

## URBAN RENEWAL PLAN

### GREENMOUNT WEST

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URBAN RENEWAL PLAN  
GREENMOUNT WEST

ORIGINALLY APPROVED BY  
THE MAYOR AND CITY COUNCIL OF BALTIMORE  
BY ORDINANCE NO. 699

APRIL 17, 1978

REVISIONS SINCE ORIGINAL APPROVAL BY THE MAYOR AND CITY COUNCIL:

- I. Amendment No. 1, dated October 1, 1980 and revised March 2, 1981, approved by the Mayor and City Council of Baltimore by Ordinance No. 261, dated March 26, 1981.
- II. Amendment No. 2, dated March 1, 1985, approved by the Mayor and City Council of Baltimore by Ordinance No. 626, dated March 13, 1986.
- III. Amendment No. 3, dated February 10, 1988, approved by the Mayor and City Council of Baltimore by Ordinance No. 151, dated July 6, 1988.
- IV. Amendment No. 4, dated September 19, 1988, approved by the Mayor and City Council of Baltimore by Ordinance No. 186, dated November 10, 1988.
- V. Amendment No. 5, dated December 4, 1995, approved by the Mayor and City Council of Baltimore by Ordinance No. 656, dated December 4, 1995.
- VI. Amendment No. 6, dated November 21, 2002, approved by the Mayor and City Council of Baltimore by Ordinance No. 03-511, dated April 4, 2003.
- VII. Amendment No. 7, dated February 24, 2003, approved by the Mayor and City Council of Baltimore by Ordinance No. 03-538, dated May 9, 2003.
- VIII. Amendment No. 8, dated April 20, 2009, approved by the Mayor and City Council of Baltimore by Ordinance No. 09 – 206, dated July 13, 2009.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
BALTIMORE, MARYLAND

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EXHIBITS:

1. Land Use Plan Map, dated 7-17-09
2. Property Acquisition Map, dated 5-11-04
3. Land Disposition Map, dated 7-17-09
4. Zoning Districts Map, dated 7-17-09
5. Public Services Map, dated 7-17-09

## GREENMOUNT WEST URBAN RENEWAL PLAN

### A. DESCRIPTION OF PROJECT

#### 1. Boundary Description

Beginning for the same at the intersection of the west side of Calvert Street with the south side of Federal Street; thence binding on the south side of Federal Street northwesterly to intersect the west side of Hargrove Alley; thence binding on the west side of Hargrove Alley northerly to intersect the south side of Trenton Street; thence binding on the south side of Trenton Street westerly to intersect the east side of St. Paul Street; thence binding on the east side of St. Paul Street northerly to intersect the south side of North Avenue; thence binding on the south side of North Avenue easterly, crossing Calvert Street, Guilford Avenue, Barclay Street, Brentwood Avenue, and Greenmount Avenue to intersect the east side of Greenmount Avenue; thence binding on the east side of Greenmount Avenue southerly to intersect the north side of Hoffman Street; thence crossing Greenmount Avenue and continuing on the north boundary line of the main line Pennsylvania Railroad right-of-way westerly to intersect the southwest side of Lot No. 32/34, Ward 12, Section 10, Block 1128; thence continuing northwesterly and westerly and binding on the end of Belvedere Street, north boundary of Lot No. 53, Ward 12, Section 10, Block 1128, to intersect the south side of East Oliver Street; thence binding on the south side of East Oliver Street westerly, crossing Guilford Avenue to the west side of Guilford Avenue northerly to intersect the south property line of Lot No. 1, Ward 12, Section 10, Block 446; thence continuing northwesterly and binding on the north boundary of Lot No. 2, in Ward 12, Section 10, Block 446 and continuing, crossing Calvert Street to the west side of Calvert Street; thence binding on the west side of Calvert Street northerly to the point of beginning.

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

- a. To protect the area from blighting influences through clearance, rehabilitation of basically sound structures, and establishment of regulations;
- b. To provide housing resources for low- and moderate-income families through rehabilitation;
- c. To facilitate the development of community facilities; and
- d. To bring about a general physical improvement in the area by coordinated public improvement.

