

RENEWAL PLAN
HARLEM PARK PROJECT II

DISCLAIMER:

The following document has been prepared in an electronic format which permits direct printing of the document on 8.5 by 11 inch dimension paper.

If the reader intends to rely upon provisions of this Urban Renewal Plan for any lawful purpose, please refer to the ordinances, amending ordinances and minor amendments relevant to this Urban Renewal Plan.

While reasonable effort will be made by the Baltimore City Department of Planning to maintain current status of this document, the reader is advised to be aware that there may be an interval of time between the adoption of any amendment to this document, including amendment(s) to any of the exhibits or appendix contained in the document, and the incorporation of such amendment(s) in the document.

By printing or otherwise copying this document, the reader hereby agrees to recognize this disclaimer.

RENEWAL PLAN
HARLEM PARK PROJECT II

(July 6, 1960)

REVISIONS SINCE ORIGINAL APPROVAL BY THE MAYOR AND CITY COUNCIL:

- I. Amendment No. 1, dated November 1, 1963, approved by the Mayor and City Council by Ordinance No. 234, June 3, 1964.
- II. Amendment No. 2, dated February 23, 1966, approved by the Mayor and City Council by Ordinance No. 865, June 29, 1966
- III. Minor Amendment, dated May 1, 1967, approved by the Board of Estimates of the Mayor and City Council on May 24, 1967.
- IV. Amendment No. 4, dated April 20, 1998, approved by the Mayor and City Council by Ordinance No. 337, June 24, 1998.
- V. Amendment No. 5, dated December 20, 2000, approved by the Mayor and City Council by Ordinance No. 00-109.
- VI. Amendment No. 6, dated December 10, 2009, approved by the Mayor and City Council by Ordinance No. 10-264, March 24, 2010.

TABLE OF CONTENTS

HARLEM PARK PROJECT II

	<u>Paragraph Reference</u>	<u>Page</u>
TABLE OF CONTENTS	A.	ii.
DESCRIPTION OF PROJECT	B.	1
Boundary Description	B.1.	1
Objectives and Reasons for the Various Provisions of this Plan	B.2.	1
LAND USE PLAN	C.	2
Land Use Plan	C.1.	2
Land Use Provisions and Building Requirements	C.2.	2
Permitted Uses	C.2.a.	2
Residential	C.2.a. (1)	2
Mixed Residential (Residential containing non-conforming use)	C.2.a. (2)	4
Major Non-Conforming Commercial	C.2.a. (3)	5
Commercial	C.2.a. (4)	6
Public	C.2.a. (5)	6
Semi-Public (Institutional)	C.2.a. (6)	7
Regulations, controls and restrictions to be imposed on the sale, lease, or retention of land and properties acquired	C.2.b.	7
General Provisions	C.2.b. (1)	7
Clearance and Redevelopment Areas	C.2.b. (2)	8
Inner block open space areas	C.2.b. (2) (a)	8

Residential Areas	C.2.b. (2) (b)	8
Commercial Areas	C.2.b. (2) (c)	8
Rehabilitation Areas	C.2.b. (3)	9
Zoning	C.3.	10
PROJECT PROPOSALS_	D.	10
Land Acquisition	D. 1.	10
Properties within the Project Area will be acquired for Demolition, New Construction, and Rehabilitation	D.1.a.	10
Conditions Under Which Properties Not Designated For Acquisition May Be Acquired	D.1.b.	10
Non-Salvable or Non-Compliance with Notice to Rehabilitate	D.1.b. (1)	10
Additional Reasons For Acquisition	D.1.b. (2)	11
Rehabilitation and Conservation	D.2.	11
Rehabilitation Objectives	D.2.a.	11
Methods for Achieving Rehabilitation	D.2.b.	11
Review of Plan for New Construction, Exterior Rehabilitation, or Change in Use	D.2.b. (1)	11
Demolition	D.2.b. (2)	12
Developers' Obligations	D.4.	12
Inner Block Open Space Areas	D.4.a.	12
Residential, Commercial, Public, and Semi-Public Use Areas	D.4.b.	12
LAND DISPOSITION	E.	13
DURATION OF PLAN	F.	13

SEPARABILITY	G.	13
PROCEDURES FOR CHANGES IN APPROVED PLAN	H.	13
PLANNED UNIT DEVELOPMENTS	I.	14

APPENDIX A: PROPERTIES FOR ACQUISITION AND DISPOSITION FOR
REHABILITATION AND REDEVELOPMENT

APPENDIX B: PROPERTIES FOR ACQUISITION, CONSOLIDATION, AND
DISPOSITION FOR REHABILITATION OR REDEVELOPMENT

<u>EXHIBITS</u>	<u>No.</u>
Project Area Boundary Map	1.
Land Use Plan Map	2.
Zoning Map	3.
Property Acquisition Map	4.
Land Disposition Map	5.

B. Description of Project

1. The project area is bounded as follows:

Beginning for the same at a point formed by the east side of Fremont Avenue, 66 feet wide, and the south side of Franklin Street, 66 feet wide; and running thence binding on the south side of said Franklin Street westerly 4,398.29 feet, more or less, to a point formed by the south side of said Franklin Street and the west side of Monroe Street, 66 feet wide; thence binding on the west side of said Monroe Street northerly 1,855.94 feet, more or less, to a point formed by the west side of said Monroe Street and the north side of Lafayette Avenue, 66 feet wide; thence binding on the north side of said Lafayette Avenue easterly 3,726.61 feet, more or less, to intersect the east side of said Fremont Avenue; thence binding on the east side of said Fremont Avenue southeasterly 1,892.49 feet, more or less, to the point of beginning; And saving and excepting out of the project area described above that portion thereof known as the Project I, Harlem Park School Site Area (Project No. MD R-3) bounded as follows:

Beginning at a point formed by the intersection of the center lines of Calhoun Street and Edmondson Avenue; thence binding westerly along the center line of said Edmondson Avenue to a point formed by the intersection of the center lines of said Edmondson Avenue and Gilmor Street; thence binding northerly along the center line of said Gilmor Street to a point formed by the intersection of the center lines of said Gilmor Street and Lanvale Street; thence binding easterly along the center line of said Lanvale Street to a point formed by the intersection of the center lines of said Lanvale Street and Stricker Street; thence binding northerly along the center line of said Stricker Street to a point formed by the intersection of the center lines of said Stricker Street and Lafayette Avenue; thence binding easterly along the center line of said Lafayette Avenue to a point formed by the intersection of the center lines of said Lafayette Avenue and said Calhoun Street; thence binding southerly along the center line of said Calhoun Street to the point of beginning. A map illustrating boundary lines is given as Exhibit No. 1, Project Area Boundaries, dated March 30, 1959.

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

- (1) To protect the area from blighting influences through clearance of concentrations of blight, rehabilitation of basically sound structures, new construction and establishment of regulations;
- (2) To provide housing resources for families of all income levels through rehabilitation and new construction;
- (3) To bring about a general physical improvement in the area by coordinated public and private improvements;
- (4) To address the growing number of vacant and deteriorated properties;
- (5) To provide development opportunities through offering parcels assembled by selective demolition and acquisition;

- (6) To establish limits and/or Standards and Controls on the redevelopment of vacant properties as new commercial uses;
- (7) To establish exterior property rehabilitation standards;
- (8) To promote new construction that is compatible to the existing physical character of the neighborhood; and
- (9) To promote residential rehabilitation and development at lower density.

