property line of Lot 15, Block 7027-J in a straight line across Potee Street and South Hanover Street; continuing easterly on the centerline of Jack Street to intersect the east side of an unnamed 30 foot alley; thence binding on the east side of said 30 foot alley northerly to the point of beginning.

2. Plan Objectives

The objectives of the Brooklyn-Curtis Bay Business Area Urban Renewal Plan, (hereinafter referred to as “Renewal Plan”) as determined by the Mayor and City Council of Baltimore (hereinafter referred to as “City”),

acting by and through the Department of Housing and Community Development (hereafter referred to as “Department”) and the Commissioner thereof (hereinafter referred to as “Commissioner”) are as follows:

The basic goal of this Renewal Plan is the revitalization of the Brooklyn-Curtis Bay Business Area in order to create a unique neighborhood retail business district with enhanced viability, attractiveness, and convenience for residents of the surrounding community and of the City as a whole. The objectives of this Renewal Plan include:

- a. Establishing a positive and identifiable image for the Brooklyn-Curtis Bay Business Area;
- b. Promoting new commercial, industrial, and residential development in balance with adjacent residential, commercial and industrial uses, and the needs of these property owners;
- c. Establishing minimum, comprehensive design and rehabilitation standards that will encourage pedestrian-safe and attractive streets and commercial development in balance with adjacent commercial, industrial, residential uses;
- d. Working with residents, business owners, property owners, and institutions to bring about a general physical improvement of Brooklyn and Curtis Bay by coordinating private rehabilitation redevelopment, and public improvements;
- e. Using tools such as zoning to create new, flexible, development opportunities and preserve a mix of businesses, residences, and offices in the business area;
- f. Providing a pleasant environment for the staging of year-round promotional activities and events;
- g. Where deemed necessary or appropriate by the Department and/or the Department of Planning (hereinafter referred to as “Planning”), allowing for the creation of buffers or barriers; and
- h. Encouraging partnerships with industrial businesses adjacent to the boundaries of the Renewal Plan.

3. Types of Proposed Renewal Action

- a. Coordinated public improvements; and

- b. Property rehabilitation that must comply with the codes and ordinances of the City of Baltimore, and the requirements set forth in this Renewal Plan.

B. LAND USE PLAN

- 1. Land uses, streets, and all other public rights-of-way, proposed or existing to remain, within the Project Area, are shown on the Land Use Plan, Exhibit 1.

- 2. Land Use Provisions and Standards

- a. Permitted Uses

Only the use categories shown on the Land Use Plan, Exhibit 1, are permitted within the Project Area. These are Residential, Office-Residential, Industrial, Community Business, Community Commercial, and Park. Accessory uses including landscaping, off-street parking and loading will be permitted. In addition, certain uses will be permitted to continue subject to the provisions governing nonconforming uses and noncomplying structures set forth below.

- (1) Residential

In the areas designated as Residential on the Land Use Plan, uses are limited to those permitted under the R-6, R-7, and O-R-1 categories of the Zoning Code of Baltimore City except for the following uses that are prohibited:

Community Correction Centers

- (2) Industrial

In the area designated as Industrial on the Land Use Plan, uses are limited to those permitted under the M-1 and M-2 categories of the Zoning Code of Baltimore City.

- (3) Community Business

In the areas designated as Community Business on the Land Use Plan, uses are limited to those permitted or allowed as conditional uses under the B-2 category of the Zoning Code of Baltimore City. Street-facing ground floor uses must be

primarily retail or service establishments that deal directly with consumers, rely heavily on walk-in business, and have regular daily hours. However, the following B-2 uses are prohibited in this Renewal Plan:

Adult Entertainment, including peep shows and adult book stores

Amusement arcades

Automotive accessory stores – but not including repair or installation services

Bail bondsmen

Liquor stores: package goods

Automobile accessory stores – including related repair and installation services

Beverages: manufacturing

Check cashing establishments

Community Correction Centers

Dance Halls or Night Clubs

Firearm sales – when in a business establishment permitted in a Business District

Garages, other than accessory, for storage, repair, and servicing of motor vehicles, not over 1 ½ tons capacity – but not including body repair, painting, or engine rebuilding

Gasoline services stations

Hotels and Motels

Pawnshops

Pool Halls

Rent-to-own Stores

Restaurants: drive-in – but not including pickup drives with window service

Tobacco products: manufacturing

Travel trailers, recreational vehicles, and similar camping equipment: parking or storage

(4) Community Commercial

In the areas designated as Community Commercial on the Land Use Plan, uses are limited to those permitted or allowed as conditional uses under the B-3 category of the Zoning Code of Baltimore City, except for the following uses that are prohibited:

Adult entertainment, including peep shows and adult book Stores

Amusement arcades
Bail bonds offices
Blood banks
Check cashing establishments
Firearm sales
Gasoline stations
Hotels and Motels
Liquor stores: package goods
Motor vehicle sales
Motor vehicle service and repair, major or minor
Moving and storage establishments
Outdoor storage and display
Palmists
Pool Halls
Dance Halls
Rent-to-own stores

(5) Park

In the area designated Park on the Land Use Plan, uses are 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.

(6) Nonconforming Use

A lawfully existing use of a building or other structure or of land that does not conform to the applicable use regulations of the Zoning Code of Baltimore City may be continued as a “nonconforming use” only as provided in Title 13 of the Zoning Code. A lawfully existing use of a building or other structure or of land that does not comply with the land use regulations of this Renewal Plan is allowed to continue for an indefinite period of time.

(7) Noncomplying Structure

A lawfully existing structure that does not comply with the bulk regulations of the Zoning Code of Baltimore City may be continued as a “noncomplying structure” only as provided in Title 13 of the Zoning Code. Noncomplying structures are regulated by Title 13 of the Zoning Code of Baltimore City.

