



**Council Bill 06-0465**

1 This proposed amendment to the Renewal Plan for the Central Business District has been  
2 approved by the Director of the Department of Planning for conformity to the Master Plan for  
3 the detailed location of any public improvements proposed in the amended Renewal Plan, its  
4 conformity to the rules and regulations for subdivisions and all zoning changes proposed in the  
5 amended Renewal Plan, and the proposed amendment also has been approved and recommended  
6 to the Mayor and City Council of Baltimore by the Commissioner of the Department of Housing  
7 and Community Development.

8 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the  
9 following changes in the Urban Renewal Plan for are approved:

10 (1) In the Plan, amend the second clause of the third paragraph of A. to read as follows:

11 thence Northerly, binding on the West side of Cathedral Street, 1110.5 feet, more or  
12 less, to the Southwest corner of Cathedral Street and Centre Street; thence binding on  
13 the South side of Centre Street, 825 feet, more or less, to intersect the [East] WEST  
14 side of St. Paul Street;

15 (2) In the Plan, amend E.1.a. and E.1.b. to read as follows:

16 E. Types of Renewal Action to be Used to Achieve Plan Objectives

17 1. Plan Review

18 a. To assure the continuation of an appropriate setting within the Project  
19 Area, it is required that all plans for new construction (including parking  
20 lots), exterior rehabilitation, repairs, expansion or change in use,  
21 demolition, or any exterior change of any kind (including signs and  
22 lighting) must be submitted to the Department OF PLANNING AND  
23 BALTIMORE DEVELOPMENT CORPORATION for review to determine if these  
24 plans are consistent with the objectives and requirements of the Renewal  
25 Plan (see Sec. G. and Appendix).

26 b. Prior to building permit submission process for new construction,  
27 rehabilitation or demolition within the Project Area, the developer or  
28 property owner or his representative shall at his earliest convenience  
29 submit to the Department plans for the proposed work. Upon finding that  
30 the proposal(s) is consistent with the objectives and requirements of the  
31 Urban Renewal Plan and depending on the size, location and/or scope of  
32 proposed work, the Department may require such plans be  
33 presented through the City's [Design Advisory Panel (DAP)] URBAN  
34 DESIGN AND ARCHITECTURE REVIEW PANEL (UDARP) review process.  
35 Other agency reviews shall be conducted as required. Once the review  
36 process is complete, the developer may continue with the City's building  
37 permit process. Demolition may not commence until construction  
38 documents have been submitted for permits.

**Council Bill 06-0465**

1 (3) In the Plan, in E.2.c., strike the following from the list of Notable Properties:

- 2 1. 1820 Houses 100 E. Pleasant Street and
- 3 333 St. Paul Place

4 (4) (3) In the Plan, amend the second paragraph of G.1. to read as follows:

5 Except where a building’s primary façade is of glazing, the material should be  
6 expressive of permanence by use of brick, stone, granite, marble, pre-cast concrete,  
7 cast stone, or similar masonry product. Exterior Insulation and Finish Systems  
8 (EIFS) may be used on upper floors only, not at ground level. Colors should be  
9 compatible with the surrounding architecture. Inclusion of architectural details that  
10 provide pedestrian interest [are] is encouraged. Reflective glass must not be used as  
11 the dominant building material at street level. Large expanses of blank façade are not  
12 permitted. All ground floor façades, except for parking garages, must have a  
13 minimum area of 50% consisting of openings and clear glass.

14 (5) (4) In the Plan, amend H. To read as follows:

15 H. Specific Disposition Lot Controls

16 The provisions required in Section G. must be applied to the disposition lots  
17 identified on Exhibit B, Land Disposition. The provisions must be included,  
18 where appropriate, in agreements, leases, deeds, and other instruments whereby  
19 land or interests in real property in the Project Area are disposed of by the City to  
20 developers and must be incorporated where appropriate in covenants running with  
21 the land or interests in real property.

22 In addition to the requirements for review of all plans for new construction and  
23 rehabilitation as required by Section E.1. of the Renewal Plan, the following  
24 controls apply to the Disposition Lots.

Disposition	Lot	Land Use	Proposed Development	Zoning
	1	Mixed	Redevelopment for commercial, residential, and/or garage use	B-4-2
	2	Mixed	Redevelopment for commercial, residential, and/or garage use	B-4-2
	3	Mixed	Redevelopment for commercial, residential, garage and/or public open space	B-4-2
	4	Mixed	Redevelopment for commercial, residential, and/or garage use	B-4-2 B-5-2
	5	Mixed	Redevelopment for commercial, residential, and/or garage use	B-5-2
	6	MIXED	REDEVELOPMENT FOR COMMERCIAL, RESIDENTIAL AND/OR GARAGE USE	B-5-2

## Council Bill 06-0465

1	7	MIXED	REDEVELOPMENT FOR COMMERCIAL, RESIDENTIAL AND/OR	B-5-2
2			GARAGE USE	
3	8	MIXED	REDEVELOPMENT FOR COMMERCIAL, RESIDENTIAL AND/OR	B-5-2
4			GARAGE USE	

5 The Plan strongly encourages the development of public open space within the  
6 block bounded by Calvert, Baltimore, Holliday, and Fayette Streets. Therefore,  
7 all or a portion of Disposition Lot 3 or an appropriate portion of the area of Lot 3  
8 otherwise situated within the block must be utilized for grade-level public open  
9 space.