C. Land Use Plan

1. Land Use Plan

Exhibit No. 2, Land Use Plan, dated March 30, 1959, and revised June 30, 1959, April 1, 1960, November 1, 1963, and February 23, 1966, shows all public rights-of-way and proposed land uses. Municipal and other utilities are in public rights-of-way or in publicly owned land. Only the use categories shown on the Land Use Plan Map, Exhibit No. 2, shall be permitted within the project area.

2. Land Use Provisions and Building Requirements

a. Permitted Uses

(1) Residential

(a) Residential uses shall be restricted to uses listed in the R-8 and General Residence and O-R-2 Office Residence Districts as listed in the Zoning Code of Baltimore City with the exception of clubs and lodges- non-profit, rooming and boarding houses for three or more roomers - but not exceeding ten rooming units in each structure, non-profit homes for the rehabilitation of non-bedridden alcoholic persons and for the care and custody of homeless persons, community correction centers, clinics: health care, parole and probation offices, antenna towers and microwave relay towers and installations for communications - transmission or receiving, bus and transit turnarounds and passenger shelters, rooming and boarding houses with eleven or more rooming units, travel trailers and similar camping equipment - parking or storage, and hospitals. The O-R-2 uses shall be limited to 1700 – 1720 Edmondson Avenue and 634 – 638 N. Gilmore Street. The following accessory uses shall be permitted:

- i Customary home occupations, operated only by a resident family or member thereof, shall be permitted as accessory uses provided one non-illuminated sign, not over 8” wide and 16” long, located inside of the building, shall be the only means of advertising permitted and provided further, that no equipment, stock or machinery, other than that used in an ordinary dwelling, shall be permitted.

- ii The office of a physician, dentist, architect, attorney, or other professional person located in the bona fide residence of such professional person shall be permitted as an accessory use provided:
 - (a') that not more than two persons, not residents of the building in which such office is located, are employed;
 - (b') that such office use shall be confined to not more than the first floor or basement of the building;
 - (c') that no parking of automobiles shall be permitted on or in the property so used except as hereinafter provided;
 - (d') that no advertising sign or device shall be displayed except a flat, ornamental, non-illuminated sign not exceeding one square foot in area may be placed against the exterior of the building.
- iii. An accessory use shall be limited to the lot upon which the use, to which it is intended to be accessory is established.
- iv. Garages:

The use, without repair facilities and without storage or sale of inflammable liquids, of:

 - (a') a building, covering not more than 660 square feet of a lot, for housing not more than three automobiles;
 - (b') space, not exceeding 660 square feet in area, for housing not more than three automobiles within a building used as a dwelling;
 - (c') garages and accessory buildings may be constructed in rear yards provided that not more than fifty percent of the area of the rear yard (computed by multiplying the depth of the required rear yard by the width of the rear yard) is occupied by such garages and accessory buildings, and the area of the lot that may be occupied, in the aggregate, by a building and garages and accessory buildings, shall be increased by ten percent of the area of the lot in addition to the maximum percentage of area of lot which may be occupied by buildings, as set forth in the following table, and further provided that the height of such garages and accessory buildings shall not exceed 15 feet, measured from the ground floor of such buildings.

Percentage of Area of Lot and Rear yards - “B” Height and Area District Zones **	
Maximum percentage of area of lot which may be occupied by buildings	60% for a dwelling; <u>On an interior lot 100% for other buildings</u> On a corner lot 75% for a dwelling; 100% for other buildings
Minimum depth of rear yard required for buildings	20 feet for dwellings; none required for other buildings

In addition, the following will be permitted subject to decision of the Board of Municipal and Zoning Appeals after public notice and hearing.

(a') a garage, without repair facilities and without either storage or sale of inflammable liquids, in a rear yard;

(b') a garage, without repair facilities and without either storage or sale of inflammable liquids, which is not within 75 feet of any street, and which is not in a rear yard;

(c') a garage, without repair facilities and without either storage or sale of inflammable liquids, on or under the surface of a lot used as an apartment house:

(d') a space, to be used as a garage, without repair facilities and without either storage or sale of inflammable liquids, within a building used as an apartment house.

(b) Hotels and transient housing shall not be permitted on land to be acquired (see Section D-1 below on page 13) within the project area.

(c) New and expanded semi-public (institutional) uses will be permitted.

(2) Mixed Residential (Residential containing Non-Conforming Uses)

Current uses classified as non-conforming by Zoning Enforcement shall abide by the existing regulations listed under this section.

(a) The non-conforming use shall not be changed to any use except those permitted within the R-8 Zoning District of the project area as specified above or to any of the following uses: barber shop; beauty shop; clothing store; drug store; food store; laundry and dry cleaning pick-up station; office, business or professional; shoe store; shoe repair shop; tailor shop.

** “B” Height and Area District Zones were repealed and replaced with current zoning by Comprehensive Rezoning, 1971.

- (b) The non-conforming use shall not be extended, expanded, enlarged, or added to in any manner.
- (c) No exterior sale or display of merchandise shall be permitted in connection with a non-conforming use.
- (d) One identification sign shall be permitted for each non-conforming use provided:
 - i. that such identification sign shall be limited to the name or description of the business or nature of the non-conforming use;
 - ii. that only one such identification sign shall exist for each non-conforming use and shall not in gross area exceed one (1) foot times the frontage of the non-conforming use, or twenty (20) square feet, whichever is less, and further provided, however, that the aggregate gross area of all such signs on a building or structure containing more than one non-conforming use shall not exceed sixty (60) square feet;
 - iii. that such identification sign shall be located flat against the building or structure containing the non-conforming use and project not more than twelve (12) inches from the building or structure; nor project higher than 15 feet above the mean level of the curb or one (1) foot above the floor level of the second story, whichever is lower;
 - iv. that no pulsating or animated sign shall be permitted.
- (e) In the event of discontinuance or abandonment of any non-conforming use for a period of six (6) consecutive months, such non-conforming use shall not thereafter be re-established except that a use specified above in Section C.2.a(2)(a) (page 4) may be re-established.

(3) Major Non-Conforming Commercial

Current uses classified as non-conforming by Zoning Enforcement shall abide by the existing regulations listed under this section.

- (a) The non-conforming use shall not be changed to any use except those permitted within the R-8 Zoning District of the project area as specified above.
- (b) The non-conforming use shall not be extended, expanded, enlarged, or added to in any manner.
- (c) One identification sign shall be permitted for each non-conforming use provided:
 - i. that such identification sign shall be limited to the name or description of the business or nature of the non-conforming use;

ii. that only one such identification sign shall exist for each building or structure containing a non-conforming use, or uses, and shall not in gross area exceed one (1) foot times the frontage of such building or structure or twenty (20) square feet, whichever is less; and

iii. that such identification sign shall be located flat against the front of the building or structure containing a non-conforming use and project not more than twelve (12) inches from the building or structure; nor project higher than fifteen (15) feet above the mean level of the curb, or one (1) foot above the floor level of the second story, whichever is lower;

iv. that no pulsating or animated signs shall be permitted;

v. that, however, in the case of non-conforming theaters or automobile service stations the provisions set forth in paragraphs (c)i, (c)ii, and (c)iii, page 8 shall not apply.