(8) Maritime Industrial Zoning Overlay District

The intent of the Maritime Industrial Zoning Overlay District, the boundaries of which are in close proximity with the Project Area, is to maintain and encourage a working waterfront in the Curtis Bay area. Due consideration must be given by the Department for any plans presented as to new construction, rehabilitation, additions, demolition, or expansion in the Project Area as to the effect of these plans and their implementation on the continuation and expansion of the historic industrial waterfront uses.

b. Applicability of Provisions and Requirements to Property Not to be Acquired

The provisions of Section B.2.a. (Permitted Uses) above apply to all properties not to be acquired by this Renewal Plan.

C. REVIEW OF DEVELOPMENT

1. Design Objectives

a. Building Design Objectives

- (1) Each building unit, whether existing or proposed, must be an integral element of the overall site design and must reflect and complement the character of the surrounding area.
- (2) Non-residential buildings must be located so as to be compatible with surrounding living areas and organized in a manner to coordinate employee and customer physical requirements. Building facades must be complementary to those adjacent in terms of amenity and appearance.

b. Parking Design Objectives

- (1) Off-street parking areas must be designed with careful regard given to orderly arrangement, landscaping, ease of access and as an integral part of the total site design. All parking areas must be screened from adjacent streets by dense screen planting and/or masonry screening walls.
- (2) Vehicular access to the parking areas must be direct and not in conflict with vehicular movement which services the

various uses within the site. Ingress and egress points must be well distanced from intersections to avoid congestion and interference with traffic.

c. Loading Design Objectives

Loading space must be provided to the maximum extent possible in convenient off-street facilities to serve business uses in the area.

d. Streets, Pedestrian Walkways and Open Space Objectives

Developers must provide adequate open space in combination with the proper siting of buildings and location of off-street parking areas. Streets, pedestrian walkways and open spaces including street furniture and signs, must be designed as an integral part of the overall design, properly related to adjacent existing and proposed buildings.

e. Landscape Design Objectives

A coordinated landscape program must be developed covering the entire area to incorporate the landscape treatment for open space, streets and parking areas into a coherent and integrated arrangement. Landscaping must include trees, shrubbery and planting in combination with related paving, and surface treatment.

2. Standards for the Development of New Buildings in Non-Industrially Zoned Areas

a. General

(1) New buildings should enhance and retain the neighborhood's building edge. In order to achieve this goal, new buildings must be built out to the existing property lines facing public streets except that:

(a) the front façade may be set back to match the average of the building setbacks within 200 feet of either side of the front property line or to match the setback of the building on either of the adjacent parcels.

(b) 25% of each façade may be set back 6 feet or less to enhance landscaping opportunities or to allow for a special entrance design.

- (2) For buildings located in the B-2, B-3, and O-R zoning districts not on Patapsco Avenue, the building height at the property lines facing public streets must be a minimum of 20 feet and maximum of 35 feet. For buildings located in the B-2, B-3 or O-R zoning districts on Patapsco Avenue, the building height at property lines facing public streets must be a minimum of 20 feet and a maximum of 45 feet.
- (3) The walls of buildings facing public streets must be faced with brick, stone, architectural pre-cast concrete, or other materials that are compatible with existing materials in the neighborhood. Trim materials may include wood, molded millwork, precast stone, or fiberglass cornices. The walls of a building not facing a public street must be finished with brick, concrete block, stucco, exterior insulation and finish systems, or siding.
- (4) Whenever possible, the primary entrances for new buildings must be located on and face a public street.
- (5) In commercial parts of the neighborhood, sidewalks should be at least 10 feet in clear width to encourage pedestrian use. The use of even wider sidewalks in commercial areas for outdoor table service, as allowed by the Zoning Code, is encouraged.
- (6) Vending machines set up outside of buildings must be located so they are not visible from public streets.
- (7) No new outdoor public pay phones are permitted. Existing, legally established outdoor public pay phones may remain.
- (8) Loading docks and service areas must be located so they do not face public streets.
- (9) Dumpsters or other private trash containers must be screened. The dumpsters or trash containers must not be located in the front or sides of buildings facing public streets.
- (10) Barbed or razor wire fencing is not allowed anywhere within the Project Area.

b. Landscaping

- (1) When buildings are set back from the property lines along major streets, the land area between the edge of the sidewalk and the building must be well landscaped.
- (2) Other appropriate sidewalk landscaping may include planting in properly located containers provided that they are maintained and replanted seasonally.
- (3) Street trees must be included along all City streets wherever possible. Tree pits should be a minimum of 4 feet by 6 feet, or 4 feet by 8 feet in size if possible. If sidewalks are wide enough, tree pits may be wider than 4 feet and set back from the street curb. Loose set cobblestones may be set within the tree pit to help prevent compaction of the soil and to provide a surface for getting in and out of cars parked next to the curb.
- (4) Parking lots with more than 8 spaces must incorporate one deciduous tree within the area of the lot design for every 2,500 square feet of parking lot pavement.
- (5) Chain link fences are not allowed along edges of building lots facing public streets unless they are black coated and incorporated within a hedge. Wood, painted or coated aluminum, cast iron, and steel fences are acceptable.
- (6) Metal or plastic slats threaded through chain link fences or fabric attached to chain link fences are not allowed.

c. Parking Lots and Structures

- (1) Parking lots may not be placed in the front of a building. They are, however, acceptable on the side of a building provided there is adequate screening so that the view of cars is shielded from public streets.
- (2) The edges of the parking lot screening should extend out to the sidewalk property line to maintain the continuous line of building faces along the street.
- (3) All parking lots facing public streets must be screened along the streets with walls, screen fences, or screening landscaping.
 - (a) Solid masonry or wood walls that are used to screen parking lots along public streets must be between 2 feet 6 inches and 3 feet 6 inches high.

- (b) Fences which do not completely block views that are used to screen parking lots must be a minimum of 4 feet high and maximum of 5 feet high, with 20-40% of the fence being solid material.
- (c) Hedges are allowed for screening parking lots, but they must have a black coated chain link or metal picket fence behind or inside them. The hedge must hide the fence from the public sidewalk. The hedge must be maintained at a minimum of 2 feet 6 inches and a maximum of 3 feet 6 inches high.
- (4) Chain link fences are not allowed along edges of parking lots facing public streets unless they are black coated and incorporated within a hedge. Wood, painted aluminum, cast iron, and steel fences are acceptable.
- (5) Chain link fences are allowed along edges of parking lots that do not face public streets.
- (6) Wheel blocks must be provided in parking lots to protect adjacent walls and fences from damage.
- (7) Lighting must be oriented or shielded so that residences are not directly exposed to the source of the glare.
- (8) Above ground parking structures that are adjacent to public streets must include ground-level retail, business, or office space. No parking structures may exceed a height of 35 feet.

