UPTON COMMUNITY

DEVELOPER DESIGN GUIDELINES

Development can have a substantial impact on the character of the community in which it is located. Harmful effects of land use can be prevented through zoning, housing and building codes, and community input. Other aspects of development are subtler and less amenable to exacting rules of thumb declared without specific development proposals. Among these are the general form of the land/structures before and after development, the spacial relationships of the structures and open spaces to proximate land uses, and the appearance of buildings and open spaces as they contribute to an area as it is being developed. Such matters require the timely exercise of judgement in the public interest.

A Design Review Process is being implemented in the Upton Community to coordinate individual buildings or projects, which were often constructed at different times, into a harmonious whole. The Upton Community stands at the threshold of increased development pressures which will either act cohesively to enhance the physical environment or create incongruent development.

Communities that have adopted design review have direct benefits in the form of pleasant environments for living and working, preservation and maintenance of land, and ultimately increased property values and tax revenues to the city from improved property conditions, and prevention of blighted areas.

It is the purpose of the Upton Community Design Review Process to prevent poor quality of design in the interior and exterior appearance of buildings erected and/or rehabilitated in the community. The goal is to promote and protect the health, safety, comfort, and general welfare of the community, to promote public convenience and prosperity, to conserve the value of buildings, to promote the community's heritage, and to encourage optimal use of community resources.

Design Review is the means by which a community can assure itself of development which is in harmony with the character and quality of the environment that the community finds desirable to foster. The method is to guide what is constructed in the Upton Community in ways not covered by building codes and zoning ordinances.

While the guidelines are discretionary projects which follow these guidelines is assured of a favorable review by the community. Projects that do not follow the guidelines will be subject to higher levels of scrutiny and may not receive community support.

Design Goals:

- ❖ To increase home ownership within the Upton Community.

- ❖ To maintain architectural integrity of the Upton Community within an overall sense of context for mass, scale, and material with existing quality development types.

- ❖ To maintain and enhance the existing character of the neighborhood clusters in the Upton Community.

- ❖ To safeguard and preserve the greenspace within the Upton Community.

- ❖ To improve the commercial corridor within the Upton Community and encourage well designed retail and service uses which would attract local patrons.

- ❖ To create a community environment with high levels of amenity for workers, shoppers, and visitors with attention to pedestrian circulation.

- ❖ To encourage and provide for traffic movement without compromising the environment.

- ❖ To encourage accessible design guidelines be fostered in all development.

- ❖ To take advantage of the best available energy technology by maximizing the energy efficiency of all buildings and structures.

Design Objectives:

Compatibility: The organization and placement of buildings, access, parking areas, open space and the like, should be based upon an analysis of a sites characteristics and influences. Buildings should be located to take best advantage of the site's natural features whenever possible and in consideration of adjoining sites needs and context.

Infill Development: The compatibility of proposed "infill" (new development situated between older, existing structures) development should relate to the site's existing surroundings with regard to proportion, mass, scale, texture, material, and color.

Circulation: Site design should minimize automobile and pedestrian conflicts and create parking areas that are as unobtrusive as possible.

Commercial Development: Promote new development along the commercial corridor which provides quality business environments with adequate provisions for privacy, landscaping, signs, and compatible architectural solutions. The development should not detract from the historic character of the community in which it is located.

Promote quality neighborhood commercial developments which address local critical design issues such as signs, architecture, parking and landscaping consistent with community guidelines.

Residential Development: Support single and multi-family homeownership oriented development which honor the communities character while:

- ❖ maintaining a consistent external design image
- ❖ providing a maximum amount of open space
- ❖ being compatible with the context of existing, well designed residential development

Community-Centric Design Metrics:

Increased Homeownership: The Upton Community strongly encourages developers to provide homeownership opportunities through their development projects.

Local Employment: The Upton Community strongly encourages developers to hire local skilled trade workers on community development projects. The community supports the Dun & Bradstreet payment scale for skilled construction workers.

MBE/WBE Inclusion: The Upton Community strongly encourages developers to include MBE/WBE enterprises in their development projects. Projects with a 25% MBE/WBE inclusion rate will be viewed favorably.

Trade Skill Building Supports: The Upton Community strongly encourages developers to provide trade internship opportunities for community members in local trade programs.

Community Supports: The Upton Community strongly encourages developers to provide tangible supports and resources to the community investment fund, (i.e. scale of development should equate to scale of giveback), to help existing homeowners and support community development projects.

Community Design Review Process:

All residential, single-family, multi-family and commercial development within the Upton Community of West Baltimore are subject to the community design guidelines contained herein.

Developers seeking to work in the Upton Community should submit their proposed projects to the Upton Planning Committee Development Committee at 828 N. Carrollton Avenue, Baltimore, MD 21217. Within 30-days developers will be provided an opportunity to share their plans at a community meeting for feedback and review.

All projects submitted for review will receive a letter indicating community support or rejection, which will be shared with Baltimore City Department of Housing and Community Development and all relevant planning, zoning, and preservation agencies.