(4) Commercial

Uses permitted within the commercial use areas shall consist of the following:

(a) Uses of land or buildings permitted and as limited in the adjoining residential areas within the project area.

(b) The following retail stores and services: Antique or gift shops; Bakeries, where all products are sold at retail on the premises; Barber shops, Beauty shops, and similar personal service shops; Confectionery stores and snack bars; Delicatessens; Drug stores; Financial institutions or agencies; Florist shops; Food stores; Hardware stores; Household appliance shops; Ice or ice cube dispensers - no manufacturing of ice on the premises; Laundromats, hand laundries, or laundry and dry cleaning pick-up stations; Jewelry stores, including watch repairing; Meat stores - animal or fowl storing or killing not permitted; Music or phonograph record shops; Offices, business and professional; Restaurants, with or without liquor licenses; Shoe stores and shoe repair shops; Sporting goods shops; Tailor shops; Variety stores; Wearing apparel shops. In addition, such carpet cleaning establishments as exist at the time of the approval of this Plan by the Mayor and City Council of Baltimore will be permitted to remain.

(c) Undertaking establishments and funeral parlors.

(5) Public

(a) Existing public uses identified on the Land Use Plan will be permitted to remain.

(b) The public (inner block) open space areas shown on the Land Use Plan have been redeveloped for (a) active and passive recreation, or (b) for active and passive recreation and parking.

The deterioration of the 29 Inner Block parks has made it necessary to consider options for their reuse. Proposals for the reuse of these parcels shall be submitted for review by the Department of Housing and Community Development, the Department of Planning, other City agencies as necessary and the local Harlem Park community organizations.

It may be necessary to consolidate certain Inner Block Parks with adjacent land for proposed new development.

(6) Semi-Public (Institutional)

Existing semi-public (institutional) uses identified on the Land Use Plan will be permitted to remain. New semi-public (institutional) uses will be permitted.

b. Regulations, controls and restrictions to be imposed on the sale or retention of land and properties acquired:

Regulations, controls and restrictions to be imposed on the sale or retention of land and properties acquired, shall be in effect for a period of not less than 30 years from the date the Plan is last amended. Such regulations where applicable will be imposed by agreements for land disposition and conveyances executed pursuant thereto.

(1) General Provisions

(a) The Developer shall devote the land to the uses specified in this Plan and to no other uses.

(b) The Baltimore City Department of Housing and Community Development specifically reserves the right to review and approve the Developer's preliminary drawings and specifications and final working drawings and specifications for redevelopment or rehabilitation with respect to their conformance with the provisions of this Renewal Plan and all other appropriate Baltimore City Building Codes.

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

(ii) No materials shall be stored or permitted to remain outside buildings.

(iii) 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.

(iv) 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.

(2) Clearance and Redevelopment Areas

(a) Inner block open space areas

The deterioration of the 29 Inner Block Parks has made it necessary to consider options for their reuse. Proposals for the reuse of these parcels shall be submitted for review by the Department of Housing and Community Development, the Department of Planning, other City agencies as necessary and the local Harlem Park community organizations.

(b) Residential Areas - Bulk Regulations, Parking Requirements and Accessory Uses:

Bulk and parking regulations as outlined in the R-8 Zoning District of the Zoning Ordinance of Baltimore City shall be observed. Accessory uses shall be limited to the following: Garages, signs as regulated by Chapter 10 of the Zoning Ordinance of Baltimore City, temporary real estate sales offices, for the purpose of conducting the sale of lots or improvements in the developments in which such office is located -- for a period not to exceed the duration of active construction and for one year thereafter, and tool houses and other similar structures for the storage of accessory supplies. Any other accessory uses are subject to the approval of the Commissioner of the Department of Housing and Community Development.

i. Maximum building height shall be 65 feet.

ii. All land not covered by structures shall be landscaped with trees, grass, shrubbery, walkways and/or paving as appropriate. All landscaping is to be maintained in good condition by the property owner as specified by disposition agreements.

(c) Commercial Areas

Uses shall be limited to those permitted under the B-1 Zoning District with the exception of liquor stores-package good stores, taverns and pawn shops. Bulk regulations and parking requirements as outlined in the B-1 Zoning District shall be observed.

- i. No commercial establishments shall be permitted to have upper story windows that are boarded or in disrepair. Upper story windows can be replaced with an opaque, Plexiglas material.
- ii. Exterior signs advertising only the principal business conducted on the premises shall be permitted. The total area of all signs shall not exceed 10% of the total area of the building façade; except that in addition one sign not to exceed three (3) square feet in size may be installed at the service entrance of each individual store.
- ii No animated, pulsating or projecting signs shall be permitted.

(3) Rehabilitation Areas

Properties acquired by the Mayor and City Council of Baltimore for resale for rehabilitation or reconstruction pursuant to this Plan shall be sold subject to the following conditions:

(a) Property rehabilitation shall comply with the codes and ordinances of the City of Baltimore. In addition, the following standards must be observed:

- i. Windows and frames shall be repaired and painted if salvageable. If windows (sash and frame) are to be replaced, they must be of a size and configuration to match the original masonry opening. Black metal or iron vertical security grilles may be used on basement windows. Boards may be used only in cases of active rehabilitation on properties.
- ii. New doors shall fit existing masonry openings. Where possible, existing architectural details such as marble base, lintels, door surrounds and steps must be retained.
- iii. Property exteriors shall not be covered with vinyl, aluminum or other inappropriate material.
- iv. Property exteriors shall be chemically cleaned, not sandblasted.
- v. The Commissioner of the Department of Housing and Community Development reserves the right to review and approve or disapprove rehabilitation permits.
- (b) Building height shall not exceed that of the structure under rehabilitation. In the case of reconstruction of row housing, building height shall not exceed that of abutting structures. In the case of reconstruction of detached housing, building height shall not exceed that of adjacent structures.

(c) All land not covered by structures shall be landscaped appropriately with trees, grass, shrubbery, flower beds, walkways, and/or paving as appropriate. All landscaping is to be maintained in good condition by the property owner as specified by disposition instruments.

3. Zoning

a. A map showing zoning districts proposed to be established in order to put the Land Use Plan into effect is given as Exhibit No. 3, Zoning, dated March 30, 1959, and revised June 30, 1959, April 1, 1960, and June 24, 1998.