3. Standards for Mixed Use Development

a. Pennington Avenue

On Pennington Avenue, from the southern edge of Plum Street to the northern edge of Locust Street and from the southern edge of Cypress Street to the northern edge of Cherry Street, buildings must include retail or office uses on the first floor.

b. Patapsco Avenue

On Patapsco Avenue, from the western edge of the 30 foot alley east of S. Hanover Street to the western edge of 4th Street, buildings must include retail or office uses on the first floor.

c. Hanover Street

Buildings must include retail or offices uses on the first floor in the following areas: on the west side of Hanover Street from the northern edge of Garrett Street to Bourke Alley north of E. Patapsco Avenue and on the east side of Hanover Street from the northern edge of Pontiac Avenue to the northern end of the first property line (Block 7037-A, Lot ½).

- d. The Department of Planning will recommend to the Board of Municipal Zoning Appeals that projects complying with the mixed use development guidelines in this Renewal Plan should receive variances for parking and lot coverage requirements in the Zoning Code.

4. Developer's Obligations

- a. The Developer must 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. The agreement or covenant providing for this non-discrimination provision must be included in the instruments and the City of Baltimore is deemed a beneficiary of the covenants and is entitled to enforce it. The Developer must comply with all State and Local laws, in effect from time to time, prohibiting discrimination or segregation.
- b. The Developer must devote the land to those uses specified in this Renewal Plan and to no other uses.
- c. The Developer must agree to retain the interest he acquires in the property transferred to him until he has completed the improvements, construction, and development in the area required by this Renewal Plan and disposition instruments and he must further agree not to sell, lease or otherwise transfer the interest he acquires or any part thereof without the prior written consent of the Department or until the Department has certified in writing that the Developer has completed the improvements, construction and development in the area.

- d. “Developer” means any owner of any property within the Project Area who submits permit application, site plans, or other plans to the Department or any agency of Baltimore City to obtain permits for new construction (including parking lots), rehabilitation, additions, demolition or expansion of existing improvements to be located on property within the Project Area.
- e. Before any Developer who is constructing or rehabilitating
 - (1) 25 dwelling units or more;
 - (2) warehousing of 150,000 square feet gross floor area or more;
 - (3) any other project of 50,000 square feet or more; or
 - (4) any project which will generate 100 vehicles or more in peak hours,is permitted to proceed with any plans for such new construction (including parking lots), rehabilitation, additions, demolition or expansion of existing improvements, and if required by the Department and/or Planning, Developer must agree, at Developer’s expense, to provide a buffer of either a structure-free open area or acceptable barriers or both between existing industrial land and property located in the Project Area.
- f. All Developers and those who purchase, lease or take a security interest from said Developers in property within the Project Area, are put on constructive notice of the following:

Developer and its successors and assigns agree and acknowledge that the property being developed is located in close proximity to industrially zoned land. Developer and its successors and assigns understand and accept that the use of the nearby industrially zoned land could cause vibrations, dust, noise, truck traffic, noxious odors or other disruption of or interference with the quiet enjoyment of the Developer’s property. Developer and its successors and assigns acknowledge that they take title to their interest in the Developer’s property, subject to all the rights of the industrial users, owners or lessees.

5. New Construction and Rehabilitation

All plans for new construction (including parking lots), rehabilitation, or change in use of any property not to be acquired under the provisions of this Renewal Plan must be submitted to the Department for review. On finding that the proposed plans are consistent with the objectives of the Renewal Plan, the Commissioner must 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.

6. Demolition

All applications for demolition permits must be submitted to the Department for review and approval. On finding that the proposed demolition is consistent with the objectives of the Renewal Plan, the Commissioner must authorize the issuance of the necessary permit. If the Commissioner finds that the proposal is inconsistent with the Renewal Plan and denies the issuance of the permit, the Commissioner must, within 90 days of the denial, seek approval of the Board of Estimates to acquire for and on behalf of the City the property, in whole or in part, on which the 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 must, without delay, issue the demolition permit.

D. OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF STATE AND LOCAL LAWS

1. Land Disposition

- a. Land and property interests acquired by the City within the Project Area will be disposed of by sale, lease, conveyance or transfer or other means available to the City, in accordance with the provisions of this Renewal Plan.

2. Zoning

In order to implement the Renewal Plan, zoning district changes as designated on Zoning Districts, Exhibit 4, will be required. These changes will require amendments to the Zoning Code that will be initiated during the execution of this Renewal Plan. Proposed zoning district changes as designated on Zoning Districts, Exhibit 4, may be implemented by individual property owners by seeking a City Council rezoning bill.

E. DURATION OF PROVISIONS AND REQUIREMENTS

The Brooklyn-Curtis Bay Business Area Urban Renewal Plan, as it may be amended from time to time, remains in full force and effect for a period of 10 years from the date the Renewal Plan is last amended by the Mayor and City Council of Baltimore.

F. PROCEDURES FOR CHANGES IN APPROVED PLAN

The Department must submit to certain community organizations within the Project Area for their review and comment the form and content of all significant development proposals, as defined by the Department, within the Project Area. The community organizations to which these plans must be submitted are as follows:

Concerned Citizens for a Better Brooklyn, Inc.
Community of Curtis Bay Association
Brooklyn and Curtis Bay Coalition, Inc.
South Baltimore Business Alliance, Inc., and
Any other organizations listed in the Community Association Directory

The above community organizations must advise the Department of their recommendations regarding the acceptability and/or priority of all plans and proposals. The written comments of the community organizations must be transmitted to the Department no later than 4 weeks after the proposals or plans have been submitted to the appropriate community associations; otherwise, it is presumed that the proposals and/or plans are acceptable. Prior to passage of any ordinance amending the Renewal Plan, two public hearings, one before the Planning Commission and one before City Council must be held. The Concerned Citizens for a Better Brooklyn, Inc., The Community of Curtis Bay Association, The Brooklyn and Curtis Bay Coalition, Inc., The South Baltimore Business Alliance, Inc., and any other organizations listed in the Community Association Directory or their successors, must receive, at least 10 days prior to the hearing, written notice of the time and place of the hearing. With respect to any land in the Project Area previously disposed of by the City for use in accordance with the Renewal Plan, the then owner of the land whose interests are materially affected by the changes must receive at least 10 days prior to the hearing, written notice of the time and place of the hearing and information as to where a copy of the proposed amendments may be inspected.

