URBAN RENEWAL PLAN

OLIVER NEIGHBORHOOD DEVELOPMENT PROGRAM URBAN RENEWAL AREA

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URBAN RENEWAL PLAN

OLIVER NEIGHBORHOOD DEVELOPMENT PROGRAM URBAN RENEWAL AREA

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

BALTIMORE, MARYLAND

ORIGINALLY APPROVED BY

THE MAYOR AND CITY COUNCIL OF BALTIMORE

BY ORDINANCE NO. 1067

MAY 17, 1971

Revisions since original approval by the Mayor and City Council of Baltimore are listed on the following page.

URBAN RENEWAL PLAN

OLIVER NEIGHBORHOOD DEVELOPMENT PROGRAM URBAN RENEWAL AREA

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

I. Amendment No. 1, dated September 17, 1971, approved by the Mayor and City Council of Baltimore by Ordinance No. 1176, dated November 15, 1971.

II. Amendment No. 2, dated March 23, 1972, approved by the Mayor and City Council of Baltimore by Ordinance No. 34, dated April 10, 1972

III. Amendment No. 3, dated March 21, 1973, approved by the Mayor and City Council of Baltimore by Ordinance No. 470, dated November 14, 1973.

IV. Amendment No. 4, dated June 20, 1974, approved by the Mayor and City Council of Baltimore by Ordinance No. 737, dated October 17, 1974.

V. Amendment No. 5, dated January 2, 1975, approved by the Mayor and City Council of Baltimore by Ordinance No. 842, dated March 31, 1975.

VI. Amendment No. 6, dated January 15, 1976, approved by the Mayor and City Council of Baltimore by Ordinance No. 63, dated June 15, 1976.

VII. Amendment No. 7, dated January 15, 1977 and revised May 17, 1971, approved by the Mayor and City Council of Baltimore by Ordinance No. 347, dated June 20, 1977.

VIII. Amendment No. 8, dated February 13, 1979, approved by the Mayor and City Council of Baltimore by Ordinance No. 1030, dated May 24, 1979.

IX. Amendment No. 9, dated August 1, 1990, approved by the Mayor and City Council of Baltimore by Ordinance No. 680, dated April 12, 1991.

X. Amendment No. 10, dated April 26, 1993, approved by the Mayor and City Council of Baltimore by Ordinance No. 295, dated February 14, 1994.

XI. Amendment No. 11, dated April 2, 1996, approved by the Mayor and City Council of Baltimore by Ordinance No. 60, dated June 19, 1996.

XII. Amendment No. 12, dated December 5, 2002, approved by the Mayor and City Council of Baltimore City by Ordinance No. 02-458, dated December 19, 2002.

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Exhibits

1. Land Use Plan, dated as revised December 5, 2002

2. Property Acquisition, dated as revised December 5, 2002

3. Land Disposition, dated as revised December 5, 2002

4. Zoning Districts, dated as revised December 5, 2002

5. Unanimous Written Consent of the Board of Directors of East Baltimore Development, Inc. (EBDI) Relative to Relocation, dated November 8, 2002

6. Unanimous Written Consent of the Board of Directors of East Baltimore Development, Inc. (EBDI) Relative to Eligible Business Concerns Initiative and Community Reinvestment, dated November 8, 2002

7. Agreement for Minority Inclusion in the East Baltimore Housing/ Biotech Park Development Project, dated April 15, 2002

"*The contents of Exhibits 5, 6, and 7 reflect the intent of EBDI as it participates in the redevelopment process. The inclusion of these Exhibits in this Ordinance does not confer any powers or duties on EBDI that would violate the Charter, including but not limited to Article II, Section 15 (g) or any other law. The powers in Article II, Section 15 (g) have been vested in the Department of Housing and Community Development by Article 13, Subtitle 2 of the Baltimore City Code.*"

--- Ordinance 02-458

URBAN RENEWAL PLAN
OLIVER

A. DESCRIPTION OF AREA

1. Boundary Description

The Oliver Area is located in the City of Baltimore, State of Maryland, and is bounded as shown on the Land Use Plan, Exhibit 1, and is described as follows:

Beginning for the same at the intersection of the south side of E. Biddle Street and the west side of Ensor Street; thence from said point of beginning and binding on the south side of E. Biddle Street easterly to intersect the west side of N. Eden Street; thence binding on the west side of N. Eden Street northerly to intersect the north side of E. Biddle Street; thence binding on the north side of E. Biddle Street easterly to intersect the east side of N. Broadway; thence binding on the east side of N. Broadway northerly to intersect the north side of E. North Avenue; thence binding on the north side of E. North Avenue westerly to intersect the west side of Ensor Street, as extended; thence binding on the west side of Ensor Street southerly to the point of beginning.

2. Development Objectives and Reasons for the Various Provisions of this Plan

The basic goal for this area is to work closely with its occupants in the development of a staged program for rehabilitation and redevelopment as herein provided for the area, in conformance with the desires of the residents of the neighborhood and the community-at-large.

a. Housing Objectives

To provide standard housing for all families presently residing the area and to encourage home ownership for these families through the use of all applicable federal, state or local programs. Rehabilitation of the maximum number of housing units will be fostered and encouraged through systematic inspections and through financial assistance. To rehabilitate scattered housing that cannot be rehabilitated satisfactorily while in private ownership by acquiring and rehabilitating the properties through LPA rehabilitation. Clearance treatment will be minimized; where clearance is necessary, it will be coordinated with the availability of standard housing to be used for relocation resources. A majority of the housing units provided in the area shall be standard housing units for low and moderate income families or individuals. The units in the area which are for low income families or individuals shall constitute at least 20 percentum of the units in the area.

b. Social Objectives

To develop resident and citizen at large awareness of the community resources available by continued participation in the planning process and to aid in the provision of social services.

c. Environmental Objectives

To develop a sound residential neighborhood for people of similar income and characteristics as those now living there. To eliminate blighting influences and substandard structures where rehabilitation is not feasible. To provide community facilities such as open space and recreation, neighborhood shopping, and other needed amenities. To protect the neighborhood from future blighting influences.

d. Economic Objectives

To increase economic stability by improving and developing job-generating uses and facilities.

e. Recreational Objectives

To provide, to the extent feasible, a full range of recreational facilities including recreation centers, playfields, parks, playgrounds, and passive recreation areas; to locate such facilities as conveniently as possible to the residents.

f. Traffic Objectives

To channel through traffic onto the primary arterials, Harford Avenue for northbound traffic and Aisquith Street for southbound traffic.

B. LAND USE PLAN

1. Permitted Uses

Only the uses shown on the Land Use Plan, Exhibit 1, shall be permitted within the project area. These are Residential, Community Business, Community Commercial, Office-Residential, and Public. Accessory uses including landscaping, off-street parking, and loading will also be permitted. Within the Residential, Community Business, and Community Commercial areas, the following supporting uses will be permitted: schools and other educational facilities; libraries; parks and playgrounds; religious facilities of any denomination, sect, or rite; and clubs. Subject to the Board of Municipal and Zoning Appeals, convalescent homes; homes for the care of the aged; day nurseries and nursery schools; other public service uses; and professional offices for not more than four physicians or dentists in a structure designed and erected for residential use. In addition, certain uses will be permitted to continue, subject to the provisions governing non-conforming and non-complying uses set forth below.

a. Residential

Single-family detached dwellings, semi-detached dwellings, single-family attached dwellings and multiple-family detached and/or attached dwellings with the following minimum lot areas and maximum lot coverages:

	Minimum Lot Area	Maximum Lot Coverage
Single-family detached	5,000 sq. ft.	35%
Semi-detached	3,000 sq. ft. per dwelling unit	35%
Single-family attached	1,100 sq. ft. per dwelling unit	50%
Multiple-family	1,100 sq. ft. per dwelling unit	*

* The maximum floor area ratio (FAR) shall be 1.2 except that single family dwellings shall only be restricted by a maximum building height of 35 feet. Attached dwellings shall not exceed nine in a row or group.

b. Community Commercial

In the area designated as Community Commercial on the Land Use Plan, uses shall be limited to:

(1) Community commercial type business primarily of retail nature, or service establishments dealing directly with consumers; offices for businesses, governmental, professional and related uses; medical care facilities and related uses; institutions for the care of children and the aged, and undertaking establishments.

(2) Single-family attached and multiple dwellings with the following minimum lot coverages:

Single-family attached	1,100 sq. ft. per dwelling unit	50%
Multiple-family	550 sq. ft.	*

* The maximum floor area ratio (FAR) shall be 3.0 except that single-family dwellings shall only be restricted by a maximum building height of 35 feet. Attached dwellings shall not exceed nine in a row or group.

(3) The maximum floor area ratio permitted in Commercial areas shall be 3.0, except as specified above in Section B.1.b.(2).

(4) Landscaping, off-street parking and off-street loading shall be permitted as accessory uses.

(5) Properties known as 1400, 1402, 1404, 1406 and 1408-10-12 E. Preston Street shall be limited to undertaking establishments.

c. Community Business

In the area designated as Community Business on the Land Use Plan, uses shall be limited to those uses permitted under the B-2 category of the Zoning Ordinance of Baltimore City, except that the following uses shall not be permitted: blood donor centers, dance halls, fraternity and sorority houses, hotels and motels, liquor stores with package goods, meeting and banquet halls, novelty shops, amusement arcades, pawn shops, recording studios, rooming and boarding houses, private clubs and lodges, community correction centers, massage salons, parole and probation field offices, pool halls and billiard parlors.

d. Public

In the areas designated as Public on the Land Use Plan, uses shall be limited to parks, playgrounds, playfields, plazas, and similar facilities, walkways, and malls for active and passive recreation; educational facilities; neighborhood centers; public offices; libraries; fire houses; other public facilities.

e. Office-Residential

In the area designated as Office-Residential on the Land Use Plan, uses shall be limited to residential as specified above in Section B.1.a.; offices for businesses, governmental, professional and related uses; religious facilities of any denomination, sect or rite; clubs; day nurseries, group day care centers, nursery schools and institutions for the care of the aged; and related uses.

f. Non-Conforming Use

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

g. Non-Complying Uses

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

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

(1) Any non-complying land use which is discontinued for a period exceeding 12 months shall not be re-established;

(2) No change in the permanent physical members of a structure, such as bearing walls, columns, beams, or girders, or no substantial change in the roof or in the exterior walls shall be made in or to a building or structure except those required by law or except to make the building and use thereof conform to the regulations of the Plan; and

(3) No non-complying land use shall be changed to any other non-complying use.

2. Regulations, Controls and Restrictions

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

Over and above the codes and ordinances of Baltimore City, the following regulations, controls, and restrictions will be implemented where applicable by covenants, or other provisions in the agreements for land disposition and instruments of conveyance executed pursuant thereof:

(1) General Provisions

(a) No building, structure, or parking area shall be constructed over an easement within the project area without the prior consent of the Commissioner of the Department of Housing and Community Development and the Director of the Department of Public Works

(b) No materials shall be stored or permitted to remain outside buildings. No waste material, refuse, or garbage shall be permitted to remain outside buildings except as permitted by Baltimore City regulations regarding containers for garbage; the area for such containers shall be properly screened.

(c) No sign shall extend above the roof line or parapet wall of the building to which it is attached; no sign shall project more than 12 inches from the building to which it is attached. No animated or pulsating signs shall be permitted. All signs shall be located entirely within the lot lines.

(d) All land not covered by structures, paved parking, loading or related services areas, paved areas for pedestrian circulation, or decorative surface treatments, shall be provided with landscape treatment. Landscape treatment encompasses the planting of any, all or a combination of the following: trees, shrubs, ground cover, grass, flowers. The amount of landscape treatment should be determined

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

(e) Off-street parking requirements are as established in the Zoning Ordinance of Baltimore City, or in such lesser amount as may be authorized by the Board of Municipal and Zoning Appeals as a special exception or variance.

(f) The Redeveloper shall not enter into, execute or be a party to any covenant, agreement, lease, deed, assignment, conveyance, or any other written instrument, which restricts the sale, lease, use or occupancy of the property, or any part thereof, or any improvements place thereon, upon the basis of national origin, race, religion, sex, or color. Such agreement or covenant providing of this non-discrimination provision shall remain in effect without limitation as to time; and the United States shall be deemed a beneficiary of the agreement or covenant providing for this non-discrimination provisions and shall entitled to enforce it. The Redeveloper shall comply with all State and local laws, in effect from time to time, prohibiting discrimination or segregation.

(2) Residential Development: Disposition Lots 1, 2, 5, 8, 11, 15, 17A, 18, 19, 20, 21, 22, 24, 26, 28, 29, 30, 31, 44, 61, and 62

(a) General Requirements

The following standards and controls shall apply to all residential disposition lots.

i) Maximum height of all structures shall be 35 feet.

ii) Minimum rear yard depth shall be 25 feet, or in such lesser amount as may be authorized by the Board of Municipal and Zoning Appeals as a special exception or variance.

iii) No off-street loading spaces shall be required.

(b) Disposition Lots 1, 2, 11, 18, 19, and 21

i) Development shall be limited to single-family attached dwellings and multi-family attached or detached dwellings.

ii) Maximum density shall be 30 dwelling units per acre.

iii) A minimum setback of 10 feet shall be required from Aisquith Street, except when in the sole judgment of the Commissioner of the Department of Housing and Community Development a lesser setback if justified.

iv) Access from Aisquith Street is not recommended.

v) A minimum setback of 30 feet shall be required from Harford Avenue, except when in the sole judgment of the Commissioner of the Department of Housing and Community Development a lesser setback is justified.

(c) Disposition Lot 5

i) Development shall be limited to single-family attached dwellings and multi-family attached or detached dwellings.

ii) Maximum density on Lot 5 shall be 30 dwelling units per acre.

iii) Minimum setbacks shall be 10 feet from Ensor Street, 15 feet from Aisquith Street, and 35 feet from the Associated U-Drive-It property, except when in the sole judgment of the Commissioner of the Department of Housing and Community Development a lesser setback or no setback is required.

iv) Within Disposition Lot 5, Disposition Lot 5P for public park shall be delineated by the Department of Housing and Community Development in cooperation with the redeveloper of the remainder of Disposition Lot 5. The developer of Lot 5 shall provide a pedestrian walkway connecting Holbrook Street and the public park on Disposition Lot 5P.

(d) Disposition Lot 8 – The use of this lot shall be limited to a rear yard for the residence at 1707 Holbrook Street.

(e) Disposition Lot 15

i) Maximum density shall be 35 dwelling units per acre.

ii) A minimum setback of 10 feet shall be required from Aisquith Street, except when in the sole judgment of the Commissioner of the Department of Housing and Community Development a lesser setback or no setback is justified.

(f) Disposition Lot 17A

i) This lot shall be limited to nonprofit clubs and lodges; swimming pools; schools and other educational facilities; parks; playgrounds; subject to the approval of the Board of Municipal and Zoning Appeals, day nurseries and nursery schools and other public service uses.

ii) Maximum coverage of the lot shall be 90%.

iii) A minimum setback of 22 feet shall be required from Harford Avenue, except when in the sole judgment of the Commissioner of the Department of Housing and Community Development a lesser setback or no setback is required.