## B. LAND USE PLAN

### 1. Permitted Land Uses

Only the use categories shown on the Land Use Plan Map, Exhibit No. 1, shall be permitted within the project area. These are Residential, Community Commercial, Office-Residential, Community Business, Industrial, and Public. In addition certain uses, for the most part mixed uses, will be permitted to continue subject to the provisions governing non-conforming and non-complying uses set forth in Sections B.1.g. and B.1.h. below.

#### a. Residential

Residential uses permitted shall be those permitted by the Zoning Ordinance of Baltimore City. The Zoning Districts Map, Exhibit 4, indicates the applicable zoning district.

#### b. Community Commercial

In the area designated Community Commercial on the Land Use Plan Map, uses permitted shall be those permitted under the B-3 category of the Zoning Ordinance of Baltimore City, except for the following:

amusement arcades; amusement devices; amusement establishments; amusement parks and carnivals; blood donor centers; bus stations; clubs and lodges; community correction centers; contractor and construction yards; dance halls; drug abuse centers; garages for motor vehicle storage and repairs; homes for the rehabilitation of non-bedridden alcoholics and homeless persons; liquor stores – package goods; massage salons; moving and storage facilities; palmists; parole and probation centers; pawn shops; pool halls; restaurants and lunchrooms including live entertainment and dancing; stables for horses; and taverns.

#### c. Office-Residential

In the area designated Office-Residential on the Land Use Plan Map, uses are limited to those allowed in the Office-Residential category of the Zoning Ordinance of Baltimore City.

#### d. Community Business

In the area designated Community Business on the Land Use Plan Map, uses permitted shall be those permitted under the B-2 category of the Zoning Ordinance of Baltimore City, except for the following:

amusement arcades; amusement devices; blood donor centers; bus stations; clubs and lodges; community correction centers; dance halls; drug abuse centers; homes for the rehabilitation of non-bedridden alcoholics and homeless persons; liquor stores – package goods; massage salons; parole and probation centers; pawn shops; and taverns.

e. Mixed-Use

In the area designated Mixed-Use on the Land Use Plan, Exhibit 1, uses permitted are meant to be primarily office and residential with support retail and industrial uses as allowed by a Planned Unit Development approved by the Mayor and City Council of Baltimore.

f. Industrial

Industrial uses permitted shall be those permitted by the Zoning Ordinance of Baltimore City.

g. Public

In the area designated Public on the Land Use Plan Map, uses shall be limited to parks, playgrounds, plazas, and malls; active and passive recreation; schools and related educational facilities; neighborhood centers; medical centers; public offices; libraries; fire houses; parking; other public facilities.

h. Non-Conforming

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 (1976 Edition, 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”.

i. Non-Complying

A non-complying structure, as set forth in Chapter 8 of Article 30 of the Baltimore City Code (1976 Edition, 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 this 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 reestablished.
- (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 this Plan.
- (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

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 thereto:

- (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 the Baltimore City regulations regarding containers for garbage; the areas for such containers shall be properly screened from adjacent properties and public streets and alleys.
  - (c) All land not covered by structures, paved parking, loading or related service areas; paved areas for pedestrian circulation; or decorative surface treatment 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 maintain in good condition.

- (d) Exterior ventilation equipment or any mechanical equipment placed outside of a building, including on the roof, shall be effectively screened.
- (e) 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 free-standing signs shall be permitted.

No animated or pulsating signs shall be permitted. The total area of exterior signs for each building shall not exceed in gross area one (1) foot times the street frontage, in feet, of the building except that signs not exceeding six (6) square feet in area erected for the purpose of directing motorists to the entrance or exit points of off-street parking areas shall be permitted when attached to a fence, screening wall or building wall and shall not be included in the total area calculated for exterior signs.

- (f) Parking spaces and effective screening from public streets and adjacent properties shall be provided according to the requirements as established by the Zoning Ordinance of Baltimore City, or in such lesser amount as may be approved by the Commissioner of the Department of Housing and Community Development and authorized by the Board of Municipal and Zoning Appeals as a Special Exception or Variance.
- (g) 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 placed thereon upon the basis of national origin, race, religion, sex or color. Such agreement or covenant providing for this non-discrimination provision shall be included in the instruments and the City of Baltimore shall be deemed a beneficiary of such covenants and shall be 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) Public Development

Disposition Lots Nos. 1, 3, 4, and 5 shall be developed for public park. No off-street parking or loading facilities are required.