G. SEPARABILITY

In the event it be judicially determined that any word, phrase, clause, sentence, paragraph, section or part in or of this Renewal Plan or the application thereof to any person or circumstances is invalid, the remaining provisions and the application

of the provisions to other persons or circumstances may not be affected thereby, it being hereby declared that the remaining provisions of this Renewal Plan without the word, phrase, clause, sentence, paragraph, section or part, or the application thereof, so held invalid, would have been adopted and approved.

H. DESIGN REVIEW AND APPROVAL

1. It is the responsibility of the Baltimore Development Corporation (BDC), Department of Housing and Community Development (Department), and Department of Planning (Planning) to supervise that part of this Renewal Plan dealing with design, code enforcement, and inspection. The Department issues final approval for permits. Applications for permits are reviewed by Planning for residential permits and BDC for commercial permits. BDC's and the Department's inspectors will determine if individual property owners are in compliance with the Renewal Plan.
2. Designs for all improvements, modifications, repairs, rehabilitation or painting affecting the exterior of the existing buildings, yards or show windows, signs, and new construction must be submitted to the Department and written approval by the Department is required before proceeding with the work.
3. The Department is concerned with all aspects of design affecting exterior appearance, and in particular with the following:
 - a. Colors to be used on buildings and signs.
 - b. Design of show windows and entrance area, including choice of materials and types of security devices.
 - c. Design of signs, methods of illumination, colors, materials, and methods of suspension.
 - d. Conditioning of rear yard spaces, location of delivery signs.
 - e. All exterior materials and colors.
 - f. Design of awnings, shutters and upper floor windows.
 - g. Compatibility of new construction as to scale, color, materials, and signing.

4. City Review

- a. BDC, the Department, and Planning specifically reserve the right to review and approve the Developer's plans and specifications for development or rehabilitation with respect to their conformance with the provisions of the Renewal Plan and in order to achieve harmonious development of the Project Area. The review and approval must take into consideration, but is not limited to the suitability of the site plan, architectural treatment, building plans, elevations, materials and color, construction details, access, parking, loading, landscaping, identification signs , exterior lighting, refuse collection details, streets, sidewalks and the harmony of the plans with the surroundings.
- b. Planning will fully utilize its Urban Design and Architectural Review Panel to work with Developers in the achievement of high quality site, building, and landscape design.

I. COMPLIANCE

If there are delays obtaining permits from the City for necessary work, the time period for compliance will be extended from the date of the permit application. No work, alterations or improvements may be undertaken after enactment of this Renewal Plan that do not conform with the requirements herein.

Nothing in this Renewal Plan may be construed to permit any sign, construction, alteration, change, repair, use or any other matter otherwise forbidden or restricted or controlled by any other public law.

APPENDIX A

DESIGN STANDARDS

Standards for Rehabilitation of Existing Buildings

Over and above the codes and ordinances of the City of Baltimore, the following additional standards must be applied to all non-residential properties within the Project Area, whether occupied or vacant.

a. Windows

- (1) Windows not in the front of the buildings must be kept properly repaired or, with Fire Department approval, may be closed, in which case sills, lintels and frames must be removed and the opening properly closed to match the material, design and finish of the adjacent wall.
- (2) All windows must be tight-fitting and have sashes of proper size and design. Sashes with rotten wood, broken joints or loose mullions or muntins must be replaced. All broken and missing windows and glass blocks must be replaced with glass or approved plastic glazing. All exposed wood must be repaired and painted.
- (3) Window openings in upper floors of the front of the building must not be filled, boarded up, or covered by any flat or projecting signs. Windows in unused areas of the upper floors may be backed by a solid surface on the inside of the glass. Window panes must not be painted.
- (4) Shutters of the proper size (same height as window and one-half the width) may be provided on windows above the first floor level on the front of the buildings. Shutters must be constructed of wood and affixed to the wall by either a metal latch or be held permanently open (fastened to the wall). The use of shutters must be approved prior to installation by the Department, and are not allowed in cases where shutters would be inharmonious with the design of the building.

b. Building Fronts and Sides Abutting Streets

- (1) All defective structural and decorative elements of building fronts and sides abutting streets must be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction of that building. All damaged, sagging or

otherwise deteriorated storefronts, show windows or entrances must be repaired or replaced.

- (2) All cornices, upper story windows and all other portions of a building containing wood trim must be made structurally sound. Rotten or weakened portions must be removed and repaired or replaced to match as closely as possible the original patterns. All exposed wood must be painted or stained, or otherwise treated for protection.
- (3) A storefront as part of the building facade is defined to include:
 - (a) The building face and the entrance area leading to the door;
 - (b) the door, sidelights, transoms, show windows, display platforms, devices including lighting 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) Existing show windows, entrances, signs, lighting sun protection, security grilles, etc., must be compatible, harmonious and consistent with the scale and character of the structure. All show window elements must be located within 13 feet of the grade on buildings proposed for construction or substantial rehabilitation subsequent to the effective date of this Renewal Plan.
- (5) Storefronts on single story buildings must be designed for the full heights to the cornice unless existing traditional architectural elements are present, in which case the new construction must be harmonious with those elements. Cornice lines must be maintained.
- (6) Adjoining buildings used by the same occupant must be rehabilitated in a unified and harmonious manner. Each building must be rehabilitated and repaired with materials and in a manner consistent with the original construction techniques where feasible.
- (7) Enclosures and housing for security grilles and screens must be as inconspicuous as possible and compatible with other elements of the facade.
- (8) 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 must be painted. Non-metal grilles and screens are prohibited.