10 Any building constructed on Disposition Lot 4 shall be designed in a manner that  
11 respects, and to the degree feasible, enhances the pedestrian character of Water  
12 Street between Grant and Light Streets. If Water Street and Mercer Street are  
13 closed as a result of any development on the parcel, a significant pedestrian  
14 connection between Calvert Street and Grant Street should be provided as part of  
15 any redevelopment project.

16 (6) In the Plan's Appendix, after the last sentence in 1.A.5.a., add

17 NO SIGNS ARE ALLOWED TO PROJECT INTO THE PUBLIC RIGHT-OF-WAY WITHOUT A  
18 MINOR PRIVILEGE PERMIT.

19 (7) (~~5~~) In the Plan's Appendix, amend 1.A.5.c. to read as follows:

### 20 5. Signs

21 c. [Placement of signs is restricted to the first floor only, placed no higher  
22 than the bottom of the second story window sill, where windows exist, and the  
23 sign bottom must be directly above the storefront or awning/security  
24 enclosure.] Signs must be designed in a manner so that they do not interfere  
25 with important architectural details (e.g., windows, cornices, carved friezes,  
26 arches) of the building. [Placement entirely on a flat portion of façade or an  
27 area entirely within the confines of an opening and lined up with architectural  
28 details or elements is required. Upper floor signs are contrary to the intent of  
29 this Plan. However, in special circumstances, signs may be placed on upper  
30 floors if it is determined that there is no prudent means of accommodating the  
31 sign on the first floor consistent with these provisions or as special exceptions  
32 approved by the Department.]

33 (8) (~~6~~) In the Plan's Appendix, amend 1.A.5.h. to read as follows:

### 34 5. Signs

35 h. Signs must be incorporated in the design of the storefront and may not project  
36 more than 12 inches except where a sign will serve to hide a security grille  
37 enclosure that exists beyond the primary surface of the building. If the  
38 storefront design includes a cornice, the sign may be incorporated in the  
39 cornice design. If a storefront cornice is not appropriate for a sign, or there is  
40 no cornice, the sign may be placed either in the store window or on the  
41 portion of the building façade above the store window/cornice [and below the

**Council Bill 06-0465**

sill of the second floor windows]. Signs that are an integral part of the building structure and compatible with the original architecture of the building are permitted.

(9) (7) In the Plan’s Appendix, amend 1.A.5.k. to read as follows:

**5. Signs**

- k. One projecting sign is permitted PER FAÇADE for each establishment, provided it is perpendicular to the building face. No projecting sign may exceed [six] TWELVE square feet in area, BE NO MORE THAN 18 INCHES IN WIDTH, nor be placed higher than the bottom of the second story window where they exist[, nor more than 14 feet above grade level].

**SECTION 2. AND BE IT FURTHER ORDAINED**, That Exhibit A, “Property Acquisition”, dated ~~May 10, 2006~~ March 20, 2001, as revised October 5, 2006, and Exhibit B, “Land Disposition”, dated ~~May 10, 2006~~ March 20, 2001, as revised October 5, 2006, and Exhibit E, “Special Designations”, dated March 20, 2001, as revised October 5, 2006, are amended to reflect the changes in the Renewal Plan.

**SECTION 3. AND BE IT FURTHER ORDAINED**, That the Urban Renewal Plan for the Central Business District, as amended by this Ordinance and identified as “Urban Renewal Plan, Central Business District, revised to include Amendment 1, dated July 10, 2006”, is approved. The Department of Planning shall file a copy of the amended Urban Renewal Plan with the Department of Legislative Reference as a permanent public record, available for public inspection and information.

**SECTION 4. AND BE IT FURTHER ORDAINED**, That it is necessary to acquire, by purchase or by condemnation, for urban renewal purposes, the fee simple interest or any lesser interest in and to the following properties or portions thereof, together with all right, title, interest and estate that the owner or owners of said property interests may have in all streets, alleys, ways or lanes, public or private, both abutting the whole area described and/or contained within the perimeter of said area, situate in Baltimore City, Maryland, and described as follows:

- 701 East Baltimore Street
- ~~10 West Falls Avenue~~
- 330 North Holliday Street
- ~~45 Market Place~~
- ~~55 Market Place~~

**SECTION 5. AND BE IT FURTHER ORDAINED**, That if the amended Urban Renewal Plan approved by this Ordinance in any way fails to meet the statutory requirements for the content of a renewal plan or for the procedures for the preparation, adoption, and approval of a renewal plan, those requirements are waived and the amended Urban Renewal Plan approved by this Ordinance is exempted from them.

**SECTION 6. AND BE IT FURTHER ORDAINED**, That if any provision of this Ordinance or the application of this Ordinance to any person or circumstance is held invalid for any reason, the invalidity does not affect any other provision or any other application of this Ordinance, and for this purpose the provisions of this Ordinance are declared severable.

**Council Bill 06-0465**

1       **SECTION 7. AND BE IT FURTHER ORDAINED,** That if a provision of this Ordinance concerns  
2 the same subject as a provision of any zoning, building, electrical, plumbing, health, fire, or  
3 safety law or regulation, the applicable provisions shall be construed to give effect to each.  
4 However, if the provisions are found to be in irreconcilable conflict, the one that establishes the  
5 higher standard for the protection of the public health and safety prevails. If a provision of this  
6 Ordinance is found to be in conflict with an existing provision of any other law or regulation that  
7 establishes a lower standard for the protection of the public health and safety, the provision of  
8 this Ordinance prevails and the other conflicting provision is repealed to the extent of the  
9 conflict.

10       **SECTION 8. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it  
11 is enacted.

Certified as duly passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Chief Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Mayor, Baltimore City