(g) Disposition Lot 20

i) The predominant residential use shall be elevator apartments for the elderly; row houses and walk-up apartment are also permitted.

ii) Within Disposition Lot 20, Disposition 20P shall be delineated by the Department of Housing and Community Development in cooperation with the redeveloper of the remainder of Disposition Lot 20.

iii) Building heights and lot coverage shall be limited to a floor area ratio of 3.0.

iv) No vehicular access shall be permitted from Harford Avenue, except emergency vehicles.

v) A minimum setback of 10 feet shall be required from adjacent streets, alleys, and properties, except when in the sole judgment of the Commissioner of the Department of Housing and Community Development a lesser setback or no setback is justified.

(h) Disposition Lot 24

i) Disposition Lot 24 shall be limited to religious facilities of any denomination, rite or sect and related educational uses.

ii) A setback of 15 feet shall be required from Aisquith Street, except when in the sole judgment of the Commissioner of the Department of Housing and Community Development a lesser setback or no setback is justified.

iii) Maximum building coverage shall be 75%.

(i) Disposition Lot 44

i) Single-family and multiple-family dwellings are permitted and subject to the approval of the Board of Municipal and Zoning Appeals, parking for undertaking establishments shall be permitted.

ii) No vehicular access shall be permitted from Harford Avenue.

iii) Signs shall be limited to:

Signs directing motorists to parking areas; such signs shall not exceed six square feet in area or eight feet in height above grade.

Signs identifying the undertaking establishment which shall not exceed one foot times the building frontage in feet, not to exceed sixty square feet. Such signs shall not be freestanding.

(j) Disposition Lots 61 and 62 – Uses shall be limited to yards and other uses related to adjacent residential properties.

(3) Public Development: Disposition Lots 2A, 5P, 10, 13, 17, 20P, 25, 43, 43A, 43B, 60, 60A, 60B, and 60C.

(a) Disposition Lots 2A, 5P, 10, 13, 17, 20P, 43, 43A, 43B, 60, 60A, 60B, and 60C – These lots shall be developed for active and passive recreation. No off-street loading spaces and no setbacks shall be required. As specified above in subsection B.2.(a)(2)(c)iv., Disposition Lot 5P shall be delineated within Disposition Lot 5 by the Department of Housing and Community Development in cooperation with the redeveloper of the remainder of Disposition Lot 5; and Disposition Lot 20P shall be delineated within Disposition Lot 20 by the Department of Housing and Community Development in cooperation with the redeveloper of the remainder of Lot 20.

(b) Disposition Lot 25 – Lot 25 shall be developed for parking and recreational uses ancillary to the adjacent fire house. The developer shall maintain the pedestrian easement designated on the Land Disposition Map, Exhibit 3; this easement shall be unobstructed by fences, planting, parked vehicles or any other impediment.

(4) Community Commercial Development: Disposition Lots 58 & 59

(a) The intent of this Plan is to encourage business, service, and commercial uses of a highway-oriented nature.

(b) No setbacks shall be required from Harford Avenue.

(c) No access shall be permitted from Harford Avenue.

(d) Maximum height of structures shall not exceed 30 feet.

(e) A vehicular easement shall be maintained at the southern end of Disposition Lot 58.

(5) Community Business Development: Disposition Lots 4, 4A, & 15A

(a) Disposition Lots 4 and 4A

i) Permitted uses on Disposition Lot 4 shall be offices for business, governmental, professional and related uses; pharmacies; medical and dental clinics; medical laboratories; day care centers and nursery schools; undertaking establishments; convalescent, nursing and rest homes. Permitted uses on Disposition Lot 4A shall be limited to access to Disposition Lot 4 and access to properties known as 1834-36 N. Aisquith Street and 1840 N. Aisquith Street.

ii) Maximum building coverage shall be 60%.

iii) Maximum height of all structures shall not exceed 40 feet.

iv) No setbacks shall be required from North Avenue. A setback of 10 feet shall be required from Ensor Street, except when in the sole judgment of the Commissioner of the Department of Housing and Community Development a lesser setback or no setback is justified.

v) The total area of exterior signs shall not exceed one foot times the building frontage in feet, not to exceed 60 square feet in area.

(b) Disposition Lot 15A

i) Permitted Uses – The intent of this Plan is to encourage neighborhood convenience businesses. The following uses are permitted:

Antique shops, art galleries; art supply stores; automobile accessory stores (with no repair or installation services); bakeries (where baked goods prepared on the premises are sold on the premises); banks; barber and beauty shops; bicycle sales, rental, and repair stores; blood donor centers; blue-printing and photostating establishments; book stores; bowling establishments; building and loan associations; subject to the approval of the Board of Municipal and Zoning Appeals, bus and transit passenger shelters; camera and photographic supply stores; candy and ice cream stores; card shops; carpet and rug stores; carry-out food shops; check cashing agencies; china and glassware stores; clothes pressing establishments; clothing and costume rental stores; clubs and lodges; coin and philatelic stores; communications systems (sales and services); data processing services; day nurseries and daycare centers; department stores; delicatessens; display rooms for mail order sales; drug stores; dry cleaning establishments (not more than 4 employees on the premises in addition to the owner); dry cleaning and laundry receiving stations; dwellings; electrical stores; employment agencies; exhibit rooms; exterminators' shops; fabric shops; financial institutions; florist shops; food and grocery stores; furniture stores (including upholstering, when conducted as an accessory use); garden supply, tool, and seed stores; gift shops; hardware stores; hobby shops; household appliance stores; interior decorating shops (including upholstering and making of draperies, slip covers, and other similar articles, when conducted as an accessory use); jewelry stores (including watch repair); laboratories (medical and dental); launderettes (not more than four employees on the premises in addition to one manager); leather goods and luggage stores; libraries; liquor stores – package goods; lunch rooms; meat markets; medical and dental clinics; medical appliance stores; meeting and banquet halls; millinery shops; musical instrument sales and repair;

newspaper distributing agencies; newsstands; novelty shops; offices (private and public); office supply stores; subject to the authorization of the Mayor and City Council, off-street parking facilities; optician sales; orthopedic stores; paint stores; pawn shops; pet shops; pharmacies; philanthropic institutions; phonograph and sheet music stores; photocopying services; photographers; physical culture and health services (reducing salons, massage salons, and gymnasiums); picture framing shops (when conducted for retail trade on the premises); pool halls and billiard parlors; post offices; public facilities; radio and television sales and service; radio and television stations and studios; recording studios; restaurants without licenses to dispense alcoholic beverages; schools and studios (music, dance and business); school supply stores; second hand stores; secretarial and telephone answering services; sewing machine sales and service (household appliances only); shoe and hat repair stores; shoe shine parlors; skating rinks; sporting and athletic goods stores; stationery stores; tailor or dressmaking shops, for custom work or repairs; taverns; telegraph offices; theatres; ticket agencies; tobacco shops; toy stores; trading stamp redemption centers; travel bureaus; variety stores; vending machine outlets (for the retail sale of ice and milk); venetian blind and window shade sales and service; wall paper stores; watch and clock sales and repair services; wearing apparel shops; wig shops.

ii) Building height and lot coverage shall be limited by a floor area ratio of 1.0.

iii) A minimum setback of 10 feet shall be required from adjacent streets, alleys and properties, except when in the sole judgment of the Commissioner of the Department of Housing and Community Development a lesser setback is justified.

iv) One off-street loading space shall be required for every 10,000 square feet of commercial floor area. Such loading areas shall be visually screened from adjacent streets and properties.

v) The total amount of commercial floor area shall not exceed 60,000 square feet.

vi) Signs

Flat signs shall not project more than 12 inches from the surface of the building and shall not exceed three times the building frontage of each establishment.

Projecting signs shall not exceed six square feet in area and shall not project more than six feet from the surface of the building.

One free-standing sign for each street frontage shall be permitted to indicate the entrance to parking areas. Such signs shall not exceed 10 feet in height or 12 feet in area per face.

One free-standing sign identifying the shopping area shall be permitted provided such sign does not exceed forty square feet in area per face and does not exceed eighteen feet in height above grade.

b. Provisions Applicable to Land Not to be Acquired

The provisions of Section B.1. (Permitted Uses) above shall apply to all properties within the project area. The provisions of Section B.2.a. shall apply as appropriate to properties not currently proposed to be acquired by this Plan if the owners thereof acquire adjacent project land made available by the Department of Housing and Community Development under the provisions of this Plan. The provisions of Exhibit A, Non-Residential Rehabilitation Standards, shall apply to all non-residential properties in the project area except those designated for acquisition and clearance.

(1) New Construction, Exterior Rehabilitation, and Change in Use

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 Plan shall be submitted to the Department of Housing and Community Development for review. Only upon finding that the proposed plans are consistent with the objectives of the urban renewal plan, shall the Commissioner of the Department of Housing and Community Development authorize the processing of the plans for issuance of a building permit. The provisions of this section are in addition to and not in lieu of all other applicable laws and ordinances relating to new construction.

(2) Demolition

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

C. TECHNIQUES USED TO ACHIEVE PLAN OBJECTIVES

1. Acquisition

Properties to be acquired are identified on Exhibit 2, Property Acquisition.

a. Conditions Under Which Properties Not Designated for Acquisition May be Acquired

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

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

(a) any property in the project area containing a non-salvable structure, i.e., a structure which in the opinion of the Commission of the Department of Housing and Community Development cannot be economically rehabilitated.

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

(2) Rehabilitation by the Department of Housing and Community Development or others

(a) In areas designated for acquisition on the Property Acquisition Map, properties will be acquired by the Department of Housing and Community Development to achieve the objectives of the Urban Renewal Plan. Also, in such of the remaining properties not designated for acquisition on the Property Acquisition Map, and in addition to those properties enumerated in Section D.1.a.(1) above, it may be necessary to acquire by purchase or condemnation the fee simple interest, or any lesser interest, in order to carry out rehabilitation by the Department of Housing and Community Development.

(b) These properties are being acquired because:

i) It is necessary to make residential structures available for use for low- and moderate-income families; or

ii) rehabilitation on a structure-by-structure basis is infeasible, and assemblage of a group of properties is required to carry out the objectives set forth in this Plan; or

iii) rehabilitation of individual, scattered properties is necessary in order to remove blighting influences from otherwise sound residential blocks.

(3) Properties so to be acquired will be listed in Exhibit B, "Properties for Acquisition and Disposition for Rehabilitation".

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

(1) rehabilitate the property in conformance with the codes and ordinances of Baltimore City and the rehabilitation standards and objectives set forth in the Plan and dispose of property in accordance with the applicable regulations. If sale cannot be consummated by the time rehabilitation is accomplished, units shall be rented pending continuing sale efforts; or

(2) sell or lease the property subject to rehabilitation in conformance with the codes and ordinances of Baltimore City and the Property Rehabilitation Standards set forth in this Plan; or

(3) demolish the structure or structures thereon and dispose of the land for redevelopment uses in accordance with this Plan.

2. Rehabilitation

All properties designated for rehabilitation will be upgraded in accordance with the codes and ordinances of the City of Baltimore. Cleaning of masonry façades by means of sandblasting shall be prohibited on all properties in Oliver, except where sandblasting is determined by the Commissioner of the Department of Housing and Community Development to be the only feasible means of surface cleaning and where in his opinion, it will not cause damage to historic building materials. Rehabilitation should optimize the preservation of existing historic buildings and the unique historic character of the East Baltimore Redevelopment Area.

3. Relocation

a. The Department of Housing and Community Development assures that before individuals or families are displaced from their dwelling units due to the requirements of this Plan, standard housing within the displacees' financial means shall be provided.

b. Residents located within the project area, as of the date of approval of this Plan, if displaced through the requirements of this Plan, shall be given a priority by the Department of Housing and Community Development under procedures developed by it in renting or purchasing such residential living space as will become available within the project.

4. Review of Development

a. Department of Housing and Community Development Review

(1) Land to be Acquired and Disposed of

The Department of Housing and Community Development specifically reserves the right to review and approve the 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. Such review and approval shall take into consideration, but shall not be 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.

(2) Land Not to be Acquired

Under the provisions of Sections B.2.b.(2) and B.2.b.(3), the Department of Housing and Community Development has the right to review all plans for new construction, exterior rehabilitation, or change in use, or demolition of any property not to be acquired.

b. Community Review

The Department of Housing and Community Development may submit to the Oliver Project Area Committee, or its successor, for its review and comment, the form and content of all proposals to redevelop land to be disposed of and the preliminary and proposed final construction plans for each disposition lot designated in the Plan. The Oliver Project Area Committee, or its successor, shall advise the Department of Housing and Community Development of its recommendations regarding the acceptability and/or priority of all plans and proposals. The written comments shall be transmitted to the Department no later than three (3) weeks after the proposals have been submitted to the Oliver Project Area Committee, or its successor; otherwise, it is presumed that the proposals and/or plans are acceptable. The Commissioner of the Department of Housing and Community Development retains the final authority to approve or disapprove all plans and to grant or withhold development priorities and shall dispose of redevelopment land through procedures established by the Department.

c. Commercial Development

The Oliver Project Area Committee, or its successor, in reviewing commercial redevelopment proposals, shall give favorable consideration to businesses displaced because of the requirements of this Plan, and to proposals which will further the objectives of neighborhood ownership of commercial enterprises. The Department of Housing and Community Development, when disposing of land for new commercial development, wherever possible, shall give priority to neighborhood ownership.

5. Land Disposition

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

   b. The parcels shown on Exhibit 3, Land Disposition map, are schematic and approximate. The Department of Housing and Community Development shall have the right, in its discretion, to fix their precise boundaries and size. For purposes of disposition, the parcels or lots, as shown on Exhibit 3, may be subdivided or combined.

6. Zoning

   All appropriate provisions of the Zoning Ordinance of Baltimore City shall apply to properties in the Oliver area. Existing zoning is shown on the Zoning Districts map, Exhibit 4. Any change in the Zoning Ordinance embodied in this Urban Renewal Plan and designated on Exhibit 4 shall be approved by ordinance in accordance with the procedural requirements of the Zoning Ordinance and Article 66-B of the Annotated Code of Maryland (1957 Edition, as amended).

D. DURATION OF PROVISIONS AND REQUIREMENTS

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

E. PROCEDURES FOR CHANGES IN APPROVED PLAN

1. The Department of Housing and Community Development shall submit to the Oliver Project Area Committee, or its successor, for its review and comment, all proposed amendments to the urban renewal plan no later than at the time the proposed amendments are submitted to the Director of the Department of Planning. The written comments and recommendations for this review shall be submitted to the Department of Housing and Community Development no later than 3 weeks after they have been submitted to the Oliver Project Area Committee, or its successor; otherwise, it is presumed that the proposed changes are satisfactory. Prior to passage of any ordinance amending the urban renewal plan, a public hearing shall be held. The Oliver Project Area Committee, or its successor, shall receive at least ten (10) days prior to such hearing written notice of the time and place of such hearing.

2. The Urban Renewal Plan may be amended from time to time upon compliance with the requirements of law, provided that prior to passage of any ordinance approving substantial plan changes, a public hearing shall be held, and providing further that with respect to any land in the project area previously disposed of by the Department of Housing and Community Development, the then owner of such land whose interests therein are materially affected by such changes shall receive at least ten days prior to such hearing written notice of the time and place of such hearing and information as to where a copy of the proposed amendments may be inspected.

F. SEPARABILITY

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

EXHIBIT B: PROPERTIES FOR ACQUISITION AND DISPOSITION FOR REHABILITATION

In addition to those groups of properties to be acquired and disposed of for rehabilitation (designated with disposition lot numbers on Exhibit 3), the following properties are also being acquired and disposed of for rehabilitation. Certain properties listed below may be used, in whole or in part, as rear or side yard space for adjacent rehabilitated housing.