- (9) All screens and grilles protecting entrances and show windows must be constructed so they can be opened or removed. Such screens and grilles must be opened or removed during the normal business hours of that business.
- (10) No temporary or permanent sign affixed or placed against the inside surface of a show window may exceed 20% of the area of that show window.
- (11) Decalcomanias 1 square foot or less in area may be affixed to show windows or entrance door windows.
- (12) Solid or permanently enclosed or covered storefronts are not permitted, unless treated as an integral part of the building facade using wall materials and window detailing compatible with the upper floors.
- (13) All exterior front walls must be repaired and cleaned or painted in an acceptable manner. Brick walls must be painted where necessary. Painted walls must be scraped and repainted a single color except for trim which may be another color. Patched walls must match the existing adjacent surfaces as to materials, color, bond and jointing. Cleaning of masonry surfaces by means of sandblasting is not permitted except where it is determined by the Commissioner to be the only feasible means of surface cleaning of masonry and where, in his opinion, it will not cause damage to historic building materials.
- (14) Materials used on building fronts must be consistent with the character of other buildings in the Project Area, as well as existing materials on the building itself. Other factors such as durability, ease of maintenance and historical accuracy of material must be considered in choosing facing materials. Formstone, simulated wood shakes, pebble-faced plywood, or any other material not approved by the Commissioner, is not permitted for any future use.

Aluminum or vinyl siding, wood clapboards or wood shakes, while appropriate on frame structure, are not permitted for any future use on masonry buildings.

- (15) The restrictions and suggestions, previously listed for front walls also apply to storefronts. Thus, aluminum and vinyl siding is not permitted for future installation on storefronts. Wood shakes or wood clapboards are not permitted for future installation on

storefronts unless the entire building is to be covered in the same material. Existing corrugated metal facing must be cleaned and painted a duranodic bronze color. Corrugated metal, facing may be used in the future provided it has a permanent duranodic bronze finish.

- (16) Dormer windows on roofs sloping toward the shopping street must 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 sign brackets, etc., must be eliminated.
- (18) Sheet metal gutters and downspouts must be repaired or replaced as necessary and must be neatly located and securely installed. Gutters and downspouts must be painted to harmonize with the other building front colors.
- (19) No new mechanical equipment is allowed to project through building fronts.
- (20) No dumpsters or rubbish containers may be exposed at the fronts of buildings except those specifically designed and intended for public use.
- (21) Existing formstone may be painted.

c. Awnings

- (1) Soft (vinyl or canvas) awnings may be provided for storefront windows. Fixed soft awnings may be allowed at the discretion of the Commissioner where they would not impede the public right-of-way.
- (2) Awnings must be flameproofed.
- (3) Awnings must not project more than 7 feet from the building front and must otherwise conform with the provisions of City Ordinances.
- (4) Awnings must terminate against the building at a height not to exceed 13 feet above the pavement, or 1 inch below the second floor window sill, whichever is lower.

- (5) Rigid (aluminum, fiberglass) awnings, sun screens or permanent canopies are not permitted on any portion of the building front.
- (6) Soft awnings may also be provided on upper floors over windows only.

d. Rear and Side Walls

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

e. Roofs

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

f. Signs

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

the surface of the building and must not exceed in area 3 times the width in feet of the frontage of the building. In the case of corner properties, each façade is to be calculated separately as to size allowed for each. Flat signs must be placed so that the top edge of the 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 façade as approved by the Department. The primary sign for a shop may be painted on or applied directly to the show window. The lettering on the signs must be proportional to the size of the window and harmonize with the building façade. Signs may be permitted at rear entrance doors but must not exceed 6 square feet in size, except where authorized by the Department.

- (2) Freestanding signs (pole signs) are permitted provided that the sign does not exceed 24 feet in height and 80 square feet in area (total of both faces). These freestanding signs must not project into the public right-of-way. Freestanding signs are permitted on sites where buildings are set back from their property line, subject to the approval of the Commissioner.
- (3) One projecting unworded graphic symbol is permitted for each street level business within the Project Area. These symbols must be double-faced and oriented 90 degrees to the building face. Symbol must extend no higher than 13 feet, usually. To extend higher, the symbol height must be within the scale of the building. Symbol must extend no lower than 10 feet above the sidewalk. No symbol or symbol hanging structure may extend above the roof line of any building. Symbol must project no more than 4 feet from the face of the building. Total area of any graphic symbol must not exceed 15 square feet per face. Symbol must be mounted to the storefront in an attractive and workmanlike manner. In all cases, the type of symbol and its location must be harmonious in scale, color and style with the building, and must be approved by the Commissioner only upon submission and review of a scaled descriptive drawing showing the symbol's location, size, material and method of mounting and lighting.
- (4) Painted signs on building surfaces or use of separate cutout letters are permitted in accordance with the above limits for secondary flat signs.
- (5) Non-illuminated secondary flat signs are permitted. The signs must not exceed 2 square feet in area and must not project more than 1

inch beyond the surface of the buildings, nor must they be placed higher than 13 feet above grade level.

- (6) All unused existing rooftop and façade mounted sign brackets and hardware must be removed. All remaining brackets must be scraped and painted in a color to make them as inconspicuous as possible.
- (7) Marquees are not allowed on buildings other than existing operating theatres or ballrooms.
- (8) Painted or inlaid signs on cloth awning are permitted.
- (9) Flashing or moving signs other than barber poles or existing neon are not permitted.
- (10) All signs not conforming to the above regulations must be removed within 2 years from date of enactment of this Renewal Plan. Future minor privilege permits for signs may be issued only for those signs meeting project design criteria.
- (11) No private signs are permitted except as provided in this Renewal Plan or as otherwise authorized by the Department for temporary purposes not exceeding 30 days.
- (12) Each store is required to display a postal address number on the storefront. Number size, style, location and design must be approved by the Commissioner.

g. Lighting

- (1) The following lighting methods are not permitted:
 - (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) Fully recessed downlights or wallwashers in projecting metal box. Box must run full length of storefront at top of sign area.