(3) Industrial Development

The use of Disposition Lot 2 shall be limited to open off-street parking in accordance with the requirements specified in Section B.2.a.(1)(f) of this Plan.

(4) Residential Development

Disposition Lot 7 shall be developed for residential use and shall be limited to row houses designed for either two- or three-family occupancy. The new housing shall be compatible with the adjacent structures in terms of its siting, material, and scale.

b. Provisions Applicable to All Land and Property Not to be Acquired

(1) General Provisions

The provisions of Section B.1. (Permitted Uses) above shall apply to all properties not to be acquired 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.

(2) Review of Plans for New Construction, Exterior Rehabilitation, or Change in Use

All plans for new construction (including parking lots), exterior rehabilitation, or change in use on 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.

(3) 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

#### a. Purposes for Acquiring Properties Within the Project Area

Properties designated for acquisition on the Property Acquisition Map, Exhibit 2, will be acquired either for clearance and redevelopment, for rehabilitation, or for public facilities.

#### b. 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 such of the remaining properties or portions thereof in Greenmount West 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 Commissioner 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 within 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 has 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

It may be necessary to acquire by purchase or condemnation the fee simple interest, or any lesser interest in and to such of the remaining properties not specifically designated for acquisition on the Property Acquisition Map in order to carry out rehabilitation by the Department of Housing and Community Development or for resale.

These properties are being acquired because:

- (a) It is necessary to make residential structures available for use for low- and moderate-income families; or
- (b) 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
- (c) rehabilitation of individual, scattered properties is necessary in order to remove blighting influences from otherwise sound residential blocks.

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

Upon the acquisition of properties, the Department of Housing and Community Development will either:

- (1) Demolish the structure or structures thereon and dispose of the land for redevelopment for uses in accordance with this Plan; or
- (2) Sell or lease the property subject to rehabilitation in conformance with the codes and ordinances of Baltimore City; or
- (3) Rehabilitate the property in conformance with the codes and ordinances of Baltimore City and dispose of property in accordance with applicable regulations. If sale cannot be consummated by the time rehabilitation is accomplished, property may be rented pending continuing sale efforts.

2. Rehabilitation

Property rehabilitation shall comply with the codes and ordinances of the City of Baltimore. Over and above the codes and ordinances of the City of Baltimore, cleaning of masonry facades by means of sandblasting on any and all properties in the project area, 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.

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. Residents living within the Project Area, if displaced through the requirements of this Plan, shall be given a priority by the Department of Housing and Community Development to any housing within the Project Area over which the Department has direct control.
- b. The Department of Housing and Community Development assures that before firms or individual businesses are displaced from their present location of operation due to the requirements of this Plan, standard commercial structures within the displacees' financial means, in or near the Project Area shall be identified. Businesses displaced because of the requirements of this Plan shall be given favorable consideration, but not necessarily priority, by the Department of Housing and Community Development in the review of commercial redevelopment proposals.

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 Redeveloper's plans and specifications for development or rehabilitation with respect to their conformance with the provisions of the renewal plan and in order to achieve harmonious development of the Project Area. The Department also reserves the right to refuse to approve any such drawings, plans or specifications that are not suitable or desirable, in its opinion, for aesthetic or functional reasons; and in so passing upon such drawings, plans, and specifications, it shall have the right to 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.

The Department of Housing and Community Development will fully utilize its Design Advisory Panel to work with developers in the achievement of high quality site, building, and landscape design.

(2) Land Not to be Acquired

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

b. Community Review

The Department of Housing and Community Development shall submit to the Greenmount West Community Association, or its successor or its assignee, 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 this Plan. The Commissioner of the Department of Housing and Community Development may also, at his discretion, submit to the above-named Committee, or its successor or its assignee, for its review and comment, the plans for development or rehabilitation on any property not to be acquired. The Greenmount West Community Association, or its successor or its assignee, 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 of Housing and Community Development no later than 3 weeks after the proposals and/or plans have been submitted to the Greenmount West Community Association, or its successor or its assignee; otherwise, it is presumed that the proposals and/or plans are acceptable. The Commissioner of the Department of Housing and Community Development retains final authority to approve or disapprove all plans and to grant or withhold development priorities, disposing of redevelopment land through procedures established by the Department of Housing and Community Development.