D. Project Proposals

1. Land Acquisition

a. Properties within the Project Area will be acquired for Demolition, New Construction and Rehabilitation. Properties identified for acquisition are listed in Exhibit 4, Appendix A and Appendix B of the Urban Renewal Plan for Harlem Park Project II, originally approved by the Mayor and City Council of Baltimore by Ordinance No. 419, dated July 6, 1960 and amended by Ordinance No. 234 dated June 3, 1964, by Ordinance No. 865 dated June 29, 1966, by a Minor Amendment dated May 24, 1967 and by Ordinance No. 337, dated June 24, 1998.

b. Conditions Under Which Properties Not Designated For Acquisition May Be Acquired:

(1) Non-Salvable or Non-Compliance with Notice to Rehabilitate

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 the Harlem Park Project II area not specifically designated for acquisition on the Property Acquisition Map, Exhibit No. 4, Appendix A and Appendix B 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:

i. 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.

ii. Any property the owner of which is unable or unwilling to comply or conform to the Property Rehabilitation Standards set forth in this Urban Renewal Plan 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 Property Rehabilitation Standards may acquire such property pursuant to the Eminent Domain Law of this State as if the property had originally been planned for the 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 day notice by the Department of Housing and Community Development.

(2) Additional Reasons for Acquisition

It may be necessary to acquire by purchase or 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 the Harlem Park II Project area not designated for acquisition in addition to those properties listed in Exhibit No. 4, Appendix A, and Appendix B in order to carry out redevelopment by rehabilitation and/or demolition by the Department of Housing and Community Development because:

- i. 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;
- ii. It is necessary to make residential structures available for use of low or moderate income families; or
- iii. Rehabilitation of individual, scattered properties is necessary in order to remove blighting influences from otherwise sound residential blocks.

2. Rehabilitation and Conservation

a. Rehabilitation Objectives - Properties Not Listed for Acquisition

Owners of properties located within the boundaries of this plan, but that are not listed for acquisition shall, where necessary, rehabilitate said properties in accordance with the Rehabilitation Standards set forth in this Plan and shall comply with the codes and ordinances of the City of Baltimore.

b. Methods for Achieving Rehabilitation

(1) 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.

(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.

4. Developer's Obligations

a. Inner Block Open Space Areas

The deterioration of the 29 Inner Block Parks has made it necessary to consider options for their reuse. Proposals for the reuse of these parcels shall be submitted for review by the Department of Housing and Community Development, Department of Planning, other City agencies as necessary and the local Harlem Park community organizations.

b. Residential, Commercial, Public and Semi-Public Use Areas

(1) The Redeveloper shall agree to retain the interest he acquires in the property transferred to him until he has completed the improvements, construction, and development in the area required by this Plan and the Land Disposition Agreements, and he shall further agree not to sell, lease or otherwise transfer the interest he acquires or any part thereof without the prior written consent of Department of Housing and Community Development or until the Agency shall have certified in writing that the Redeveloper has completed the improvements, construction, and development in the area.

(2) The Redeveloper shall begin and complete the development of land for the uses required in the Plan and the construction of the improvements agreed upon in the disposition instruments within a reasonable time as determined by said instruments.

E. Land Disposition

Ordinance No. 692, approved December 31, 1956, requires that the Plan be “sufficiently complete” to define disposition of land or property. Land and property interests acquired by the Mayor and City Council within the project area will be disposed of by sale, lease, conveyances, or transfer, or other means available to the City, in accordance with Exhibit No. 5, Land Disposition Map, dated March 30, 1959, revised July 15, 1959, November 1, 1963, February 23, 1966, and June 24, 1998 subject, however, to such easements as may be reserved by the City.

The parcels shown on Exhibit No. 5 are schematic and approximate. To carry out this Plan, the Department of Housing and Community Development will formulate appropriate disposition policies and procedures. Properties in Rehabilitation Areas disposed of by the City for rehabilitation or reconstruction are not required to be shown on Exhibit No. 5.

F. Duration of Plan

The provisions of this Plan and the restrictions with respect thereto shall be in effect for a period of not less than 30 years from the date this Plan is last amended.

G. 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 this Plan without the word, phrase, clause, sentence, paragraph, section or part, or the application thereof, so held invalid would have been adopted and approved.

H. Procedures For Changes in Approved Plan

1. The Department of Housing and Community Development shall submit to the local community organizations for 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 Department of Planning by the Department of Housing and Community Development.

2. The written comments and recommendations from this review shall be submitted to the Department of Housing and Community Development no later than 3 (three) weeks after they have been submitted to the local community organizations; otherwise, it is presumed the proposed changes are satisfactory.

3. Prior to passage of any ordinance amending the Urban Renewal Plan, a public hearing shall be held. The local community organizations, shall receive, at least 10 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 10 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.

I. Planned Unit Developments

Such other uses are permitted in certain portions of the Urban Renewal Area that are now or may later be subject to any Planned Unit Development (“PUD”), created pursuant to the Zoning Code of Baltimore City. To the extent there exists any conflict between the provisions of this 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 PUD, including, without limitation, those affecting use, parking, access, aesthetic and specific lot controls, and bulk regulations, control.

APPENDIX A

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 as Disposition Lots 33, 35, 36 and 36A on Exhibit 5), the following properties will be 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 rehabilitated housing.

902 W. Franklin Street
904 W. Franklin Street
908 W. Franklin Street
910 W. Franklin Street
912 W. Franklin Street
918 W. Franklin Street
920 W. Franklin Street
938 W. Franklin Street
958 W. Franklin Street
960 W. Franklin Street

905 Bennett Place
907 Bennett Place
913 Bennett Place
915 Bennett Place
917 Bennett Place
919 Bennett Place
921 Bennett Place
923 Bennett Place
927 Bennett Place
931 Bennett Place
939 Bennett Place
941 Bennett Place
945 Bennett Place
949 Bennett Place
955 Bennett Place
902 Bennett Place
904 Bennett Place
908 Bennett Place
910 Bennett Place
912 Bennett Place
914 Bennett Place
916 Bennett Place
918 Bennett Place

922 Bennett Place
924 Bennett Place
928 Bennett Place
930 Bennett Place
940 Bennett Place

504 N. Schroeder Street
506 N. Schroeder Street
508 N. Schroeder Street
514 N. Schroeder Street
524 N. Schroeder Street

621 N. Schroeder Street
623 N. Schroeder Street
631 N. Schroeder Street

916 Edmondson Avenue

900-02 Harlem Avenue
917 Harlem Avenue
921 Harlem Avenue
923 Harlem Avenue
925 Harlem Avenue
908 Harlem Avenue
910 Harlem Avenue
914 Harlem Avenue
916 Harlem Avenue
918 Harlem Avenue
920 Harlem Avenue

APPENDIX B

Properties for Acquisition, Consolidation, and Disposition for Rehabilitation or Redevelopment

The following properties may be acquired, consolidated, 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 rehabilitated housing or newly constructed housing.