- (b) Shielded fluorescent lamps with diffusers in projecting metal box. Box must run full length of storefront at top of sign zone.
- (c) "Gooseneck incandescents", porcelain enamel reflector on bent metal tube arm. Housing to prevent glare at pedestrian eyeline.
- (d) Internally illuminated signs or back-lit (halo) letters.
- (3) All lighting and electrical elements such as wires, conduits, junction boxes, transformers, ballasts, switches and panel boxes must be concealed from view as much as possible.

h. Footways

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

i. Off-Street Loading, Storage, and Service

- (1) Where permitted by the Zoning Code of Baltimore City, front, side or rear yards may be used for loading, storage or service. In addition to any requirements of the Zoning Code, these areas must be appropriately screened/landscaped from all adjacent streets and properties.
- (2) All yards used for loading and vehicle storage and service must be provided with the proper ingress and egress to a public street or alley by means of access drives and aisles. The drives and aisles must be consistent with the intended uses of the property and must not be excessive in size.
- (3) All outside storage of vehicles is restricted to 3 per service bay.
- (4) No storage of trash containers is allowed except when housed in or screened by permanent structures of acceptable design. Trash storage areas must be maintained in a neat and clean manner at all times.

j. Enclosures of Yards

A yard may be enclosed along property lines by an appropriate wall/landscaping, consistent and harmonious in design with the walls of the building. Solid doors or solid gates may be used to the extent necessary for access and delivery. The walls/landscaping may not be less than 5 feet, nor more than 5 feet 6 inches in height. Use of barbed wire or broken glass on top of walls is not permitted. Structures at the rears of buildings, attached or unattached to the principal commercial structure, which are structurally deficient, must be properly repaired or demolished. All yards adjacent to residential property must be screened in a manner consistent with the allowed screening methods covered elsewhere in this Renewal Plan under Off-Street Loading, Storage and Service.

APPENDIX B

MAINTENANCE STANDARDS

I. PROVISIONS

Justification

These maintenance goals and standards will be used by the Department to reduce and prevent the recurrence of deteriorated conditions within the Project Area. These standards apply to all land use categories within the Plan boundaries. These maintenance standards include existing maintenance standards that are in the codes and ordinances of the City of Baltimore and additional higher standards that are established as part of this Renewal Plan.

A. Standards for the Maintenance of Occupied Structures

1. Businesses and residents must keep their properties free of trash.
2. Support mechanisms for signs and exterior electrical, plumbing, and mechanical equipment must be kept in good repair.
3. All windows must be tight fitting and have sash of proper size and design. Sash with rotten wood, broken joints, or loose mullions or muntins must be replaced. All broken and missing windows and glass block must be replaced with glass or approved plastic glazing. All exposed wood must be repaired or painted.
4. All trash must be placed in covered receptacles.
5. Properties with flaking paint must be repainted or repaired within 30 days of being cited.
6. Graffiti must be removed within 60 days of being cited.
7. All fences and barriers must be maintained on a regular basis. Owners must repair or remove damaged fences within 90 days. Landscape barriers must be trimmed on a regular basis, and dead or damaged shrubbery must be replaced as needed.
8. Defective structural and decorative elements on building walls that face primary and side streets must be repaired so that they closely resemble the original materials and design of the building. Damaged, sagging, or otherwise deteriorated storefronts, show windows, or entrances must be repaired or replaced.
9. Cornices and windows above the first floor must be kept structurally sound and in good condition. Wood that is rotten or weak must be repaired or replaced in a way that matches the original design and construction as closely as possible. All exposed

wood must be painted or stained or protected through other acceptable methods.

10. Rear and interior side walls must be kept neat and repaired.
11. Rear walls must be painted or stuccoed to cover up existing patched and in-filled areas.
12. Chimneys, elevator housing, and other roof-top structures must be kept clean and repaired. Roofs must be kept clean and free of trash and debris.
13. All storage lots and outdoor storage of any equipment and supplies must be maintained in good condition.