1214 Aisquith Street

1803 Aisquith Street
1805 Aisquith Street

1513 N. Bethel Street
1515 N. Bethel Street
1518 N. Bethel Street
1523 N. Bethel Street
rear of 1523 N. Bethel Street (Lot 100, Block 1127)
1802 N. Bethel Street
1803 N. Bethel Street
1806 N. Bethel Street

1022 E. Biddle Street
1102 E. Biddle Street

1207 N. Bond Street
1210 N. Bond Street
1243 N. Bond Street

1414 N. Bond Street
1430 N. Bond Street
1432 N. Bond Street

1601 N. Bond Street

1222 N. Broadway
1246 N. Broadway

1300 N. Broadway
1302 N. Broadway
1302 N. Broadway (*sic!*)

1708 N. Broadway

1810 N. Broadway
1814 N. Broadway

1217 N. Caroline Street
1229 N. Caroline Street
1231 N. Caroline Street

1317 N. Caroline Street

1409 N. Caroline Street
1411 N. Caroline Street

1506 N. Caroline Street
1510 N. Caroline Street
1519 N. Caroline Street

1607 N. Caroline Street
1612 N. Caroline Street
1615 N. Caroline Street

1701 N. Caroline Street
1703 N. Caroline Street
1711 N. Caroline Street
1727 N. Caroline Street

1808 N. Caroline Street
1816 N. Caroline Street
1817 N. Caroline Street

1227 N. Central Avenue
1233 N. Central Avenue
1235 N. Central Avenue
1237 N. Central Avenue
1239 N. Central Avenue
1241 N. Central Avenue
1421 N. Central Avenue

1205 N. Dallas Street
1218 N. Dallas Street
1219 N. Dallas Street
1519 N. Dallas Street
1707 N. Dallas Street
1715 N. Dallas Street
1735 N. Dallas Street
1806 N. Dallas Street
1816 N. Dallas Street
1822 N. Dallas Street

1222 N. Eden Street
1228 N. Eden Street
1232 N. Eden Street

1301 N. Eden Street
1303 N. Eden Street
1305 N. Eden Street
1307 N. Eden Street
1309 N. Eden Street
1311 N. Eden Street
1313 N. Eden Street
1315 N. Eden Street
1317 N. Eden Street
1319 N. Eden Street
1327 N. Eden Street
1329 N. Eden Street
1331 N. Eden Street
1335 N. Eden Street

1408 N. Eden Street
1420 N. Eden Street
1430 N. Eden Street
1222 Federal Street

1621 Hakesley Place
1623 Hakesley Place
1625 Hakesley Place

1500 E. Hoffman Street

1406 Holbrook Street
1424 Holbrook Street
1428 Holbrook Street
1437 Holbrook Street

1432 N. Eden Street
1440 N. Eden Street
1442 N. Eden Street

1613 N. Ellsworth Street
1619 N. Ellsworth Street
1627 N. Ellsworth Street

1503 Ensor Street
1521 Ensor Street
1523 Ensor Street
1527 Ensor Street

1719 Ensor Street
1725 Ensor Street

1002 Federal Street

1403/05 E. Lafayette Avenue
1409 E. Lafayette Avenue

1501 E. Lafayette Avenue
1507 E. Lafayette Avenue

1112 E. Lanvale Street

1207 E. Lanvale Street

1401 E. Lanvale Street

1209 E. North Avenue
1217 E. North Avenue
1219 E. North Avenue
1227 E. North Avenue

1333 E. North Avenue
1335 E. North Avenue
1337 E. North Avenue
1339 E. North Avenue

1205 E. Preston Street
1208 E. Preston Street
1212 E. Preston Street
1216 E. Preston Street
1218 E. Preston Street
1220 E. Preston Street
1222 E. Preston Street
1228 E. Preston Street
1232 E. Preston Street
1236 E. Preston Street

1610 E. Preston Street
1626 E. Preston Street

1617 Spring Street

XII EXHIBIT C: PROPERTIES FOR ACQUISITION AND DISPOSITION FOR REHABILITATION OR REDEVELOPMENT

In addition to those groups of properties to be acquired and disposed of for redevelopment (designated with Disposition Lot numbers on Exhibit 3 and in Exhibit B), the following properties are also being acquired and disposed of for rehabilitation or redevelopment. Certain properties listed below may be used in whole or in part, as rear or side yard space for adjacent property. The acquisition of properties adjacent to or abutting streets and alleys being closed will also include all rights, title and interest or any private rights of use in and to the adjacent streets, rights of way or alleys.

> *"Section 5. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the date it is enacted, except that involuntary acquisition of properties listed in Exhibit C takes effect on April 1, 2003"*
>
> -- Ordinance 02-458

1.	1800 N	BETHEL	ST
2.	1801 N	BETHEL	ST
3.	1802 N	BETHEL	ST
4.	1803 N	BETHEL	ST
5.	1804 N	BETHEL	ST
6.	1805 N	BETHEL	ST
7.	1806 N	BETHEL	ST
8.	1807 N	BETHEL	ST
9.	1808 N	BETHEL	ST
10.	1810 N	BETHEL	ST
11.	1812 N	BETHEL	ST
12.	1814 N	BETHEL	ST
13.	1816 N	BETHEL	ST
14.	1818 N	BETHEL	ST
15.	1820 N	BETHEL	ST
16.	1822 N	BETHEL	ST
17.	1824 N	BETHEL	ST
18.	1826 N	BETHEL	ST
19.	1828 N	BETHEL	ST
20.	1830 N	BETHEL	ST
21.	1832 N	BETHEL	ST
22.	1834 N	BETHEL	ST
23.	1836 N	BETHEL	ST
24.	1402 E	BIDDLE	ST
25.	1404 E	BIDDLE	ST
26.	1406 E	BIDDLE	ST
27.	1408 E	BIDDLE	ST
28.	1410 E	BIDDLE	ST
29.	1412 E	BIDDLE	ST
30.	1414 E	BIDDLE	ST
31.	1416 E	BIDDLE	ST

33.	1613 N	BOND	ST
34.	1626 N	BOND	ST
35.	1629 N	BOND	ST
36.	1630 N	BOND	ST
37.	1719 N	BOND	ST
38.	1722 N	BOND	ST
39.	1724 N	BOND	ST
40.	1736 N	BOND	ST
41.	1800 N	BOND	ST
42.	1804 N	BOND	ST
43.	1812 N	BOND	ST
44.	1813 N	BOND	ST
45.	1814 N	BOND	ST
46.	1819 N	BOND	ST
47.	1821 N	BOND	ST
48.	1824 N	BOND	ST
49.	1825 N	BOND	ST
50.	1836 N	BOND	ST
51.	1841 N	BOND	ST
52.	1216 N	BROADWAY	
53.	1218 N	BROADWAY	
54.	1220 N	BROADWAY	
55.	1222 N	BROADWAY	
56.	1224 N	BROADWAY	
57.	1226 N	BROADWAY	
58.	1228 N	BROADWAY	
59.	1230 N	BROADWAY	
60.	1232 N	BROADWAY	
61.	1234 N	BROADWAY	
62.	1236 N	BROADWAY	
63.	1238 N	BROADWAY	
64.	1240 N	BROADWAY	
65.	1242 N	BROADWAY	
66.	1244 N	BROADWAY	
67.	1246 N	BROADWAY	
68.	1248 N	BROADWAY	
69.	1250 N	BROADWAY	
70.	1252 N	BROADWAY	
71.	1254 N	BROADWAY	
72.	1256 N	BROADWAY	

73. 1300 N BROADWAY
74. 1302 N BROADWAY
75. 1304 N BROADWAY
76. 1306 N BROADWAY
77. 1308 N BROADWAY
78. 1310 N BROADWAY
79. 1312 N BROADWAY
80. 1314 N BROADWAY
81. 1316 N BROADWAY
82. 1320 N BROADWAY
83. 1322 N BROADWAY
84. 1324 N BROADWAY
85. 1326 N BROADWAY
86. 1406 N BROADWAY
87. 1408 N BROADWAY
88. 1410 N BROADWAY
89. 1412 N BROADWAY
90. 1414 N BROADWAY
91. 1416 N BROADWAY
92. 1418 N BROADWAY
93. 1420 N BROADWAY
94. 1422 N BROADWAY
95. 1424 N BROADWAY
96. 1426 N BROADWAY
97. 1428 N BROADWAY
98. 1430 N BROADWAY
99. 1432 N BROADWAY
100. 1434 N BROADWAY
101. 1436 N BROADWAY
102. 1438 N BROADWAY
103. 1440 N BROADWAY
104. 1442 N BROADWAY
105. 1500 N BROADWAY
106. 1506 N BROADWAY
107. 1508 N BROADWAY
108. 1510 N BROADWAY
113. 1520 N BROADWAY
114. 1522 N BROADWAY
115. 1524 N BROADWAY
116. 1526 N BROADWAY
117. 1528 N BROADWAY
118. 1530 N BROADWAY
119. 1532 N BROADWAY
123. 1540 N BROADWAY

124. 1542 N BROADWAY
125. 1600 N BROADWAY
126. 1602 N BROADWAY
127. 1604 N BROADWAY
128. 1606 N BROADWAY
129. 1608 N BROADWAY
130. 1610 N BROADWAY
131. 1612 N BROADWAY
132. 1614 N BROADWAY
133. 1616 N BROADWAY
134. 1618 N BROADWAY
135. 1620 N BROADWAY
136. 1622 N BROADWAY
137. 1624 N BROADWAY
138. 1626 N BROADWAY
139. 1628 N BROADWAY
140. 1630 N BROADWAY
141. 1632 N BROADWAY
142. 1634 N BROADWAY
143. 1636 N BROADWAY
144. 1638 N BROADWAY
145. 1640 N BROADWAY
147. 1702 N BROADWAY
148. 1704 N BROADWAY
149. 1706 N BROADWAY
150. 1708 N BROADWAY
151. 1710 N BROADWAY
152. 1712 N BROADWAY
154. 1716 N BROADWAY
155. 1718 N BROADWAY
156. 1720 N BROADWAY
157. 1722 N BROADWAY
158. 1724 N BROADWAY
159. 1726 N BROADWAY
160. 1728 N BROADWAY
161. 1730 N BROADWAY
162. 1732 N BROADWAY
163. 1734 N BROADWAY
164. 1736 N BROADWAY
165. 1738 N BROADWAY
166. 1740 N BROADWAY
167. 1800 N BROADWAY
168. 1802 N BROADWAY

170.	1806 N	BROADWAY	
171.	1808 N	BROADWAY	
172.	1810 N	BROADWAY	
173.	1812 N	BROADWAY	
174.	1814 N	BROADWAY	
175.	1816 N	BROADWAY	
176.	1818 N	BROADWAY	
177.	1820 N	BROADWAY	
178.	1822 N	BROADWAY	
179.	1824 N	BROADWAY	
180.	1826 N	BROADWAY	
181.	1828 N	BROADWAY	
182.	1830 N	BROADWAY	
183.	1832 N	BROADWAY	
184.	1834 N	BROADWAY	
186.	1608 N	CAROLINE	ST
188.	1634 N	CAROLINE	ST
189.	1641 N	CAROLINE	ST
190.	1717 N	CAROLINE	ST
191.	1728 N	CAROLINE	ST
192.	1729 N	CAROLINE	ST
193.	1730 N	CAROLINE	ST
194.	1800 N	CAROLINE	ST
195.	1801 N	CAROLINE	ST
196.	1802 N	CAROLINE	ST
197.	1808 N	CAROLINE	ST
198.	1810 N	CAROLINE	ST
199.	1812 N	CAROLINE	ST
200.	1814 N	CAROLINE	ST
201.	1815 N	CAROLINE	ST
202.	1821 N	CAROLINE	ST
204.	1828 N	CAROLINE	ST
205.	1829 N	CAROLINE	ST
206.	1830 N	CAROLINE	ST
207.	1840 N	CAROLINE	ST
208.	1301 N	CENTRAL	AVE
209.	1317 N	CENTRAL	AVE
210.	1319 N	CENTRAL	AVE
211.	1323 N	CENTRAL	AVE
212.	1325 N	CENTRAL	AVE
213.	1600	EARECKSON	PL
214.	1601	EARECKSON	PL
215.	1602	EARECKSON	PL
216.	1603	EARECKSON	PL
217.	1604	EARECKSON	PL
218.	1605	EARECKSON	PL
219.	1606	EARECKSON	PL

220.	1607	EARECKSON	PL
221.	1608	EARECKSON	PL
222.	1609	EARECKSON	PL
223.	1610	EARECKSON	PL
223.	1621	EARECKSON	PL
223.	1622	EARECKSON	PL
223.	1623	EARECKSON	PL
224.	1611	EARECKSON	PL
225.	1612	EARECKSON	PL
226.	1613	EARECKSON	PL
227.	1614	EARECKSON	PL
228.	1615	EARECKSON	PL
229.	1616	EARECKSON	PL
230.	1617	EARECKSON	PL
231.	1618	EARECKSON	PL
232.	1619	EARECKSON	PL
233.	1620	EARECKSON	PL
233 (1)	1621	EARECKSON	PL
233 (2)	1622	EARECKSON	PL
233 (3)	1623	EARECKSON	PL
234.	1201 N	EDEN	ST
235.	1511 E	LAFAYETTE	AVE
236.	1515 E	LAFAYETTE	AVE
237.	1601 E	LAFAYETTE	AVE
238.	1609 E	LAFAYETTE	AVE
239.	1611 E	LAFAYETTE	AVE
241.	1519 E	NORTH	AVE
242.	1525 E	NORTH	AVE
243.	1529 E	NORTH	AVE
244.	1533 E	NORTH	AVE
245.	1615 E	NORTH	AVE
245 (1)	1623 E	NORTH	AVE
246.	1625 E	NORTH	AVE
247.	1629 E	NORTH	AVE
248.	1631 E	NORTH	AVE
249.	1633 E	NORTH	AVE
250.	1635 E	NORTH	AVE
251.	1637 E	NORTH	AVE
252.	1518 E	PRESTON	ST
253.	1526 E	PRESTON	ST
254.	1528 E	PRESTON	ST
255.	Wd. 8 S4	Block 1102	L.127
256.	Wd. 8 S4	Block 1102	L.128
257.	Wd. 8 S4	Block 1102	L.129
258.	Wd. 8 S4	Block 1102	L.130

APPENDIX D

DESIGN GUIDELINES

Table of Contents

1. Introduction

2. New Construction Guidelines
    a. Residential Design Guidelines
    b. Other Property Guidelines

3. Property Rehabilitation Guidelines
    a. Residential Property Rehabilitation Standards
    b. Non-Residential Property Rehabilitation Standards

1. Introduction

The purpose of these guidelines is to support the principles and goals of the East Baltimore Revitalization Plan. The guidelines are organized in two sections: New Construction and Rehabilitation of Existing Properties.

The over-riding goal of the plan is to bring about the revitalization of East Baltimore as a vital and stable community within the City. The proposed investment in creating a biotechnology center will make it possible to attract investment and funding for neighborhood revitalization. The revitalization of the neighborhood and the development of the biotechnology complex must be coordinated to mutually reinforce each other. Therefore the design of buildings and public spaces should conform to a set of guidelines with the following objectives:

A Guide the orderly development of a mixed-use urban center for the growing biotechnology industry and related businesses and services.
B Ensure a quality of residential development that will revitalize surrounding neighborhoods with a combination of new construction and property rehabilitation.
C Create a continuous pedestrian-friendly and stable environment for businesses and residents.
D Provide convenient, sufficient and inconspicuous parking to serve the new businesses.
E Strengthen and reinforce Broadway as a unique urban boulevard by preserving its historical and architectural character and its role as the spine from Fells Point to North Avenue.