5. Land Disposition

- a. Land and property interests acquired by the Mayor and City Council within the Project Area will be disposed of by sale, lease, conveyance, or transfer or other means available to the City, in accordance with the Land Disposition Map, Exhibit 3.
- b. The parcels shown on Exhibit 3 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 Greenmount West Area. Any change in the Zoning Ordinance embodied in this Urban Renewal Plan and designated on Exhibit 4, Zoning Districts, 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).

7. PUD Standards and Controls

To the extent there exists any conflict between the provisions of the Renewal Plan and the standards and controls of any Planned Unit Development legislation approved by the Mayor and City Council, the standards and controls of the Planned Unit Development, including, without limitation, those affecting use, signage, and bulk regulations, control.

D. DURATION OF PROVISIONS AND REQUIREMENTS

The Greenmount West Urban 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 from 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

The Department of Housing and Community Development shall submit to the Greenmount West Community Association, or its successor, for its review and comments all proposed amendments to the Urban Renewal Plan no later than at the time the proposed amendments are submitted to the Director of the City Planning Department by the Department of Housing and Community Development. The written comments and recommendations from 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 Greenmount West Community Association, or its successor; otherwise, it is presumed the proposed changes are satisfactory. Prior to passage of any ordinance amending the Urban Renewal Plan, a public hearing shall be held. The Greenmount West Community Association, or its successor, shall receive, at least ten days prior to such hearing, written notice of the time and place of such hearing. With respect to any land in the Project Area previously disposed of by the City for use in accordance with the urban renewal plan, 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 circumstance 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.

APPENDIX A

GREENMOUNT WEST

PROPERTIES FOR ACQUISITION AND DISPOSITION FOR REHABILITATION

The following properties are 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 property.

1606 Barclay Street  
1610 Barclay Street  
1612 Barclay Street  
1616 Barclay Street  
1618 Barclay Street

1700 Barclay Street  
1708 Barclay Street  
1714 Barclay Street  
1716 Barclay Street  
1718 Barclay Street

1800 Barclay Street

328 E. Federal Street  
330 E. Federal Street

1702 Guilford Avenue  
1706 Guilford Avenue  
1709 Guilford Avenue  
1710 Guilford Avenue  
1712 Guilford Avenue  
1716 Guilford Avenue  
1718 Guilford Avenue  
1720 Guilford Avenue  
1727 Guilford Avenue  
1734 Guilford Avenue

1802 Guilford Avenue  
1804 Guilford Avenue  
1808 Guilford Avenue  
1810 Guilford Avenue

202 E. Lafayette Avenue  
204 E. Lafayette Avenue  
211 E. Lafayette Avenue  
215 E. Lafayette Avenue  
219 E. Lafayette Avenue  
223 E. Lafayette Avenue  
227 E. Lafayette Avenue  
231 E. Lafayette Avenue  
235 E. Lafayette Avenue  
237 E. Lafayette Avenue

310 E. Lafayette Avenue  
316 E. Lafayette Avenue  
320 E. Lafayette Avenue  
323 E. Lafayette Avenue  
327 E. Lafayette Avenue  
329 E. Lafayette Avenue

416 E. Lafayette Avenue  
424 E. Lafayette Avenue  
426 E. Lafayette Avenue  
429 E. Lafayette Avenue  
431 E. Lafayette Avenue  
434 E. Lafayette Avenue  
436 E. Lafayette Avenue

302 E. Lanvale Street  
315 E. Lanvale Street  
321 E. Lanvale Street  
322 E. Lanvale Street  
324 E. Lanvale Street  
326 E. Lanvale Street

410 E. Lanvale Street  
436 E. Lanvale Street  
438 E. Lanvale Street  
449 E. Lanvale Street

1616 Latrobe Street  
1617 Latrobe Street  
1620 Latrobe Street  
1621 Latrobe Street  
1625 Latrobe Street

1700 Latrobe Street  
1701 Latrobe Street  
1711 Latrobe Street  
1716 Latrobe Street

401 Pitman Place  
406 Pitman Place  
408 Pitman Place  
411 Pitman Place  
419 Pitman Place  
420 Pitman Place  
421 Pitman Place  
423 Pitman Place  
432 Pitman Place  
434 Pitman Place  
436 Pitman Place  
439 Pitman Place  
441 Pitman Place  
454 Pitman Place