1401 Edmondson Avenue
1403 Edmondson Avenue
1405 Edmondson Avenue
1407 Edmondson Avenue
v 1409 Edmondson Avenue
1411 Edmondson Avenue
1413 Edmondson Avenue
1415 Edmondson Avenue
1417 Edmondson Avenue
1419 Edmondson Avenue
1421 Edmondson Avenue
1423 Edmondson Avenue
1425 Edmondson Avenue
1427 Edmondson Avenue
1429 Edmondson Avenue
1431 Edmondson Avenue

1501 Edmondson Avenue
1503 Edmondson Avenue
1505 Edmondson Avenue
1507 Edmondson Avenue
1509 Edmondson Avenue
1511 Edmondson Avenue
1513 Edmondson Avenue
1515 Edmondson Avenue
1517 Edmondson Avenue
1521 Edmondson Avenue
1523 Edmondson Avenue
1525 Edmondson Avenue
1527 Edmondson Avenue
1529 Edmondson Avenue
1531 Edmondson Avenue
1533 Edmondson Avenue

1601 Edmondson Avenue
1603 Edmondson Avenue
1604 Edmondson Avenue
1606 Edmondson Avenue
1607 Edmondson Avenue
1608 Edmondson Avenue
1609 Edmondson Avenue
1610 Edmondson Avenue
1611 Edmondson Avenue
1612 Edmondson Avenue
1613 Edmondson Avenue
1615 Edmondson Avenue
1616 Edmondson Avenue
1617 Edmondson Avenue
1619 Edmondson Avenue
1621 Edmondson Avenue
1622 Edmondson Avenue
1623 Edmondson Avenue
1624 Edmondson Avenue
1625 Edmondson Avenue
1626 Edmondson Avenue
1629 Edmondson Avenue
1633 Edmondson Avenue
1637 Edmondson Avenue

1701 Edmondson Avenue
1703 Edmondson Avenue
1705 Edmondson Avenue
1707 Edmondson Avenue
1709 Edmondson Avenue
1711 Edmondson Avenue
1713 Edmondson Avenue
1719 Edmondson Avenue
1721 Edmondson Avenue

613 N. Fulton Avenue
617 N. Fulton Avenue
619 N. Fulton Avenue
621 N. Fulton Avenue
623 N. Fulton Avenue
625 N. Fulton Avenue
627 N. Fulton Avenue
629 N. Fulton Avenue

631 N. Fulton Avenue
633 N. Fulton Avenue
635 N. Fulton Avenue
637 N. Fulton Avenue
639 N. Fulton Avenue
641 N. Fulton Avenue
643 N. Fulton Avenue
645 N. Fulton Avenue
647 N. Fulton Avenue
649 N. Fulton Avenue

701 N. Fulton Avenue
703 N. Fulton Avenue
705 N. Fulton Avenue
707 N. Fulton Avenue
709 N. Fulton Avenue
711 N. Fulton Avenue
713 N. Fulton Avenue
715 N. Fulton Avenue
717 N. Fulton Avenue
719 N. Fulton Avenue
721 N. Fulton Avenue
723 N. Fulton Avenue
725 N. Fulton Avenue
727 N. Fulton Avenue
729 N. Fulton Avenue
731 N. Fulton Avenue
733 N. Fulton Avenue
735 N. Fulton Avenue
737 N. Fulton Avenue
739 N. Fulton Avenue
741 N. Fulton Avenue
743 N. Fulton Avenue
745 N. Fulton Avenue

805 N. Fulton Avenue
809 N. Fulton Avenue
813 N. Fulton Avenue
815 N. Fulton Avenue
820 N. Fulton Avenue
821 N. Fulton Avenue
827 N. Fulton Avenue

600 N. Gilmor Street

700 N. Gilmor Street
702 N. Gilmor Street
704 N. Gilmor Street
706 N. Gilmor Street
708 N. Gilmor Street
710 N. Gilmor Street
712 N. Gilmor Street
714 N. Gilmor Street
716 N. Gilmor Street
718 N. Gilmor Street
720 N. Gilmor Street
722 N. Gilmor Street
724 N. Gilmor Street
726 N. Gilmor Street
728 N. Gilmor Street
730 N. Gilmor Street
732 N. Gilmor Street
734 N. Gilmor Street

802 N. Gilmor Street
804 N. Gilmor Street
806 N. Gilmor Street
812 N. Gilmor Street

1602 Harlem Avenue
1603 Harlem Avenue
1604 Harlem Avenue
1605 Harlem Avenue
1606 Harlem Avenue
1607 Harlem Avenue
1608 Harlem Avenue
1609 Harlem Avenue
1610 Harlem Avenue
1611 Harlem Avenue
1612 Harlem Avenue
1613 Harlem Avenue
1614 Harlem Avenue
1615 Harlem Avenue
1616 Harlem Avenue
1617 Harlem Avenue
1618 Harlem Avenue
1619 Harlem Avenue

1621 Harlem Avenue
1622 Harlem Avenue
1623 Harlem Avenue
1624 Harlem Avenue
1625 Harlem Avenue
1626 Harlem Avenue

1700 Harlem Avenue
1701 Harlem Avenue
1702 Harlem Avenue
1703 Harlem Avenue
1704 Harlem Avenue
1705 Harlem Avenue
1706 Harlem Avenue
1707 Harlem Avenue
1708 Harlem Avenue
1709 Harlem Avenue
1710 Harlem Avenue
1711 Harlem Avenue
1712 Harlem Avenue
1713 Harlem Avenue
1714 Harlem Avenue
1715 Harlem Avenue
1716 Harlem Avenue
1717 Harlem Avenue
1718 Harlem Avenue
1719 Harlem Avenue
1720 Harlem Avenue
1721 Harlem Avenue
1722 Harlem Avenue
1723 Harlem Avenue
1724 Harlem Avenue
1725 Harlem Avenue

1601 W. Lafayette Avenue
1613 W. Lafayette Avenue
1615 W. Lafayette Avenue
1617 W. Lafayette Avenue
1619 W. Lafayette Avenue
1621 W. Lafayette Avenue
1623 W. Lafayette Avenue
1625 W. Lafayette Avenue
1627 W. Lafayette Avenue
1629 W. Lafayette Avenue

1631 W. Lafayette Avenue
1633 W. Lafayette Avenue
1635 W. Lafayette Avenue
1637 W. Lafayette Avenue
1639 W. Lafayette Avenue
1641 W. Lafayette Avenue
1643 W. Lafayette Avenue

1701 W. Lafayette Avenue
1703 W. Lafayette Avenue
1705 W. Lafayette Avenue
1707 W. Lafayette Avenue
1711 W. Lafayette Avenue
1713 W. Lafayette Avenue
1715 W. Lafayette Avenue
1717 W. Lafayette Avenue
1719 W. Lafayette Avenue
1721 W. Lafayette Avenue
1723 W. Lafayette Avenue

1600-02 W. Lanvale Street
1601 W. Lanvale Street
1603 W. Lanvale Street
1605 W. Lanvale Street
1606 W. Lanvale Street
1607 W. Lanvale Street
1608 W. Lanvale Street
1609 W. Lanvale Street
1610 W. Lanvale Street
1611 W. Lanvale Street
1612 W. Lanvale Street
1613 W. Lanvale Street
1614 W. Lanvale Street
1615 W. Lanvale Street
1616 W. Lanvale Street
1617 W. Lanvale Street
1618 W. Lanvale Street
1619 W. Lanvale Street
1620 W. Lanvale Street
1621 W. Lanvale Street
1623 W. Lanvale Street
1625 W. Lanvale Street
1626 W. Lanvale Street
1627 W. Lanvale Street
1628 W. Lanvale Street
1629 W. Lanvale Street