These guidelines are included in the five Urban Renewal Area Plans that make up the East Baltimore Revitalization Area. They include Broadway East, Middle East, Oliver, Johnston Square and Gay Street I.

The sections apply to the areas indicated on the plan:

Residential and Non-Residential New Construction and Property Rehabilitation Standards

Waivers

These guidelines may only be waived by the Commissioner of the Department of Housing and Community Development (DHCD), after review and comment of East Baltimore Development Incorporated (EBDI).

Full waivers to these guidelines will not be granted. Waivers to specific provisions will only be considered on a case-by-case basis. Requests for waivers must be submitted in writing to the Department of Housing and Community Development and EBDI. They must include adequate drawings and explanations in support of the waiver request.

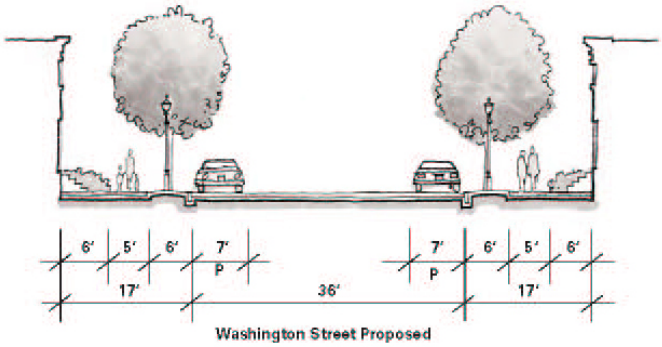
2. New Construction Guidelines

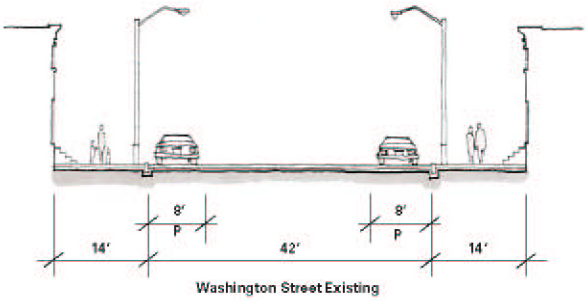
a. Residential New Construction Guidelines

The East Baltimore Revitalization Plan calls to transform the image of East Baltimore into a traditional, stable, safe neighborhood with Baltimore-style architecture, street patterns, landscaping and public open space. This strategy proposes a mixed-use, mixed-income neighborhood that integrates new construction with renovation to provide a wide variety of housing types. It reinforces Broadway as a landscaped boulevard and establishes strong residential addresses. Most importantly, the East Baltimore Revitalization Plan intends to preserve and celebrate the architectural, cultural and social history of Historic East Baltimore.

The creation of a marketable environment for new residential development is based on the following principles:

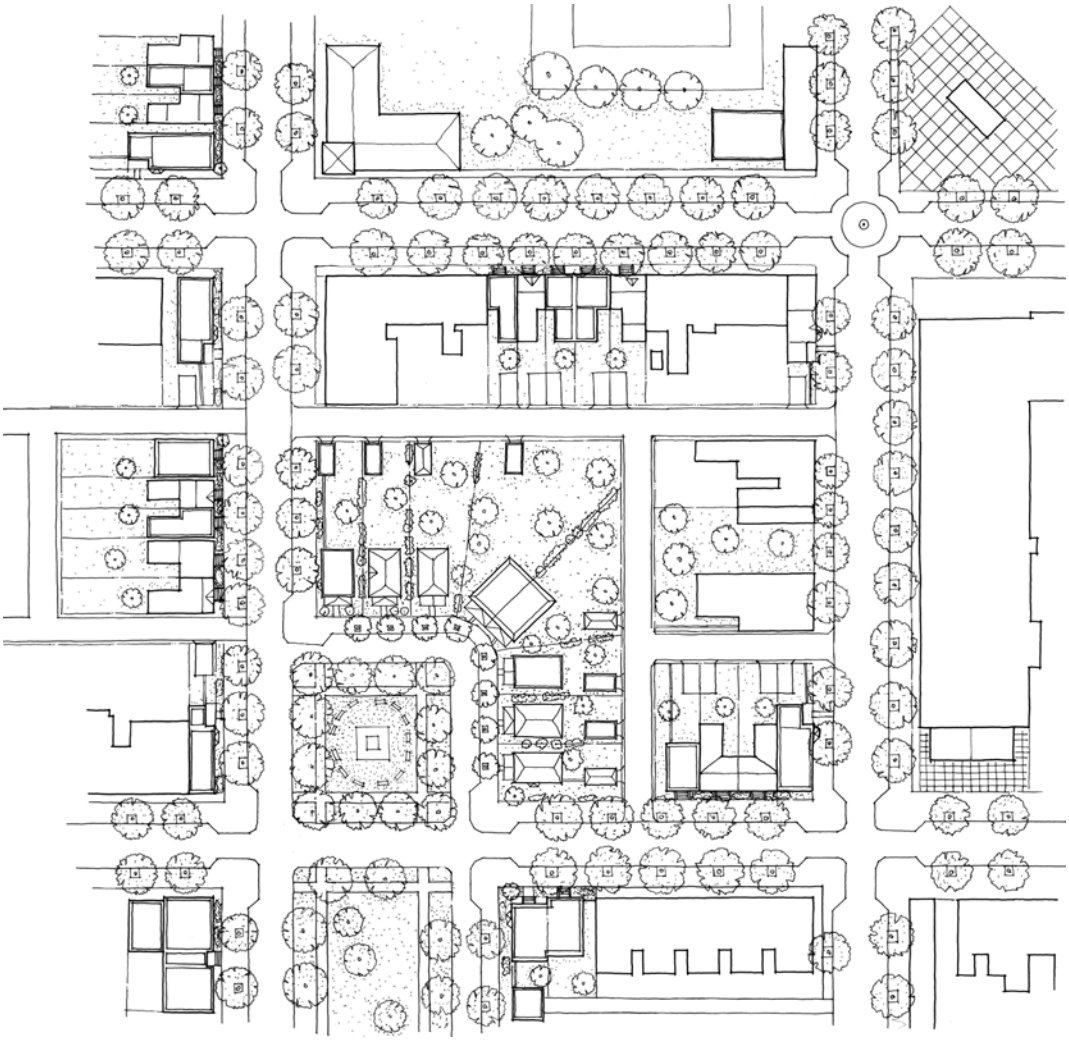
- Buildings should completely enclose each block to enhance the urban character of the neighborhood.
- As part of developing the urban character envisioned in the East Baltimore Revitalization Plan, streets should be narrowed.
    - Washington, Wolfe and Chester Streets from Madison to Biddle will be narrowed to a 36-foot cartway to create a new streetscape while maintaining a free flow regional through street.
    - Ashland, Eager and Chase Streets from Broadway to Collington Street or the railroad tracks will be narrowed to a 28-foot cartway to create slow flow local streets.
    - McDonough, Rutland and Castle Streets from Madison to Biddle will be narrowed to a 24-foot cartway to create yield flow neighborhood streets.
- All public and private spaces must be defined, avoiding empty spaces where uses are unclear.
- Buildings must be designed to enhance the public realm, with emphasis on well-defined and properly oriented pedestrian entrances. Separate auto access to any interior parking should be provided at limited points for each block.
- Buildings should be finished in materials that evoke masonry construction. Brick is required for facades visible from the street.
- New buildings must blend with the traditional architectural character of the city.





1. Building Placement

Setbacks vary from zero to ten feet, depending on several factors. New houses immediately adjacent to existing units will match the setback line. In all other conditions, a maximum setback of 10 feet is permitted. A setback of 6 feet or more allows adequate space for a stoop, steps, and plantings to soften the character of the streets. With a setback of 10 feet, porches may be provided as indicated in the plan diagram below.



2 Street Façade Guidelines:

Street façade guidelines ensure that streets are lined with buildings that have sufficient windows and doors to create a safe and animated public realm. Front doors must face the street, not side yards. 40-60% of the lineal horizontal dimension of the façade of each floor shall be windows or openings. Dark tinted or mirrored glass is not permitted.

3 Building Height Guidelines:

Building heights shall be similar to the surrounding houses to ensure that new houses fit in with the existing neighborhood fabric. The maximum height is four stories.

4 Curb Cuts and Servicing:

All curb cuts shall be designed to minimize impact on the pedestrian environment. One curb cut per block is permitted on typical block fronts of up to 350 feet in length; two curb cuts per block for longer blocks.

Servicing areas such as dumpsters must be internal to the blocks and accessed through alleys, and not through the neighborhood streets. Trash collection should always be accommodated on alleys.

Alleys shall be screened from the pedestrian view as much as possible, with building façades and/or site walls with landscaping. Openings shall be limited to the vehicular cartway and minimum pedestrian access.

5 Parking:

All off-street parking must be accessed from rear alleys. At least one space per unit shall be provided. All parking must be accommodated on the property associated with the unit.

6 Architectural Guidelines:

Architectural guidelines ensure that new homes will be integrated into the fabric of the historic neighborhood.

Massing**:** Buildings should have simple massing with an articulated base, middle, and top, and fit with the urban context.

Roofs**:** Roofs can be flat or sloped in traditional Baltimore styles.

Materials and Colors**:** All street-facing façades must be standard modular clay brick. Brick colors should be consistent with Baltimore traditions and may vary from building to building to create variety. The brick color must be consistent within a given façade. Accent brick trim in a different color is permitted. Façades interior to the block may be stucco or siding.

Openings: Openings must be vertical in proportion and consistent with historic traditional styles. Occasional use of special windows such as bays, boxes, dormers, and pairs as illustrated in the perspective drawings is encouraged.

b. Non-Residential New Construction Guidelines

Non-residential new construction guidelines apply to all mixed use, commercial, and institutional buildings and additions. Mixed-use buildings are encouraged throughout the neighborhood along main streets, including Wolfe, Washington, and Rutland, and at main intersections throughout the neighborhood. The goal is to create safe and stable streets with active street fronts and to provide an articulated context for the various parts of the redevelopment of the neighborhood in the context of existing historic buildings.

Institutional buildings and additions must comply with the non-residential new construction guidelines with the exception of building placement requirements. Institutional buildings should build on and complement the historic character of the neighborhood and should relate to public open space.

1 Building Placement

Objective: The East Baltimore Revitalization Plan encourages a variety of related buildings integrated into the urban context on pedestrian-oriented streets. The guidelines establish build-to lines to create street façades that define public space. This ensures that the streets are animated and safe.

New buildings immediately adjacent to existing buildings will match the setback line. Other new non-residential buildings shall have no setback from the public right of way.
New institutional buildings and additions setbacks can vary from these guidelines.

2 Street Façade Guidelines

Objective: Street façade guidelines ensure that streets are lined with buildings that have sufficient windows and active ground floor uses to create a safe, secure, humane, and animated public realm. The guidelines require that:

- All businesses must have active uses on the ground floor on street-facing façades. Active uses can include retail businesses, cafes, or offices with windows facing the street.
- On the ground floor, at least 70% of the lineal horizontal dimension of the façade must be windows or doors. Glass on the ground floor must be clear vision glass; no dark tinted or mirrored glass is permitted.
- Upper floors must have street-facing windows to provide "eyes on the street." 40-60% of the lineal horizontal dimension of the façade of each floor shall be windows or openings. Dark tinted or mirrored glass is discouraged.
- Main entrances shall face the street, not back alleys or parking lots.

3 Building Height Guidelines

In order to integrate non-residential uses into the neighborhood, buildings must be compatible in height and scale with adjacent buildings. All building heights are measured from the curb adjacent to the building. The maximum height is four stories, except where specifically permitted by zoning.

4 Curb Cuts and Servicing Guidelines

Objective: To minimize the impact of parking lot entrances, service, and loading areas on the pedestrian environment; and to provide an efficient and effective servicing environment to fulfill the needs of all neighborhood uses.

Curb Cuts: All curb cuts shall be designed to minimize impact on the pedestrian environment. One curb cut per block is permitted on typical block fronts of up to 350 feet in length; two curb cuts per block for longer blocks.

Loading and Servicing: Loading and servicing areas must be internal to the blocks and accessed through alleys, and not through the neighborhood streets. No service doors shall face any streets or parks.

Alleys: Alleys shall be screened from the pedestrian view as much as possible, with building façades and/or site walls with landscaping. Openings shall be limited to the vehicular cartway and minimum pedestrian access.

5 Parking Guidelines

Objective: To minimize the impact of parking on the character of pedestrian spaces and the residential neighborhood, while providing sufficient and convenient parking for all neighborhood uses.

Surface Parking: Surface parking shall not front on neighborhood streets. All surface parking lots shall adhere to the following guidelines:

Screening: Where surface parking lots are visible from any street, 24 inch to 36 inch high solid masonry construction is required to screen bumpers, tires, and headlights. Any screening above 36 inches must be metal picket style on the masonry base. The solid screening area may be substituted with masonry pilasters with dense planting areas and a metal picket style fence.

Lighting of parking lots should be controlled enough to not disturb surrounding residences. Lighting should be of a scale compatible with the residential character of the neighborhood. Lighting fixtures should be decorative, dark colored lampposts, compatible with the architecture of the neighborhood.

6 Architectural Guidelines

Objective: Architectural guidelines ensure that new buildings will be integrated into the urban fabric of East Baltimore, and complement the historic character of the neighborhood while allowing for architectural variety.

Massing: Buildings should be designed to have an articulated base, middle, and top.
Roofline articulation: rooflines must be articulated.

Openings: Openings shall be vertically proportioned; where grouped they should have substantial muntins to create vertical appearance.

Materials: All street-facing façades must be standard modular clay brick. Brick colors should be consistent with Baltimore traditions and may vary from building to building to create variety. Façades interior to the block may be stucco or siding.

7 Sign Guidelines

General requirements:
All new and replacement signs must follow the guidelines.

- All signs shall be designed to be compatible with the individual building design.
- When any existing signs are removed, any holes or other damage shall be patched and painted as necessary to match the existing wall surface, and all unused brackets and conduits shall be removed.
- All lighting and electrical elements such as wires, conduits, junction boxes, transformers, ballasts, switches and panel boxes must be concealed from view.

Size/ Placement:

- The total area of signs for a building façade may not exceed 2 square feet per linear foot of building frontage. This total area includes window signs, awning signs, logos, product signs, temporary signs or any other signage.
- Signs may be placed with the top edge of the sign no higher than the bottom of the second story window where windows exist, or 20 feet above grade level if no windows exist.

- Signs must be placed to fit within the architectural modules of the building.
- Signs shall not be placed so as to obstruct windows, storefronts, or cornices.
- In no case shall a sign extend above a roofline.
- A sign shall be permitted at secondary entrance doors but shall not exceed six square feet in size.

Flat Signs:

- Flat signs shall be placed parallel to the building face and shall not project more than 12 inches from the surface of the building.

Painted Signs and Cutout Letters:

- Painted signs on building surfaces or use of separate cutout letters shall be permitted in accordance with the above limits for flat signs.

Lighting

- Internally lit box signs are prohibited.
- Lit awning signs are prohibited.
- Individual letter lit signs are permitted.