B. Standards for the Maintenance of Vacant Structures and Properties

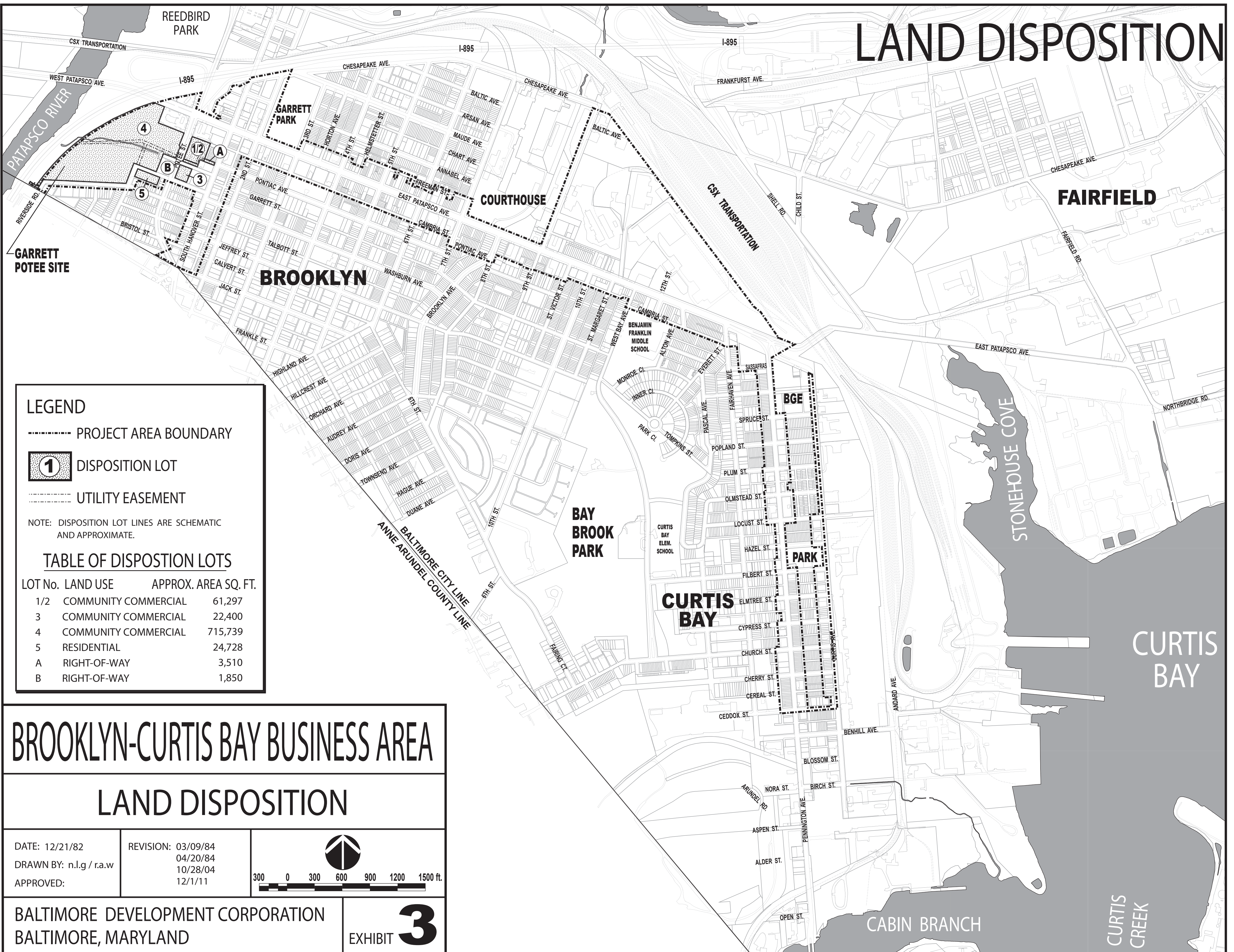
1. Grass and weeds must not exceed 8 inches in height. All other landscaping and shrubbery must be maintained on a regular basis.
2. All windows must be tight fitting and have sash of proper size and design. Sashes with rotten wood, broken joints, or loose mullions or muntins must be replaced. All broken and missing windows and glass block must be replaced with glass or approved plastic glazing. All exposed wood must be repaired or painted.
3. Broken windows or other forms of vandalism must be repaired within a 5-day period.
4. Trash must be removed on a weekly basis and must be kept in a secured receptacle.
5. Trash must be made available for regular pick-ups.
6. Buildings must be maintained to give the appearance that they are occupied.

II. COMPLIANCE

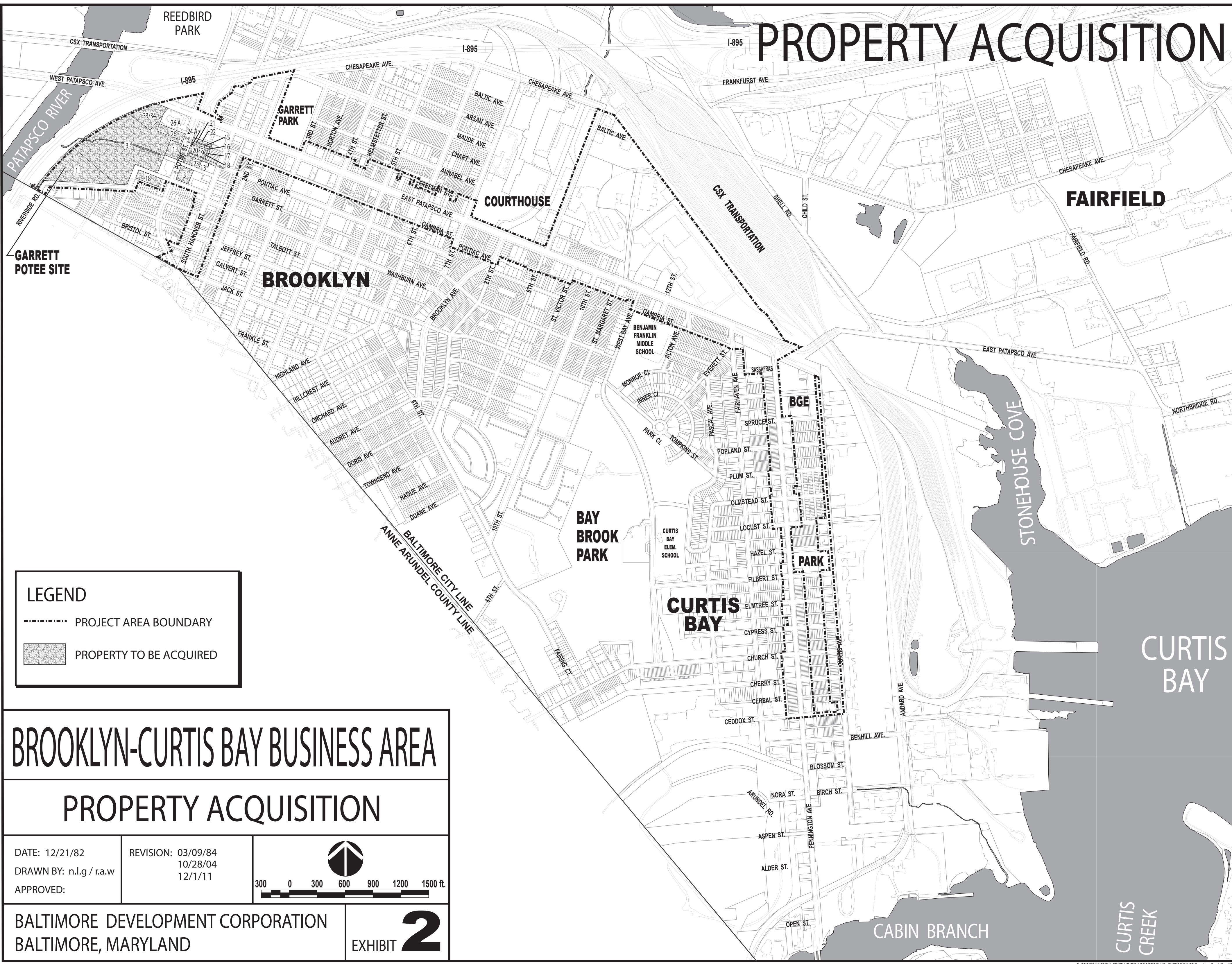
- A. These maintenance standards are enforced by the Department. Complaints about violations of these standards may be made to the Department by any individual or organization. Issues identified and complaints collected by Concerned Citizens for a Better Brooklyn, Inc., the Community of Curtis Bay Association, the Brooklyn and Curtis Bay Coalition, Inc. and/or the South Baltimore Business Alliance, Inc., or other organizations listed in the Community Association Directory, will be coordinated and prioritized by these groups before they are transmitted to the Department for enforcement.