Exhibit 1 – Land Use Plan



Exhibit 2 – Property Acquisition



# Exhibit 3 – Land Disposition

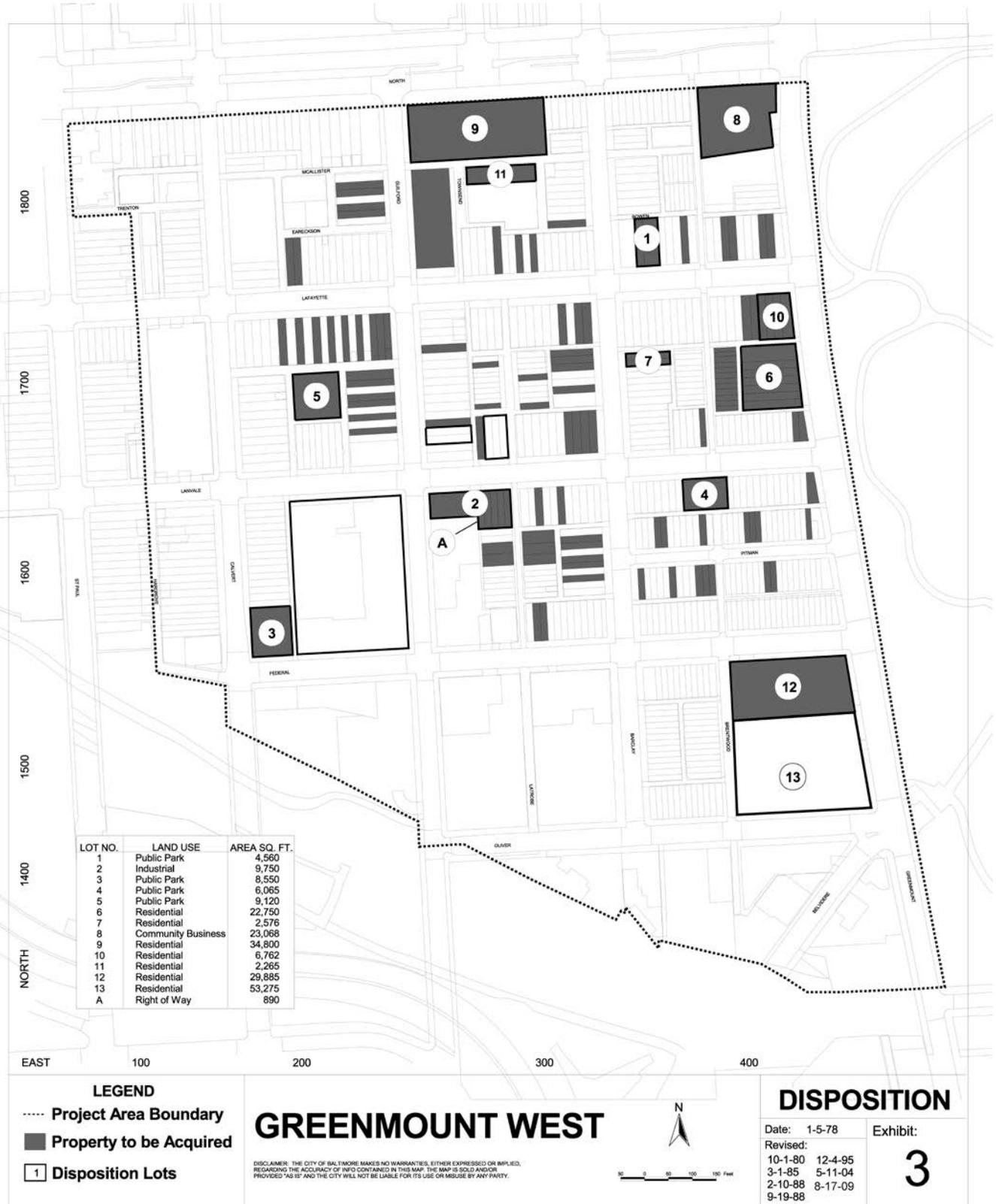


Exhibit 4 – Zoning Districts



Exhibit 5 – Public Services