Projecting Signs:

- Projecting signs shall not extend more than five feet beyond the building surface.
- Signs may be placed with the top edge of the sign no higher than the bottom of the second story window where windows exist, or 20 feet above grade level if no windows exist.
- All signs shall be double-faced with a maximum thickness of 12 inches.
- All sign and mounting hardware (including brackets, hanging mechanisms, and frames) must be painted black or a neutral color (gray or tan).

Window Signs:

- No temporary or permanent sign affixed or placed against the inside surface of a show window shall exceed 20% of the area of that show window.
- Lettering applied to ground floor show windows or entrance doors shall be permitted providing that characters do not exceed two and one-half inches in height.

Awning Signs:

- Painted, flat, or inlaid signs on awnings and canopies are permitted.

Prohibited Signs:

- No free standing signs.
- Flashing or moving signs other than barber poles shall not be permitted.
- Roof top signs, signs above the parapet of a building, billboards, or outdoor advertising signs painted or mounted on structures shall not be permitted.
- Temporary rooftop signs or building mounted banners may be used for the purpose of employment, recruitment or leasing subject to the provisions of the Zoning Ordinance of Baltimore City.

3. Rehabilitation Guidelines

a. Residential Property Rehabilitation Guidelines

East Baltimore's distinct architectural character should be upheld and strengthened in the revitalization of the neighborhood. The objective of the rehabilitation guidelines is to provide guidance in strengthening the historic legacy of the neighborhood while meeting market demands. In order to build on the architectural heritage of the neighborhood, maintenance and restoration projects should strive to be compatible with their historic context.

The property rehabilitation guidelines apply to all residential properties designated for rehabilitation over and above the codes and ordinances of the City of Baltimore.

1 Exterior Walls

- All exterior front and/or sidewalls that have not been wholly or partially resurfaced or built over, shall be repaired, cleaned or painted in an acceptable manner. Brick walls shall be pointed where necessary. Painted masonry walls shall have loose material removed and painted a single color except for trim (cornice, window frames, door, etc.) which may be another color. Patched walls shall match the existing adjacent surfaces as to material, color, bond, and joining.
- Resurfacing of existing brick façades must be done in standard modular clay brick; resurfacing with materials such as formstone, wood siding, structural glass veneer, aluminum siding, etc. shall not be permitted. Rear and sidewalls may be resurfaced with stucco-like materials in neutral colors.
- Existing siding and unpainted formstone may remain if it is in good condition and needing minimal repair. It may not be painted.
- Chimneys, elevator penthouses or any other auxiliary structures on the roofs shall be repaired and cleaned as required for rear and side walls. Any construction visible from the street or from other buildings shall be finished so as to be harmonious with other visible building walls.
- Chimneys must be standard modular clay brick.
- Foundations must be patched with like materials.
- Cleaning of masonry façades by means of sandblasting shall not be permitted, except where sandblasting is determined by the Commissioner of the Department of Housing and Community Development to be the only feasible means of surface cleaning and where, in the Commissioner's opinion, it will not cause damage to historic building materials.

2 Windows and Doors

- All windows must be tight fitting and have sashes of proper size and design for their historic context. Sashes with rotten wood, broken joints, or broken or loose mullions or muntins shall be replaced.
- Replacement windows must use the entire existing opening. Wood is preferred as replacement material, vinyl is acceptable.
- Selecting correct replacement windows is key to maintaining the architectural integrity of the neighborhood. Replacement windows should match the historic windows they are replacing, in pattern, mullion and frame size.
- Existing masonry openings may not be enlarged except to accommodate contemporary door dimensions. If necessary to enlarge an opening, the entire masonry opening, door and transoms must be enlarged. The opening must be cut cleanly and finished as appropriate.
- Window and door openings in the front of the building shall not be filled or boarded.
- Enclosures or security grilles and screens should be as inconspicuous as possible and compatible with other elements of the façade. Solid or perforated metal security devices are not permitted.
- Dormer windows on roofs sloping toward the street shall be retained and repaired or replaced in an appropriate manner to preserve their original architectural design.
- Special windows, such as bays, boxes and dormers, should be refurbished when possible, and when necessary replaced with quality facsimiles.
- Historic wood front doors may be replaced with steel doors, but must harmonize with the historic context. Both wood and metal doors should have a panelized appearance. Glazing is encouraged.

3 Trim

- All structural and decorative elements shall be repaired or replaced in a workmanlike manner to match as closely as possible the existing materials and construction. All cornices shall be made structurally sound, and rotted or weakened portions shall be removed and repaired or replaced to match as closely as possible the existing cornice. All exposed wood shall be painted.
- Existing cornices that have been covered with aluminum or vinyl siding and are in good repair may remain. No new installations of siding to cover cornices will be acceptable. Damaged or worn cornices must be repaired or replaced with wood or specially made molded exterior trim.
- Unique trim on many homes in East Baltimore is difficult to replicate and should be preserved and restored when possible.

4 Lighting

- Residential lighting outside the public right-of-way should be the minimum required to provide at least some illumination on all walks and porches. Decorative, dark colored lampposts, compatible with the architecture of the house, are encouraged on single-family lots. Similar porch lights or wall lanterns are encouraged on all buildings.

5 Properties/ Yards/ Fencing

- **Ancillary structures:** Such as trash enclosures, are to be integrated into the landscape and screened from public view with shrubs, hedges, fences, walls, or a combination of these elements. Trash enclosures and screening should blend in with the landscape and surrounding environment.

- **Mechanical Units**: Air conditioning units and other mechanical equipment should also be screened from public view using similar methods.

- **Mobility Impaired Ramps**: When mobility impaired ramps are necessary, they should be attached to the back or side of a residence. Side ramps that are visible from the street should incorporate the same architectural vocabulary as front porches. Two sets of rails should be provided – a grab rail parallel to the ramp to assist the user, and a level handrail to relate the addition to its context.

- **Front and side yard fencing**: Is recommended primarily on corner lots adjacent to the sidewalk. These fences should be black metal pickets and shall not exceed 36 to 42 inches in height. Brick or stone piers are encouraged at 90-degree transitions and street intersections. A brick or stone base can also be used in combination with the transparent metal pickets. Front and side yard fences can be located adjacent to the sidewalk with landscaping planted between the fence and the façade of the house.

- **Front yard / back yard fencing**: Is recommended to extend between a building and an alley or garage and between adjacent buildings. These fences shall be a transparent style with pickets 36 to 48 inches in height. Low hedges may be planted to the street side of these fences to soften their appearance.

- **Screening (privacy fencing)** is permitted around back yards. It may be opaque to a maximum of 48 inches. There may be up to an additional 24 inches of fence in a lattice or picket style.

6 Additions/garages

- Additions and garages visible from any street must be designed to blend with the architecture of the existing residence. Garages shall be accessed from rear alleys.

b. Non- Residential Property Rehabilitation Guidelines

East Baltimore's distinct architectural character extends beyond its homes to its businesses, institutions, and industrial buildings. This character should be upheld and strengthened in the revitalization of the neighborhood. The objective of the rehabilitation guidelines is to animate the streets of this traditionally mixed-use area. In order to build on the architectural heritage of the neighborhood, maintenance and restoration projects should strive to be compatible with their historic context.

The property rehabilitation guidelines apply to all non-residential properties designated for rehabilitation over and above the codes and ordinances of the City of Baltimore.

In the non-residential rehabilitation, all the residential guidelines apply plus the following additional requirements.

1 Exterior Walls

- The use of formstone, non-ceramic brick, woodshakes, simulated woodshakes, pebble board, plywood, aluminum lap siding, and vinyl siding shall be prohibited in the future on façades of buildings facing any street.
- Awnings are permitted, and must be designed to be compatible and harmonious with the architectural character of the existing and surrounding buildings. Lettering on awnings is considered signage. See signage guidelines.
- Existing miscellaneous elements on façades visible from any street, such as empty electrical or other conduits, unused sign brackets, etc., shall be eliminated.
- Chimneys, elevator penthouses or any other auxiliary structures on the roofs shall be repaired and cleaned as required for rear and side walls. Any construction visible from the street or from other buildings shall be finished so as to be harmonious with other visible building walls.

2 Windows and Doors

- Windows not visible from the street shall be kept properly repaired or, with Fire Department approval, the openings may be properly closed to match the material, design and finish of the adjacent wall.
- A show window as a part of the building façade shall be defined to include the building face and the entrance area leading to the door, the door and sidelights and transoms and all display platforms and 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. Show windows and entrances shall be designed to be compatible and harmonious and consistent with the scale and character of the existing structures.

- Security grilles and screens shall be designed to be compatible and harmonious and consistent with the scale and character of the existing structures. Enclosures and housings for security grilles and screens should be as inconspicuous as possible and compatible with other elements of the façade. All new and existing screens and grilles visible from streets must be constructed so they can be opened or removed. Such screens and grilles shall be opened or removed during the normal operating hours of the business.
- Windows shall not be dark tinted or mirrored.
- Solid or permanently enclosed or covered store fronts shall not be permitted, unless treated as an integral part of the building façade using wall materials and window detailing compatible with the upper floors.
- All damaged, sagging or otherwise deteriorated storefronts, show windows or entrances shall be repaired when possible. If restoration is not feasible, replacements shall be designed to be complementary and harmonious with the architectural character of the building.
- Dormer windows on roofs sloping toward the shopping street shall be treated in accordance with the same criteria as building fronts.

3 Properties/ Yards/ Fencing

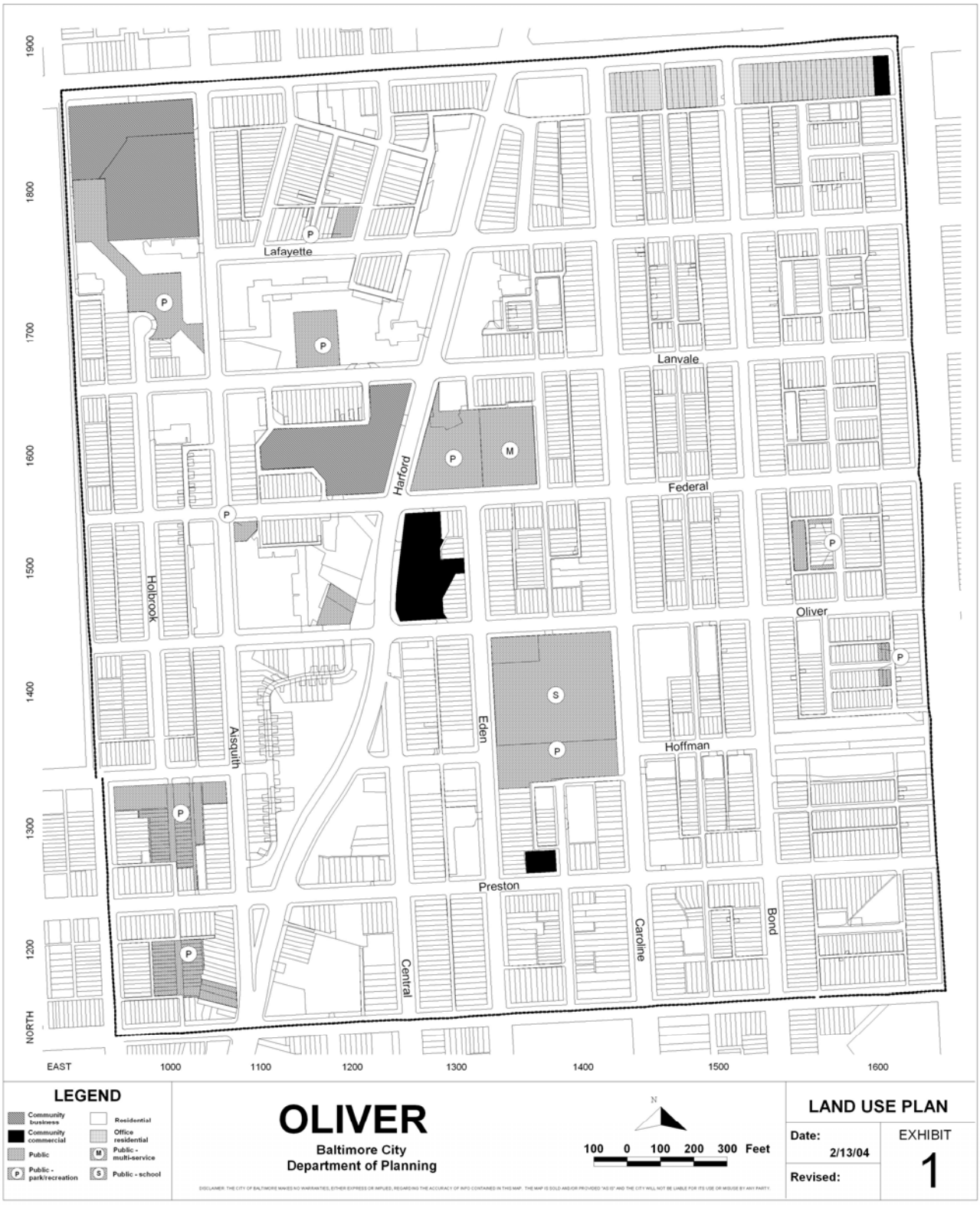
- Any mechanical equipment placed on a roof shall be located as to be hidden from view from the streets, and to be as inconspicuous as possible from other viewpoints. Equipment shall be screened with suitable elements of a permanent nature and finished so as to harmonize with the rest of the building. Where such screening is impossible or impractical, equipment shall be installed in a neat, presentable manner and shall be painted in such a manner as to minimize its visibility.
- Television and radio antennae shall be located so as to be as inconspicuous as possible.
- Roofs shall be kept free of trash, debris, or any other element that is not a permanent part of the building or a functioning element of its mechanical or electrical system.
- Where a rear yard exists or is created through the demolition of structures, the rear yard shall be enclosed along the sides and rear property lines by a wall or fence that is opaque to a minimum height of 48 inches with 24 inches of transparent fencing (lattice) above.
- Screening is required around all outdoor refuse storage areas. These fences must be opaque to a minimum height of 48 inches with 24 inches of transparent fencing (lattice) above. Screening must be stained or painted a very dark color to blend in with the surrounding landscape.
- Ancillary structures: Ancillary structures, such as trash enclosures, are to be integrated into the landscape and screened from public view with shrubs, hedges, fences, walls, or a combination of these elements. Trash enclosures and screening must blend in with the landscape and surrounding environment.
- Mechanical Units: Air conditioning units and other mechanical equipment should also be screened from public view using similar methods.

4 Additions/ Garages

- Additions and garages visible from any street must be designed to blend with the architecture of the existing residence. Garages shall be accessed from rear alleys.