- B. Structural repairs must be made within 60 days from the receipt of a violation notice from the Department.
- C. All maintenance and non-structural repairs must be made within 45 days from the receipt of a violation notice from the Department.
- D. Vandalized properties must be secured within a 5-day period. Property owners who require additional time to make a repair must notify the Department either in writing or by telephone and provide an extension of the completion date.

LAND DISPOSITION



PROPERTY ACQUISITION



LEGEND

----- PROJECT AREA BOUNDARY

PROPERTY TO BE ACQUIRED

BROOKLYN-CURTIS BAY BUSINESS AREA

PROPERTY ACQUISITION

DATE: 12/21/82

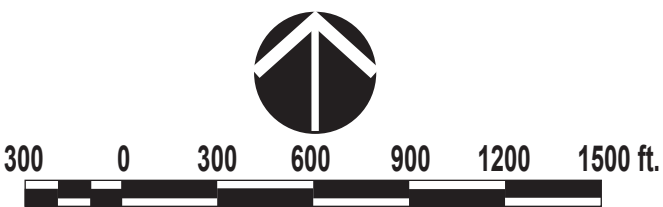
REVISION: 03/09/84

DRAWN BY: n.l.g / r.a.w

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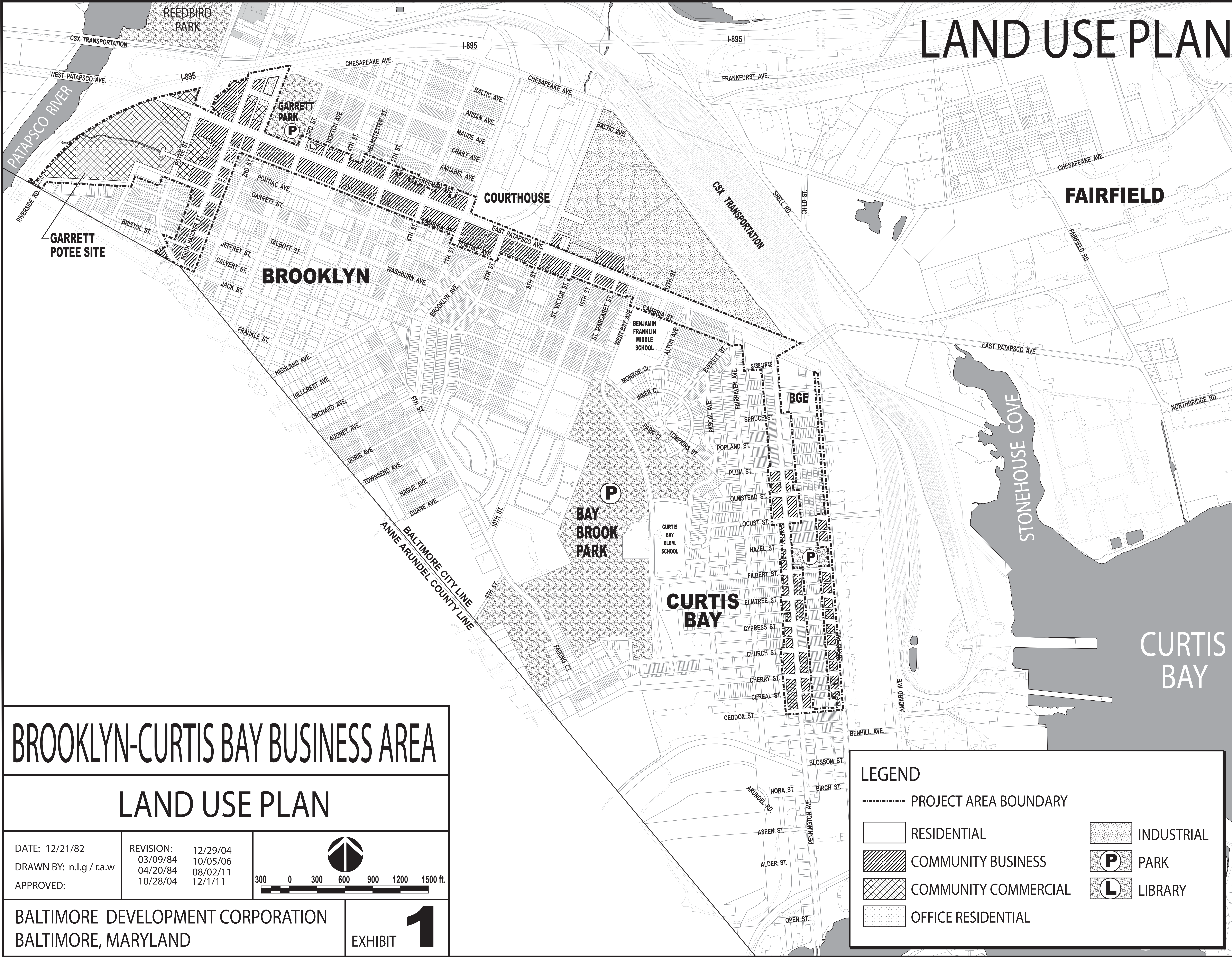
12/1/11



BALTIMORE DEVELOPMENT CORPORATION
BALTIMORE, MARYLAND

EXHIBIT **2**

LAND USE PLAN



ZONING DISTRICTS