1630 W. Lanvale Street
1631 W. Lanvale Street
1632 W. Lanvale Street
1633 W. Lanvale Street
1634 W. Lanvale Street
1635 W. Lanvale Street
1637 W. Lanvale Street
1639 W. Lanvale Street
1641 W. Lanvale Street
1645 W. Lanvale Street

1700 W. Lanvale Street
1701 W. Lanvale Street
1702 W. Lanvale Street
1703 W. Lanvale Street
1704 W. Lanvale Street
1706 W. Lanvale Street
1707 W. Lanvale Street
1708 W. Lanvale Street
1709 W. Lanvale Street
1710 W. Lanvale Street
1711 W. Lanvale Street
1712 W. Lanvale Street
1713 W. Lanvale Street
1712 W. Lanvale Street
1713 W. Lanvale Street
1714 W. Lanvale Street
1715 W. Lanvale Street
1716 W. Lanvale Street
1717 W. Lanvale Street
1718 W. Lanvale Street
1719 W. Lanvale Street
1720 W. Lanvale Street
1721 W. Lanvale Street
1722 W. Lanvale Street
1723 W. Lanvale Street
1724 W. Lanvale Street
1725 W. Lanvale Street
1726 W. Lanvale Street
1727-29 W. Lanvale Street
1728 W. Lanvale Street
1730 W. Lanvale Street

602 N. Mount Street
604 N. Mount Street
605 N. Mount Street
606 N. Mount Street
607 N. Mount Street
608 N. Mount Street
v 609 N. Mount Street
610 N. Mount Street
611 N. Mount Street
613 N. Mount Street
614 N. Mount Street
615 N. Mount Street
616 N. Mount Street
617 N. Mount Street
618 N. Mount Street
619 N. Mount Street
620 N. Mount Street
621 N. Mount Street
622 N. Mount Street
623 N. Mount Street
624 N. Mount Street
625 N. Mount Street
626 N. Mount Street
627 N. Mount Street
629 N. Mount Street
703 N. Mount Street
704 N. Mount Street
706 N. Mount Street
707 N. Mount Street
708 N. Mount Street
709 N. Mount Street
710 N. Mount Street
v 711 N. Mount Street
712 N. Mount Street
713 N. Mount Street
714 N. Mount Street
715 N. Mount Street
716 N. Mount Street
718 N. Mount Street
719 N. Mount Street
720 N. Mount Street
721 N. Mount Street
722 N. Mount Street
724 N. Mount Street
726 N. Mount Street
v 728 N. Mount Street

801 N. Mount Street
803 N. Mount Street
805 N. Mount Street
807 N. Mount Street
809 N. Mount Street
810 N. Mount Street
811 N. Mount Street
812 N. Mount Street
814 N. Mount Street
816 N. Mount Street
818 N. Mount Street
820 N. Mount Street
822 N. Mount Street
824 N. Mount Street
826 N. Mount Street

523 N. Stricker Street
525 N. Stricker Street
527 N. Stricker Street
529 N. Stricker Street
v 530 N. Stricker Street
531 N. Stricker Street
532 N. Stricker Street
533 N. Stricker Street

526 N. Calhoun Street
528 N. Calhoun Street
530 N. Calhoun Street
532 N. Calhoun Street
534 N. Calhoun Street

v. The following disposition lots are created:

Disposition Lot 1A – 820 N. Fulton Avenue
Disposition Lot 2A – 827 N. Fulton Avenue
Disposition Lot 2B – 821 N. Fulton Avenue
Disposition Lot 2C – 813-815 N. Fulton Avenue
Disposition Lot 2D – 809 N. Fulton Avenue
Disposition Lot 2E – 805 N. Fulton Avenue
Disposition Lot 17A – 1604-1608 Edmondson Avenue

The following disposition lots are expanded:

Disposition Lot 2 to include:

1703-1707, 1711-1723 W. Lafayette Avenue
810-826 N. Mount Street
1700-1730 W. Lafayette Avenue

Disposition Lot 3 to include:

1601, 1613-1643 W. Lafayette Avenue
801-811 N. Mount Street
1600-02, 1606-1620, 1626-1634 W. Lanvale Street

Disposition Lot 9 to include:

701-745 N. Fulton Street
1701-1703, 1707-1727-29 W. Lanvale Street
704-728 N. Mount Street
1700-1724 Harlem Avenue

Disposition Lot 10 to include:

1601-1641 and 1645 W. Lanvale Street
700-734 N. Gilmor Street
1600-1618, 1622-1626 Harlem Avenue
703, 707-715, 719-721 N. Mount Street

Disposition Lot 16 to include:

1701-1725 Harlem Avenue
613, 617-649 N. Fulton Avenue
602-610, 614-626 N. Mount Street

Disposition Lot 17 to include:

1603-1625 Harlem Avenue
605-629 N. Mount Street
1604-1612, 1616, 1622-1626 Edmondson Avenue

Disposition Lot 18 to include:

1603-1605 Harlem Avenue

Disposition Lot 26 to include:

1701-1713, 1719-1721 Edmondson Avenue

Disposition Lot 27 to include:

1601-1603, 1607, 1613, 1615-1617, 1619-1625, 1629, 1637 Edmondson Avenue

Disposition Lot 28 to include:

528-532 N. Stricker Street

1501-1517, 1521-1529, 1533 Edmondson Avenue

Disposition Lot 29 to include:

526-528 N. Calhoun Street

530-534 N. Calhoun Street

1401-1431 Edmondson Avenue

523-527 N. Stricker Street

529-533 N. Stricker Street

HarlemPklIpubliccopy2000ref

Exhibit 1: Project Area Boundary

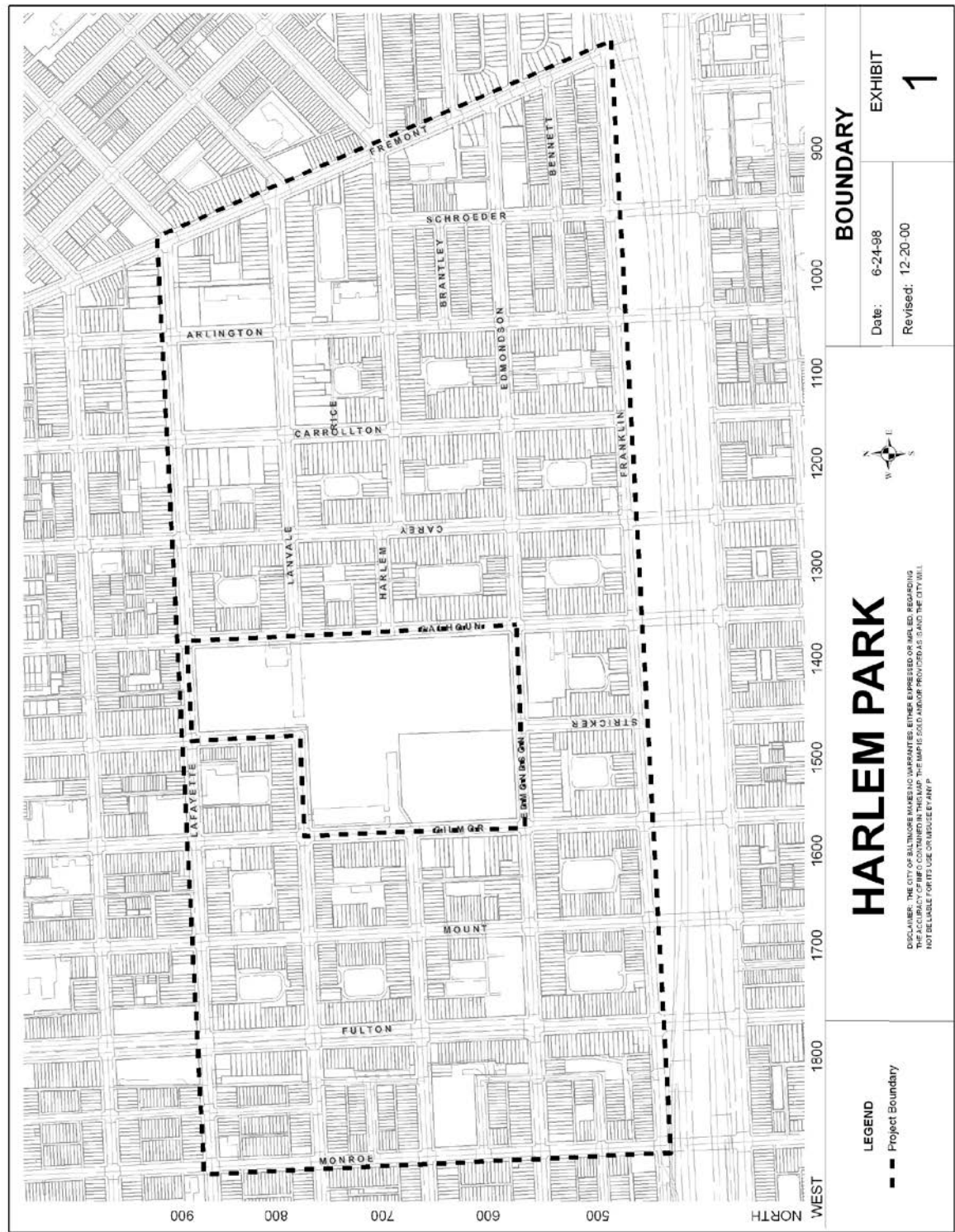