5 Parking/ Servicing

- All parking and servicing shall be accessed from rear alleys.
- No service doors shall face any streets or parks.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Department of Planning
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LAND USE PLAN
Date: 2/13/04
Revised:
EXHIBIT
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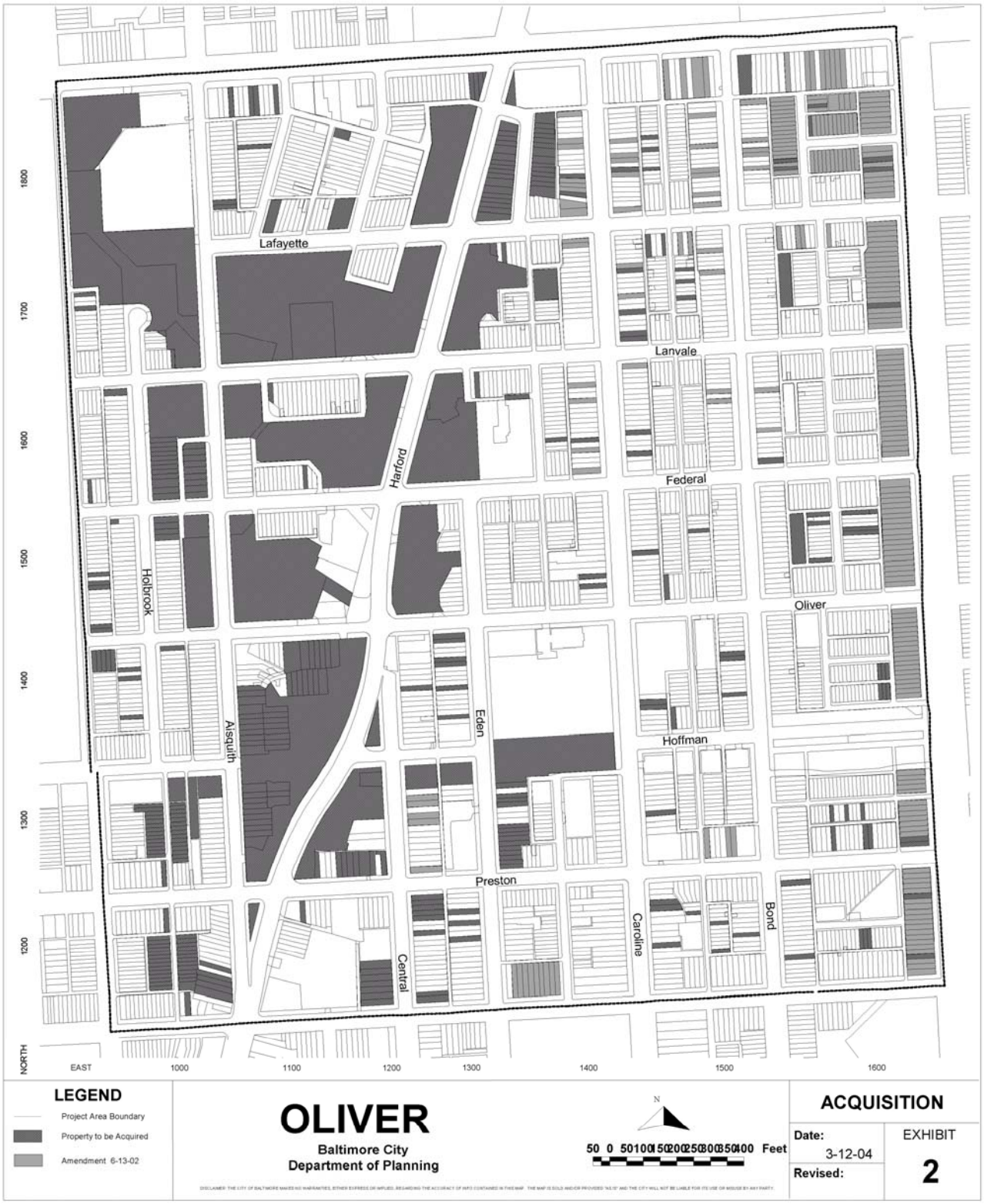

LEGEND

- Project Area Boundary
- Property to be Acquired
- Amendment 6-13-02

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Baltimore City
Department of Planning

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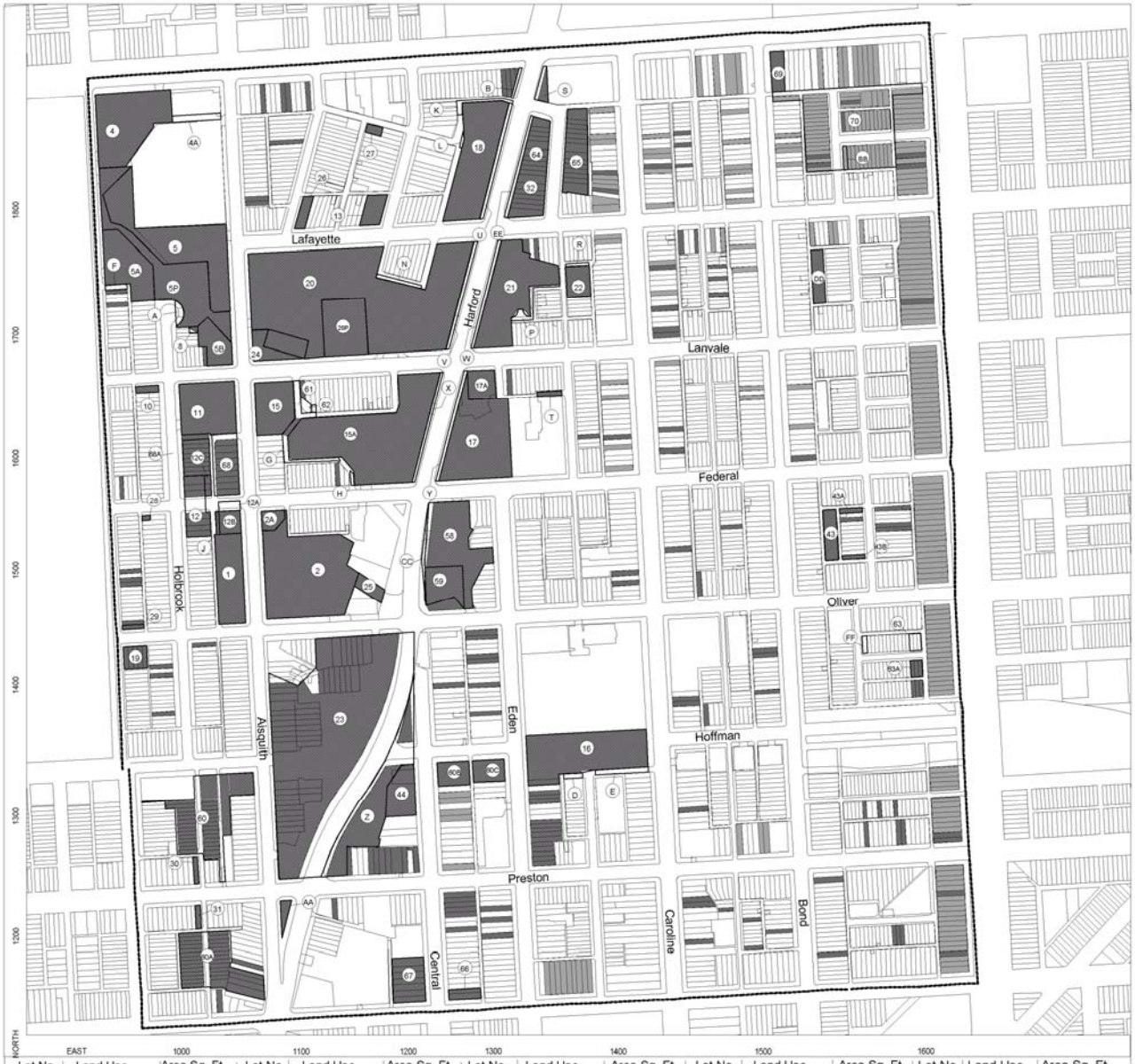
ACQUISITION

Date: 3-12-04	EXHIBIT
Revised:	2



Lot No.	Land Use	Area Sq. Ft.	Lot No.	Land Use	Area Sq. Ft.	Lot No.	Land Use	Area Sq. Ft.	Lot No.	Land Use	Area Sq. Ft.	Lot No.	Land Use	Area Sq. Ft.
1	Residential	21,306	15A	Residential	4,050	31	Residential	1,015	66	Residential	2,940	R	Right of Way	846
2	Residential	63,221	16	Firehouse	3,654	32	Residential	28,035	67	Residential	13,200	S	Right of Way	3,350
2A	Public Park	3,134	17	Residential	2,772	43	Public Park	5,850	68	Residential	12,240	T	Right of Way	740
4	Community Business	37,780	17A	Residential	1,440	43A	Public Park	980	68A	Residential	9,600	U	Right of Way	4,620
4A	Community Business	1,438	18	Residential	368	43B	Public Park	1,003	69	Office - Residential	4,520	V	Right of Way	5,052
5	Residential	43,962	19	Residential	845	44	Residential	11,886	70	Residential	67,275	W	Right of Way	4,760
5A	Residential	22,957	20	Residential	1,270	58	Commercial	32,789	A	Right of Way	875	X	Right of Way	1,700
5B	Residential	10,074	20P	Community Business	76,653	59	Commercial	11,195	B	Right of Way	1,186	Y	Right of Way	4,048
5P	Public Park	30,905	21	Public Park	42,523	60	Public Park	35,374	D	Right of Way	766	Z	Right of Way	59,894
8	Residential	479	22	Public Park	57,995	60A	Public Park	34,035	E	Right of Way	2,560	AA	Right of Way	7,296
10	Public Park	1,102	23	Residential	6,314	60B	Public Park	6,770	F	Right of Way	1,058	BB	Right of Way	949
11	Residential	25,658	24	Residential	39,035	60C	Public Park	6,100	G	Right of Way	5,471	CC	Right of Way	7,587
12	Public Park	12,976	25	Residential	4,550	61	Residential	647	H	Right of Way	640	DD	Right of Way	4,800
12A	Residential	1,776	26	Residential	147,744	62	Residential	522	J	Right of Way	420	EE	Right of Way	23,450
12B	Residential	5,180	27	Public Park	21,613	63	Public Park	1,750	K	Right of Way	1,274	FF	Right of Way	700
12C	Residential	720	28	Residential	42,645	63A	Public Park	1,750	L	Right of Way	300			
13	Public Park	4,810	29	Residential	6,418	64	Residential	21,293	N	Right of Way	648			
15	Residential	17,463	30	Residential	175,730	65	Residential	13,356	P	Right of Way	2,448			

LEGEND

- Project Area Boundary
- Dispotition lot
- Property with Rehabilitation Structure

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DISPOSITION

Date: 3-11-04

Revised:

EXHIBIT

3

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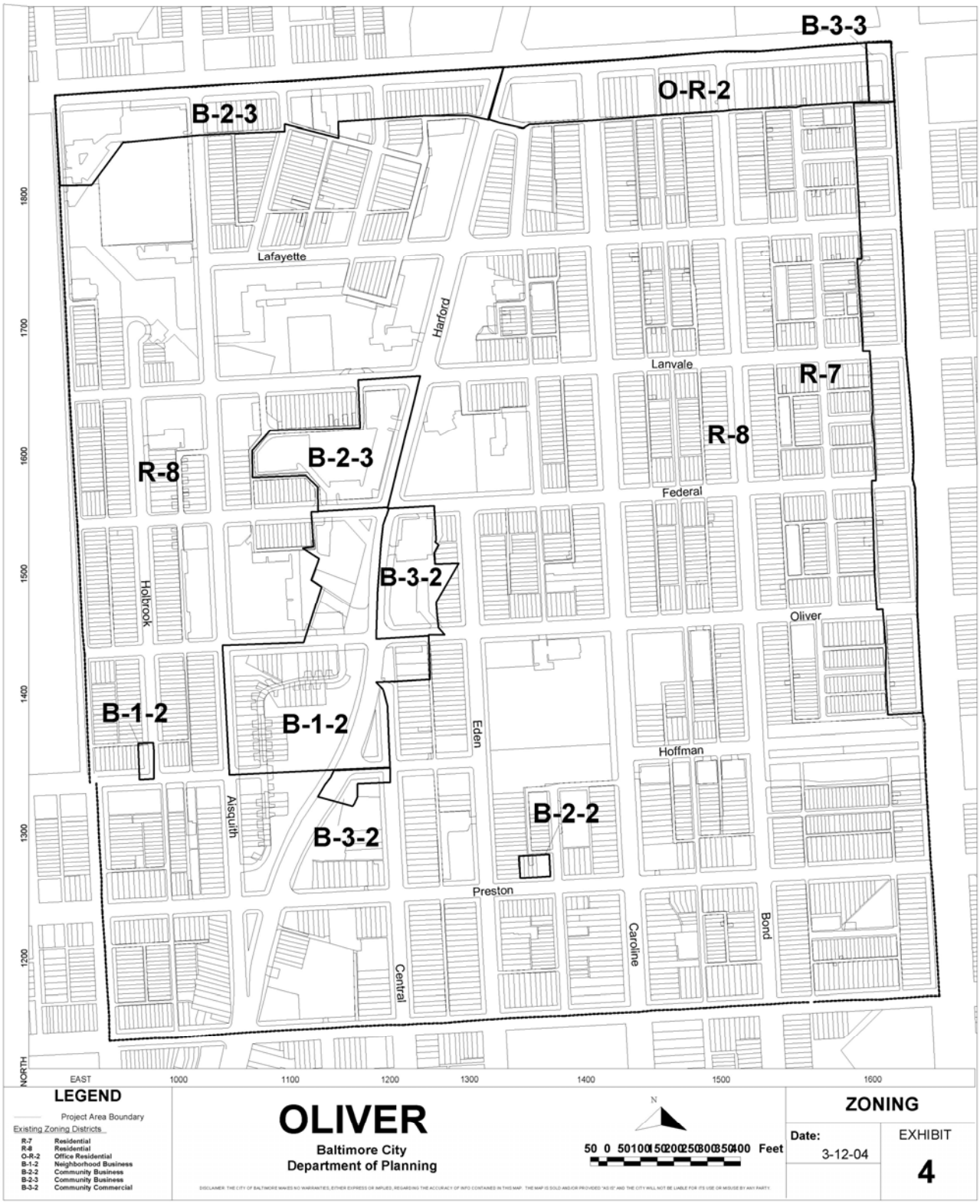

LEGEND

Project Area Boundary

Existing Zoning Districts

R-7	Residential
R-8	Residential
O-R-2	Office Residential
B-1-2	Neighborhood Business
B-2-2	Community Business
B-2-3	Community Business
B-3-2	Community Commercial

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ZONING

Date: 3-12-04

EXHIBIT **4**

EXHIBIT 5

UNANIMOUS WRITTEN CONSENT OF THE BOARD OF DIRECTORS OF
EAST BALTIMORE DEVELOPMENT, INC. ("EBDI")

November 8, 2002

The undersigned, being all the Directors of EBDI, a Maryland non-stock corporation, in accordance with Sections 2-408(c) of the Corporations and Associations Article of the Annotated Code of Maryland, do hereby jointly take the actions set forth in lieu of holding a formal meeting of the Directors, and to evidence their waiver of any right to dissent from such actions, do hereby consent as follows effective as of the date noted above:

WHEREAS, EBDI was organized for the purpose of, among other things, coordinating and implementing the development and integration of a state-of-the-art, scientific, high technology, research and business biotech facility and incubator park north of the Johns Hopkins Medical Campus in the City of Baltimore as part of a comprehensive physical redevelopment and community reinvestment plan to preserve, improve, revitalize and rebuild the urban infrastructure and quality of life for the residential and business communities of East Baltimore (the "Project"); and

WHEREAS, one of the tasks of EBDI is to assist the City, including the Department of Housing and Community Development, in administering community relocation benefits for the Project, which will enable eligible residents in affected neighborhoods whose properties have been acquired for the proposed redevelopment to relocate to comparable housing through disbursement of public and private relocation funds, rental vouchers and moving expenses, and to provide relocation services and counseling attendant thereto, all with the objective of improving quality of life, improving living conditions, and increasing economic and social opportunities for families affected by relocation; and

WHEREAS, in furtherance of the preceding recitals, EBDI is developing a relocation plan (the "Relocation Plan") which is designed to provide residents in the Project area with a clear and concise description of the relocation benefits available, benefit eligibility requirements, the timing of various activities associated with the relocation program, the availability of counseling and advocacy services, and other critical information necessary for affected individuals, families and businesses to make timely and informed decisions regarding relocation; and

WHEREAS, it is EBDI's desire that the purposes and principals espoused herein and incorporated in the Relocation Plan be reduced to writing and adopted in a resolution by the Board of Directors of EBDI, to be used as a guide by EBDI in the implementation of the Relocation Plan, to build greater trust between EBDI and residents of the Project area, and to provide a measure of accountability with respect to EBDI's activities, and that such resolution be made available to members of the community affected by the Project and the public at-large.

NOW THEREFORE, BE IT RESOLVED: that EBDI shall coordinate and implement the Relocation Plan in a manner which seeks out and incorporates the views and preferences of community residents, provides families and individuals with a genuine choice of quality, appropriate and healthy relocation options and offers such options at the same time that relocation offers are presented, ensures that the vast majority of families and individuals will not be involuntarily required to relocate multiple times, ensures that young children's education is minimally disrupted by the relocation process, provides individuals and families with transitional counseling both before and after their relocation, helps families and individuals avoid predatory lending practices and support efforts that prevent such practices from taking place, ensures that all individuals and families have access to objective information about services, organizations, and resources in their new neighborhoods, and ensures that families relocating to communities other than East Baltimore receive help in acclimating to their new neighborhoods; and

FURTHER RESOLVED, that EBDI shall endeavor to disseminate core information about the relocation initiative and its implementation in a manner that is clear, concise and understandable to the affected residents. The Relocation Plan shall specify, for example, when the relocation process shall begin, the timing of relocation phases, the amount of time families will have to assess information, consider their options and make decisions, the availability of new and renovated housing in the Project area, and the logistics of physical relocation. The Plan shall also address such issues as the benefits available under the Plan (including the availability of supplemental benefits to owners and renters within the Project area who owned or rented their residence at the time of the introduction of the most recent bills amending the Urban Renewal Plans for the affected neighborhoods), geographic restrictions (if any), considerations for the elderly and other populations with special circumstances, homeowners who become interim renters, relocated families who choose to move back to the Project area, adapting benefits for owners who have paid off mortgages, defining eligibility requirements for owners and renters, and supporting rent-to-own initiatives; and

FURTHER RESOLVED, that EBDI shall not proceed with involuntary, occupied property acquisition or resident relocation until the Relocation Plan has been formalized following legal and community review and adoption by the Board of Directors of EBDI by special majority vote; and

FURTHER RESOLVED, that EBDI shall develop a comprehensive database in order to assist in the implementation of the Relocation Plan, which is based on quantitative and qualitative data concerning the affected communities and its (*sic!*) residents. The database shall include, at a minimum, information about the number of families and others affected by their relocation, their demographics, and relevant family circumstances. The database shall also include information about the physical characteristics of existing housing opportunities, including the amount and condition of available housing, and a current and complete profile of newly constructed and recently rehabbed housing, as well as the availability of necessary neighborhood family support services. The database shall also include qualitative information that provides insight into issues such as family housing preferences, resident's knowledge about the relocation program, and particular concerns and circumstances that may influence the direction of the Relocation Plan. From this comprehensive database, family and neighborhood profiles should be created in order to help EBDI and others involved in the implementation of the Relocation Plan understand, anticipate and predict family needs, issues and desires; and

FURTHER RESOLVED, that EBDI shall assure the provision of counselors who can provide families with advice and assistance concerning a variety of issues likely to arise during the relocation process. This counseling, which shall be provided free of charge, shall include such areas as financial advice (e.g., purchasing and selling homes, real estate appraisals, mortgage lending, repairing credit, etc.), health and personal counseling (e.g., special assistance to the elderly and other segments of the population with specialized needs), legal counseling (e.g., title searches, deed transfers, avoiding predatory lending practices, etc.) and professional relocation counseling (moving logistics, moving contracts, etc.). EBDI shall work with local community groups and residents to locate and retain the services of qualified counseling and advocacy entities capable of providing these services; and

FURTHER RESOLVED, that EBDI shall create a centralized comprehensive human development agenda to help resident families access a range of strengthened economic, social, educational and family supports that can help ensure that they will become measurably better off as a result of the relocation and neighborhood revitalization effort. The components and objectives of the human development agenda shall address, at a minimum, job training and placement, income security and asset development, education, health and child care. EBDI shall also work with community residents to identify an organization with the credibility and capacity to engage the necessary partners (including family service providers and agencies currently serving East Baltimore) and through the establishment of a local resource center, coordinate the information and resources necessary to implement the human development agenda.

IN WITNESS WHEREOF, we have hereunto set our hand on the date set forth above.

/s/ Stanford R. Britt	/s/ Earl Linehan
/s/ Dr. William R. Brody	/s/ Sally MacConnell
/s/ Eddie C. Brown	/s/ Kieyasien Moore, Esquire
_____ Gene Lynch	/s/ Douglas W. Nelson
/s/ Joseph P. Haskins	/s/ Jacques R. Rubin
/s/ Richard C. Lewin	

EXHIBIT 6

UNANIMOUS WRITTEN CONSENT OF THE BOARD OF DIRECTORS OF
EAST BALTIMORE DEVELOPMENT, INC. ("EBDI")

November 8, 2002

The undersigned, being all the Directors of EBDI, a Maryland non-stock corporation, in accordance with Sections 2-408(c) of the Corporations and Associations Article of the Annotated Code of Maryland, do hereby jointly take the actions set forth in lieu of holding a formal meeting of the Directors, and to evidence their waiver of any right to dissent from such actions, do hereby consent as follows effective as of the date noted above:

WHEREAS, under its charter filed and recorded with the Maryland State Department of Assessments and Taxation on September 5, 2002 (the "Charter"), EBDI has been formed and organized as a tax-exempt Maryland non-stock corporation. All capitalized terms used and not otherwise defined shall have the meanings assigned under the Charter; and

WHEREAS, under its Charter, EBDI is committed to target, secure, allocate and regulate investments in and resources made available for the Project, whether public or private, to insure the maximum practical utilization of minority and women-owned businesses with direct ties to the Renewal Areas in terms of residency or employment opportunities (collectively "eligible business concerns" or "EBCs"), as a means to fulfill the objectives and to comply with its continuing obligations under the Inclusion Agreement (the "EBC Initiative"); and

WHEREAS, the Board believes that EBCs certified under the Minority Business Enterprise Program of the Maryland Department of Transportation, pursuant to Title 14, Subtitle 3 of the State Finance and Procurement Article of the Annotated Code of Maryland, and 49 Code of Federal Regulations Part 26, should be included as eligible to bid and participate as local EBCs; and

WHEREAS, the Board desires to establish a program that defines and targets business initiatives that locate operations in and substantially employ residents form the Renewal Areas; and

WHEREAS, the Board desires to establish a program that defines and targets prime contractor and large business initiatives to enhance the competitive viability of EBCs; and

WHEREAS, the Board takes notice that the "bundling" or combination of contracts and other procurement devices may be used to evade or minimize compliance with the EBC Initiative; and

WHEREAS, the Board believes it necessary to establish a standing committee to advise the Board and to clarify and further the means by which EBDI shall fulfill and comply with the EBC Initiative and its continuing obligations under the Inclusion Agreement.

NOW THEREFORE, BE IT RESOLVED:

SECTION 1: The Board hereby adopts the following as its policy with regard to the EBC Initiative:

A. Business Development and Procurement Committee, EBC Utilization Plan and Certification:

1. Business Development and Procurement Committee. The Board hereby establishes, as a standing committee of the Board, the Business Development and Procurement Committee to review and make recommendations to the Board on (a) best practices for maximizing EC opportunities in furtherance of the EBC Initiative, (b) each request for proposals (including, without limitation, any unsolicited bid, offer or contracting opportunity, collectively "RFPs") prior to issuance by or on behalf of EBDI so as to assure compliance with the EBC Initiative, (c) each submission resulting from an RFP so as to evaluate the response of the applicant to the EBC Initiative, (d) the means and methods to finance and make distributions from the community reinvestment program and similar initiatives undertaken in furtherance of the EBC Initiative, and (e) potential EBC concerns, CDCs, and other community oriented programs and partners or firms to further the EBC Initiative. The membership of the Business Development and Procurement Committee shall be appointed by the Board, upon recommendation of the Chairman of the Board, provided that the committee shall include a member of the Board that has been selected as noted in the Charter to represent constituents in the Renewal Areas. The Board recognizes the need to include in its budget funds for staff to implement and accomplish the EBC Initiative.

2. EBC Utilization Plan Required. Guided by Applicable Laws and the recommendation of the Business Development and Procurement Committee, EBDI shall, subject to Board approval, establish procedures by which the EBC Initiative will be achieved. These procedures shall include, without limitation, the requirement of the inclusion of an EBC Utilization Plan in response to all RFPs that are issued by or on behalf of EBDI for development of any portion of the Project or Project Area or for the provision of goods and services. Each responding entity to an RFP must include in their Response an EBC Utilization Plan that describes in detail how the applicant intends to satisfy the EBC Initiative in form and substance acceptable to EBDI. EBDI shall evaluate each applicant and make an award based in part on an evaluation of the applicant's EBC Utilization Plan with due consideration for the recommendations of the Business Development and Procurement Committee.

3. Certification. EBDI may consider a business enterprise certified either by the City under Article 5, Subtitle 28 of the Baltimore City Code, codified as the "Minority and Women's Business Program" (as amended, modified or replaced, the "MBP Act") or under the Minority Business Enterprise Program of the Maryland Department of Transportation pursuant to Title 14, Subtitle 3 of the State Finance and Procurement Article of the Annotated Code of Maryland, or in accordance with 49 Code of Federal Regulations Part 26, in accordance with the EBC Initiative.

B. Community Reinvestment and Financial Assistance:

1. Community Reinvestment. Subject to Board approval, EBDI shall establish procedures and dedicate resources by which the community reinvestment obligations under the Inclusion Agreement are achieved, with due consideration for the recommendations of the Business Development and Procurement Committee. The Finance Committee and the Business Development and Procurement Committee will prepare and recommend joint guidelines for approval by the Board to determine the means and methods by which the community reinvestment obligations under the Inclusion Agreement are met both generally and on a transactional level.

2. Assistance to EBC Concerns. Subject to Board approval, EBDI shall establish goals and procedures to dedicate resources by which loans and other financial accommodations or assistance can be provided to EBC concerns in furtherance of the EBC Initiative, with due consideration for the recommendations of the Business Development and Procurement Committee. Among the initiatives to be considered are programs undertaken or promoted by EBDI that target EBCs or community development initiatives contemplated under the Charter or the Inclusion Agreement.

C. Policy Guidelines, Compliance and Reports:

1. Policy Guidelines. Subject to Board approval, EBDI shall establish guidelines and procedures by which each Project Area targeted for land use, investment and development and each contract award furthers the EBC Initiative, with due consideration for the recommendations of the Business Development and Procurement Committee. The Business Development and Procurement Committee recommendations may address the means and methods by which the implementation of such guidelines and procedures are achieved and measured.

2. Compliance. The Board recognizes that the "bundling" or combination of contracts can be used to evade or minimize compliance with the EBC Initiative. Subject to Board approval, EBDI shall establish guidelines and procedures by which evasion of the EBC Initiative can be minimized, with due consideration for the recommendations of the Business Development and Procurement Committee. To maximize EBC opportunities in furtherance of the EBC Initiative, the Business Development and Procurement Committee should consider: (a) firms that locate in and employ a significant percentage of their employees from within areas impacted by the Project or similarly distressed communities in the City of Baltimore, (b) the creation of "mentor-protégé" relationships between EBC and non-EBC firms, and (c) subcontracting arrangements.

3. Reports. EBDI will require any developers or redevelopers of property in each Project Area, and will itself, regularly report to the City and to the community at large on the degree to which the objectives of the EBC Initiative are being achieved.

SECTION 2: Subject to Board approval, EBDI shall, in conjunction with the development of a Master Plan for the Project Area, and in the course of negotiating agreements with the City and redevelopers of properties in each Project Area, establish more specific goals and objectives, in furtherance of the EBC Initiative, with due consideration for the recommendations of the Business Development and Procurement Committee.

SECTION 3: The Board confirms that the EBC Initiative furthers its exempt purposes and is to be the policy of EBDI, notwithstanding any decisions by a court of law or the City on the content or applicability of the MBP Act. The Board shall not avoid or seek to avoid the observance or performance of these resolutions, and will at all times in good faith use its best judgment in the carrying out of these resolutions and in the taking of all such actions as may be necessary or appropriate in order to further the EBC Initiative.

IN WITNESS WHEREOF, we have hereunto set our hand on the date set forth above.

/s/	/s/
Stanford R. Britt	Earl Linehan
/s/	/s/
Dr. William R. Brody	Sally MacConnell
/s/	/s/
Eddie C. Brown	Kieyasien Moore, Esquire
	/s/
Gene Lynch	Douglas W. Nelson
/s/	/s/
Joseph P. Haskins	Jacques R. Rubin
/s/	
Richard C. Lewin	

EXHIBIT 7

AGREEMENT FOR MINORITY INCLUSION IN THE EAST BALTIMORE HOUSING/ BIOTECH PARK DEVELOPMENT PROJECT

Preamble

An unparalleled revitalization opportunity exists for East Baltimore. The neighborhoods surrounding one of the foremost medical institutions in the world – Johns Hopkins Hospital – have experienced a sharp decline in population over the past 20 years, resulting in significant blight and vacancy. Yet, there are residents there who have lived in the community for a long time and have contributed great value to the city. This kind of decline needs intervention, but a new approach to intervention. The East Baltimore Development has enormous opportunity for Baltimore City. We have developed a plan that builds on strengths – the history of East Baltimore as a first-class neighborhood and the reputation of Johns Hopkins as a world-renowned institution – and is bold and market-driven; more so than any other previous revitalization project. The East Baltimore Development will provide up to 2 million square feet of biotechnology space and not just create 8,000 new jobs, but careers for residents of East Baltimore and the entire City. There will be employment opportunities for a range of skill levels: one-third for high school graduates, one-third for college graduates and one-third for post-graduates. Along with this commercial development, there will be up to 2,000 new and rehabilitated housing units created – low income, market rate and affordable housing, for rental and homeownership. The relocation plan will be a fair one with the objective of improving quality of life and providing opportunities for families to improve their living conditions. With this site as the epicenter for biotech commercial development, our biotechnology communities in the biomedical, environmental, marine biology, and agricultural sciences will coalesce into a cohesive industry. Due to Baltimore's unique and diverse intellectual, commercial, and community assets, we are far better positioned than any other city in the country for a successful venture of this magnitude.

While during this decade, Mayor O'Malley penned the first inclusion commitment ever in Baltimore, given the magnitude of this project, the East Baltimore Development commitment to inclusion will extend even further in its reach. Throughout the prior decades, one, perhaps two, revitalization initiatives of this magnitude have occurred in Baltimore's history (Inner Harbor and Charles Center). There is one critical element that will differentiate the East Baltimore Development from previous large-scale developments: inclusiveness. Strengthening partnerships is critical to realizing this opportunity. Johns Hopkins has agreed to join hands with its neighbors, Morgan State University, and the city to create opportunity for all.