Exhibit 2: Land Use

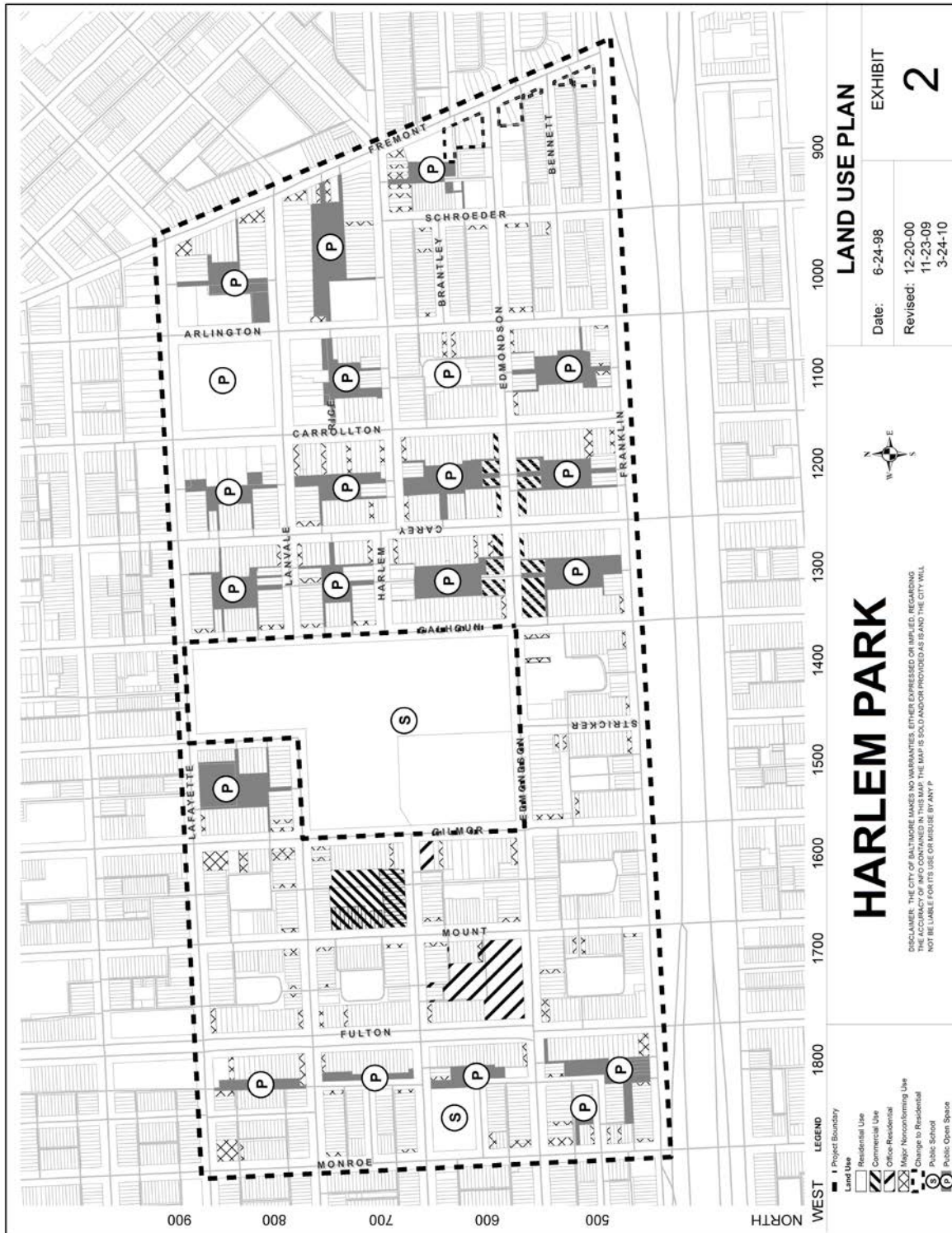


Exhibit 3: Zoning

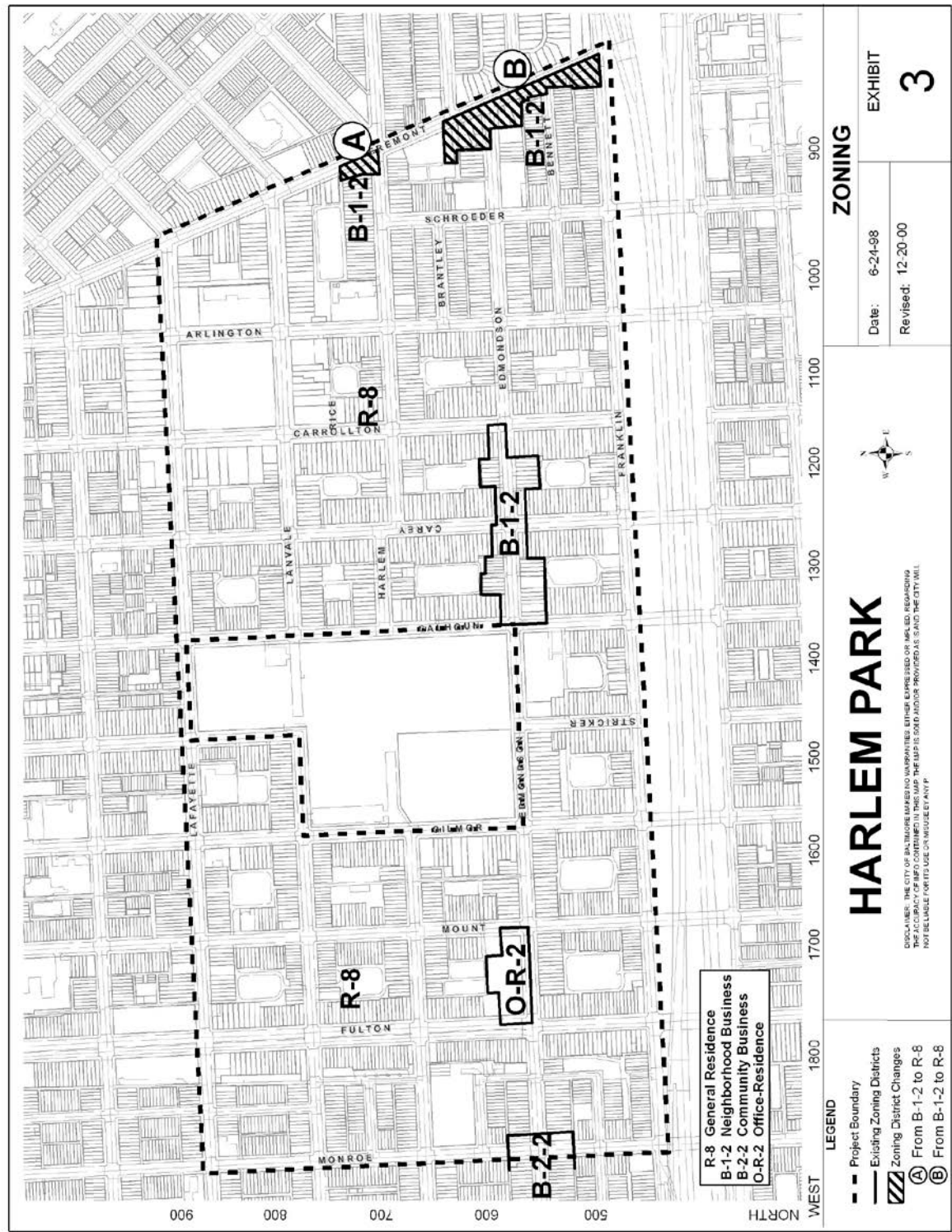


Exhibit 4: Property Acquisition

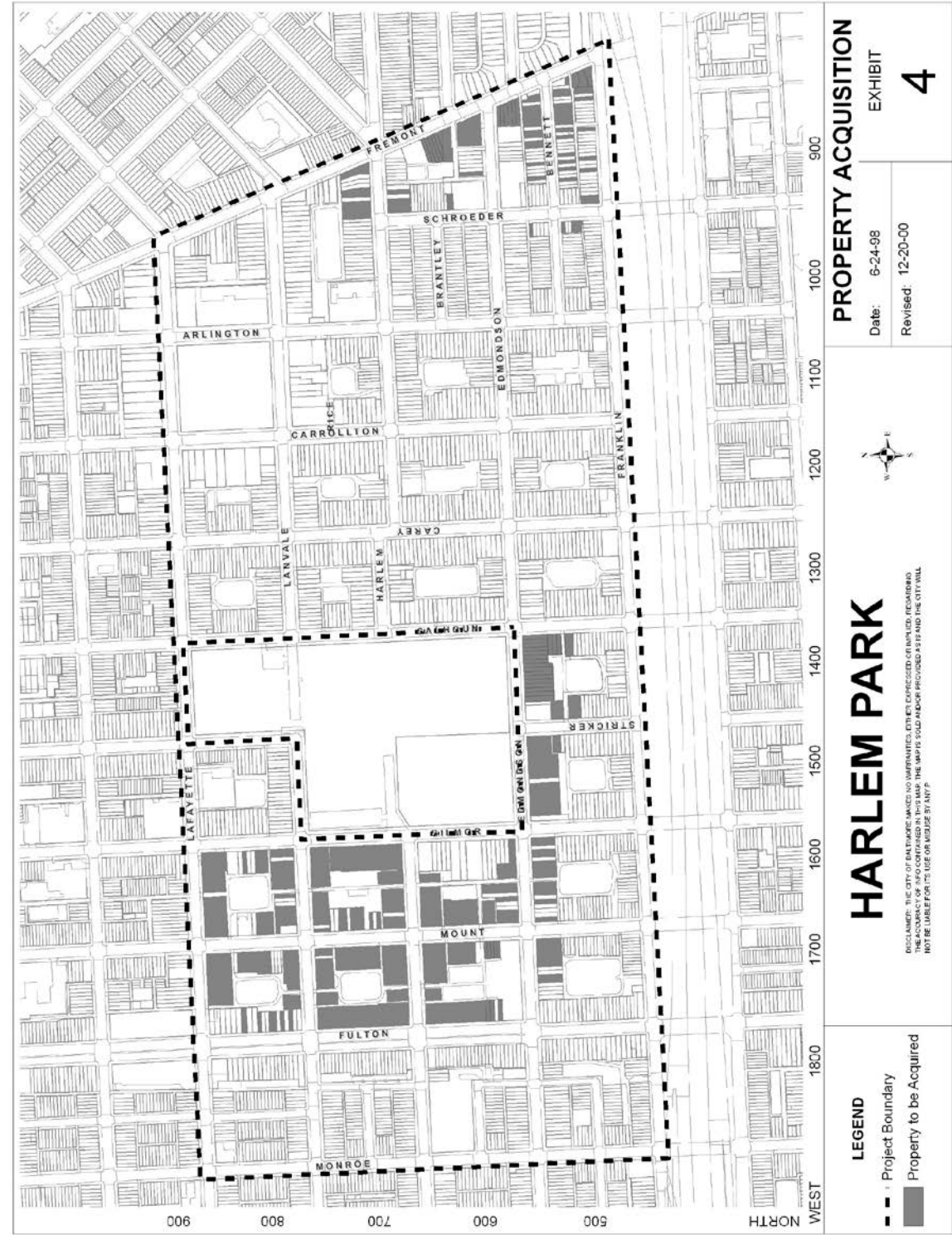


Exhibit 5: Land Disposition