The Inclusion Commitment

Overall Development

Objective: To dramatically increase contracting and procurement dollars spent with minority businesses in all aspects of the East Baltimore Development project, as well as spur greater involvement of minority businesses in identified growth sectors of the City's economy, including but not limited to retail, technology, and real estate development; and to dramatically increase the number, magnitude and success rate of minority businesses in Baltimore City, at all levels of the Development Project. To that end, the City will ensure that:

- For all development Request for Proposals ("RFPs"), developers must commit in writing to meeting the requirements of Ordinance #211 and the Mayor's Executive Order during the pre-development and construction phases of the project, which are both incorporated by reference in this document.

- All major documents and RFPs associated with East Baltimore Development, Inc. (hereinafter referred to as "EBDI", including any of its successor organizations or entities or assignees or subsidiaries) or the East Baltimore Incubator (hereinafter referred to as "EBI", including any of its successor organizations or entities or assignees or subsidiaries), including, but not limited to, urban renewal amendments, articles of incorporation, organizational mission statement, by-laws, and real estate property disposition agreements, sale agreements, lease agreements, and development agreements shall include a commitment to diversity and the utilization of minority-owned firms at all levels, consistent with this document.

Equity Ownership

Objective: To increase existing opportunities for minority equity participation including real estate development and expanding start up businesses.

- For any projects proposed by developers that receive public assistance including, but not limited to, buying land below market-value, receiving direct financial assistance, PILOTs, TIFs, or other forms of tax credits, with all other things being equal, the development project proposal with the most minority participation will be given favorable consideration.
- The City shall strongly encourage that developers receiving public assistance make "shares" available to minority investors, with return provided to investors commensurate with their risk.
- The Director of Minority Business Development, the Baltimore Development Corporation (BDC), Greater Baltimore Committee, the President's Roundtable, Morgan State University, and East Baltimore Development, Inc. will establish and broker connections between majority and minority-owned businesses and minority-owned venture capital firms.

Organizational Diversity

Objective: To ensure compliance with the Mayor's commitment, there must be diversity throughout the organizational structure, there must be clear accountability, persistent follow-up, measurement and reporting of progress.

- There will be two governing boards for the East Baltimore Biotech Project whose membership will be diverse.
  1. The city will establish a 501(c)(3) corporation, East Baltimore Development, Inc. (hereinafter referred to as "EBDI", including any of its successor organizations or entities or assignees). EBDI will have an eleven member Board of Directors which will be composed of three (3) members appointed by the Mayor, two (2) members appointed by Johns Hopkins, two (2) members appointed by the community [method of selection to be determined subsequently], (1) member appointed by the Governor, and three (3) at large members appointed by the Board based on recommendations by the Mayor in consultation with the City Council President. The role of EBDI will be as follows:

- To complete planning for East Baltimore Development
- To complete the financial plan and budget for redevelopment
- To hire necessary staff and/or consultants to help implement the plan
- To coordinate acquisition, relocation and demolition
- To oversee site assemblage and issuance of RFPs to attract developers
- To ensure compliance with all appropriate government processes
- To communicate to multiple constituencies and build support for project
- To establish new image for East Baltimore
- To market redevelopment area to tenants, businesses, residents, etc.

2. The City will support the establishment of a 501(c)(3) corporation, East Baltimore Incubator, Inc. (hereinafter referred to as "EBI", including any of its successor organizations or entities or assignees). EBI will have a five (5) member Board of Directors which will be comprised of one (1) cross-over member from EBDI, one (1) member appointed by government (city/state combined), one (1) member appointed by Johns Hopkins, one (1) member appointed by Morgan State University, and one (1) member appointed by the Community. The role of EBI will be as follows:

   - To recruit commercial tenants for the Biotech Park
   - To create a biotech incubator nationally
   - To create a support system of legal, accounting and other services to assist incubating companies' growth
   - To establish ties with university faculty research

- There will be a commitment to professional staff diversity, with at least one, qualified minority senior level staff person in each of the organizations associated with the East Baltimore Biotech Project to include, but not limited to, EBDI and EBI.
- The EBDI will report to the Mayor and City Council its progress and results in implementation of the terms of this Minority Inclusion Agreement on a quarterly basis, and will also specifically report, on a monthly basis, the MBE/WBE participation through Citistat to proactively track minority business participation throughout the development process.
- The Mayor's Office of Minority Business Development will issue a written annual report to the Baltimore City Council and members of the Baltimore City Delegation to the State Legislature that will include a status report on the implementation of this Minority Inclusion Agreement.
- EBDI will support the operation of a community portal to be hosted by the East Baltimore Community Corporation in partnership with Morgan State University, which will serve as an information link to the broader community about this project. Information and updates on project progress will be available for public review seven (7) days per week, twenty-four (24) hours per day.

Contracting

Objective: To engage minorities in all aspects of contracting, construction, professional services, commodities, manufacturing and services. This project will move forward in phases, that will facilitate the easy identification of where opportunities exist to engage minority firms (see Appendix 1). To this end,

The East Baltimore Development Inc. will subdivide the phases of development to allow for large and small development opportunities. The City will then assist in identifying minority developers to ensure access to these opportunities. In all phases of this project, the goals, subject to the annual disparity study, shall be:

Planning 13.5%
Design and Architecture 17%
Engineering 17%
Legal 13.5%
Accounting 13.5%
Real Estate: Appraisals, Title, Relocation Services, Tenant representation/Site Selection 13.5%
Financing 13.5%
Investment/Capital 13.5%
Project Management 13.5%
Demolition 30.5%
Rehabilitation 30.5%
New Construction – Housing and biotech space 30.5%
Property and equipment financing 13.5%
Some Business Attraction – Biotech 13.5%
Facilities Management/ Maintenance/ Engineering Services 13.5%
Property Management 13.5%
Laboratory and Office Supplies 9%
Disposition Services 13.5%
Reprographics 13.5%
Delivery Services 13.5%
Light Manufacturing 13.5%
Research & Development 13.5%

- For all development RFPs, the selection criteria shall include the extent to which the proposal includes minority participation in all aspects of the development project, including equity/ ownership and on-going operations/management of the project. These criteria will be given 20% weight in the scoring process.
- All other things being equal, bonus consideration will be given to those developers and contractors who have an effective partnership with community or faith-based organizations (i.e. for employment, training and social service opportunities), and/or the minority business community.

- First Source Hiring Initiative: The Administration will direct contractors who are awarded contracts to work with the Mayor's Office of Employment Development's Employ Baltimore, working in partnership with "The Chance Center", to interview City residents, and displaced residents from the Biotech Park site first, to place qualified applicants with jobs created by the award.

Contracting

Objective: To increase the number of significant minority-owned retail businesses, high-tech and biotechnology firms.

The identification of opportunities will likely occur in Phase Two of the project. This agreement will be amended at that time to provide specific goals and objectives for this category of business. However, the commitment is as follows:

- The East Baltimore Development, Inc. (EBDI), in collaboration with the Mayor's Office of Minority Business Development and a Morgan State University small business consortium, will recruit and provide technical and financial assistance to minorities owning and operating significant retail establishments within the East Baltimore Biotech Park area (i.e., restaurants, dry cleaners, and other neighborhood-related retail establishments).
- The Mayor's Office of Minority Business Development and Morgan State University will assist the East Baltimore Incubator, Inc. (EBI) Board in recruiting minority-owned high-tech/biotech companies and encourage start-ups, through the East Baltimore incubator program. The Mayor's Office of Minority Business Development will work with these companies and encourage them to fully utilize City, State, and federal business development resources.
- The City and/or EBDI will provide incentives to minority biotech/high tech companies that relocate and/or expand to Baltimore.
- Hopkins-affiliated, retail and biotechnology companies locating within the biotechnology park will contract with minority-owned companies for supplies, commodities and services.

Developing a Technical Workforce

Objective: The East Baltimore Development project will create 8,000 new jobs: 1/3 of which will be for workers holding a high school degree or GED, 1/3 for college graduates and 1/3 for post-graduates. The City will utilize collective resources to provide high-tech employment opportunities for Baltimore residents.

- Multiple entities and significant resources will be dedicated to help deliver the appropriate levels of workforce development training that will be required to ensure that the biotechnology park is a success. This includes Empower Baltimore Management Corporation, Baltimore City Community College, University of Maryland Biotechnology Institute, Morgan State University, Hopkins-Dunbar Project, the Baltimore Workforce Investment Board, Mayor's Office of Employment Development and community-based workforce development programs, including the Gate Program and The Chance Center.

- Qualified displaced residents shall be given a preference for job training opportunities over other qualified applicants that are not former residents of the biotechnology park site.

Incubator and Laboratory Space for Startups

Objective: To make laboratory and office incubator space available to minority startup ventures.

The identification of opportunities will likely occur in Phase Three of the project. This agreement will be amended to provide specific goals and objectives for this category of business at that time. However, the commitment is as follows:

- Space will be provided for minority-owned business startups, and related research, patent, licensing and commercial development.
- The Administration will encourage universities, including Morgan State University, to establish technology transfer programs with the East Baltimore Biotech Park. This will include, but not be limited to, exchange of professors and research faculty, provision of incubator-related services through applied technology centers, and brokering biotechnology business opportunities for students and recent graduates.

Outreach

Objective: The Administration will help minority entrepreneurs take advantage of the economic development initiatives underway, as well as future initiatives, by providing a user-friendly point of contact for information and ensuring access to relevant agencies. It is City government's responsibility to facilitate effective outreach to the minority business community.

- The Administration will reach out to established minority business people in the community for assistance in building capacity, so that minority entrepreneurs can take advantage of these development opportunities.
- The Administration will sponsor several forums, to provide information on business opportunities, as well as networking opportunities for minority investors, developers and contractors to interact with their non-minority counterparts.
- Throughout the lease out period, national outreach efforts will be made to identify minority biotech firms and suppliers to recruit to the center.

Community Reinvestment

Objective: To ensure that the economic success of the biotechnology park benefits not only the tenants and participants of the park itself, but also provides ongoing benefits to the surrounding community of East Baltimore residents.

- Not less than three percent (3%) of all eligible public funds appropriated for the East Baltimore Biotech Project shall be reserved for the purpose of making equity or equity type investments in businesses to be located in the biotech park and other business opportunities that would flow from the biotech park. It is the intention of EBDI that these funds be managed by a minority owned and controlled Community Development Corporation ("CDCs"), Community Development Entity ("CDEs"), or a Certified Community Development Financial Institution Fund ("CDFIs"), whose principal managers have had at least ten years experience making equity and equity type investments in Baltimore distressed communities. The selected investment partner shall be provided ample opportunities by the EBDI and EBI Boards to review and participate in commercial investment opportunities that would flow from the biotech park and its tenants, and other business opportunities that would flow from the biotech park provided such investor agrees to reinvest a portion of the return of their investments in East Baltimore community institutions, commercial or residential developments, or infrastructure improvements.
- EBDI, Inc. (including any of its successor organizations or entities or assignees) will commit to ensure community reinvestment. Subsequent to the formation of the EBDI Board of Directors, a community reinvestment process will be developed to ensure that the East Baltimore Community (bounded by Aisquith Street on the West, Edison Highway on the East, Fayette Street on the South, and North Avenue on the North) receives a significant recurring stream of revenue to be used to facilitate the development of East Baltimore's community institutions, commercial or residential developments, or infrastructure improvements. One or both of the following scenarios will be used to achieve that goal.

    - It is the intention of EBDI that between .5% - 2% of all net income generated by EBDI from commercial leases in the Biotech Park (approximately 2 million square feet) be distributed annually to an experienced minority owned and controlled certified Community Development Financial Institution (CDFI) approved by the EBDI Board. The CDFI must have substantial experience in making equity and equity type investments in Baltimore distressed communities. The selected CDFI shall be provided ample opportunities by EBDI and EBI boards to review and to participate in commercial investment opportunities presented by the biotech park and its tenants, and other business opportunities that would flow from the biotech park.

    - It is the intention of EBDI to distribute between 4% - 6% of all net proceeds generated from the sale of commercial land in the Biotech Park to an experienced minority owned and controlled certified Community Development Financial Institution (CDFI) approved by the EBDI Board. The CDFI must have substantial experience in making equity and equity type investments in Baltimore distressed communities. The selected CDFI shall be provided ample opportunities by EBDI and EBI boards to review and participate in commercial investment opportunities presented by the biotech park and its tenants, and other business opportunities that would flow from the biotech park.

In either scenario, the selected CDFI shall manage and award the community reinvestment funds to recognized Community Development Corporations (CDCs) located in East Baltimore to be used to facilitate the development of East Baltimore community institutions, commercial or residential development, or infrastructure improvements for the surrounding community.

This document will be reviewed at the end of each year. Addendums will be added as each phase of the East Baltimore Development matures and begins new phases.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement for Minority Inclusion in the East Baltimore Housing/Biotech Park Development Project on 4/15/02.

Witness:

/s/
Alternate Custodian of City Seal

MAYOR AND CITY COUNCIL
By:

/s/
Martin O'Malley, Mayor

Witness:

/s/

JOHNS HOPKINS UNIVERSITY
By:

/s/
William R. Brody, M.D., Ph.D.
President

Witness:

/s/

JOHNS HOPKINS HEALTH SYSTEM CORPORATION
By:

/s/
Edward D. Miller, M.D.
Vice Chairman and CEO of
Johns Hopkins Medicine

Witness:

/s/

By:

/s/
Ronald R. Peterson, President

Witness:

EAST BALTIMORE DEVELOPMENT,INC

/s/
Joseph Haskins, Chairman of the Board

Attachment 1

Opportunities for Inclusion in the East Baltimore Development

Phase 1: Acquisition, Relocation and Site Preparation and establishment of corporation

Planning 13.5%
MBE Design and Architecture 17%
Engineering 17%
Legal 13.5%
Accounting 13.5%
Real Estate: Appraisals, Title, and Relocation Services 13.5%
Financing 13.5%
Investments/Capital 13.5%
Demolition 30.5%

Phase 2: Continued Site Preparation, Rehabilitation and Construction of Housing/Biotechnology Park

Planning 13.5%
MBE Design and Architecture 17%
Engineering 17%
Legal 13.5%
Accounting 13.5%
Real Estate: Appraisals, Title, Relocation Services, Tenant representation/Site selection 13.5%
Financing 13.5%
Investments/Capital 13.5%
Project Management 13.5%
Demolition 30.5%
Rehabilitation 30.5%
New Construction – Housing and Biotech space 30.5%
Property and equipment financing 13.5%
Facilities Management/ Maintenance/ Engineering Services 13.5%
Property Management 13.5%
Laboratory and Office Supplies 9%
Parking 13.5%

Phase 3: Continued construction of housing and biotechnology space, business attraction/recruitment

Planning 13.5% MBE
Design and Architecture 17%
Engineering 17%
Legal 13.5%
Accounting 13.5%
Real Estate: Appraisals, Title, Relocation Services, Tenant representation/Site selection 13.5%
Financing 13.5%
Investments/Capital 13.5%

Project Management 13.5%
Demolition 30.5%
Rehabilitation 30.5%
New Construction – Housing and Biotech space 30.5%
Property and equipment financing 13.5%
Facilities Management/ Maintenance/ Engineering Services 13.5%
Property Management 13.5%
Laboratory and Office Supplies 9%
Disposition Services 13.5%
Reprographics 13.5%
Delivery Services 13.5%
Light Manufacturing 13.5%
Research & Development 13.5%