

UPLANDS

RENEWAL PLAN

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
BALTIMORE, MARYLAND

APPROVED BY
THE CITY OF BALTIMORE PLANNING COMMISSION
ON SEPTEMBER 30, 2004

ORIGINALLY APPROVED BY
THE MAYOR AND CITY COUNCIL OF BALTIMORE
BY ORDINANCE NO. 04-0887
December 6, 2004

First Amendment (Corrective) approved by Mayor and City Council of Baltimore by Ordinance 08-99, dated December 11, 2008.

**UPLANDS
RENEWAL PLAN**

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UPLANDS RENEWAL PLAN

A. PROJECT DESCRIPTION

1. Boundary Description

Beginning at a point at the northeast corner of Edmondson Avenue, 150 feet wide, and Winans Way, 80 feet wide; thence binding on the north side of Edmondson Avenue, easterly to a point opposite the west side of Athol Avenue; thence, crossing Edmondson Avenue southerly and along the west side of Athol Avenue to the north side of Old Frederick Road, 60 feet wide; thence binding on the northeast side of Old Frederick Road northwesterly to a point opposite the southern boundary of Lot 4 of Block 8030-F; thence, southwesterly and crossing Old Frederick Road and binding on the southern boundary of Lot 4, Block 8030-F; thence, northwesterly, southwesterly, northwesterly and along the boundary of Lot 4, Block 8030-F to the south side of Glen Allen Drive, 60 feet wide; thence, northwesterly and across Glen Allen Drive and binding on western boundary lines of Lots 1B and 2 of Block 8030-F; thence running north and across Edmondson Avenue to the beginning point.

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

- a. To establish a positive and identifiable image for the Uplands Area.
- b. To provide a modern, urban housing product for diverse economic groups.
- c. To frame the Uplands Park edge with house-like condominiums.
- d. To locate new housing that reflects the character of nearby housing.
- e. To provide areas of predominantly single-family houses and freestanding duplexes.
- f. To bring about a general physical improvement in the area by coordinated public improvements such as:
 - (1) street and utility improvements;
 - (2) the creation of internal parks to supplement the natural asset of Uplands Park;
 - (3) the creation of a neighborhood gateway at Edmondson Avenue, including the “crab site”;
 - (4) the transformation of Old Frederick Road into a neighborhood street;
 - (5) the shifting of through traffic to North Athol Avenue.
- g. To eliminate blight and deterioration by establishing regulations and through clearance and redevelopment.
- h. To propose district changes to the Zoning Code of Baltimore City that are appropriate to the Land Use Plan.
- i. To establish a plan review process to insure reasonable standards and controls for neighborhood design and development that will result in sound design compatible with surrounding, existing land uses and these Plan objectives.

B. LAND USE PLAN

Only the use categories shown on the Land Use Plan, Exhibit 1, shall be permitted within the project area. These are Residential, Mixed, and Public. Accessory uses including landscaping, off-street parking and loading will be permitted.

1. Residential

Residential uses shall be those permitted under the R-6 category as set forth by the Zoning Code of Baltimore City. The Zoning Districts map, Exhibit 4, indicates the applicable zoning districts.

2. Mixed

In the area designated as Mixed on the Land Use Plan, uses shall be limited to those uses permitted under the B-2 category of the Zoning Code of Baltimore City except for apartment hotels, blood donor centers, carry out food shops, and check cashing agencies.

3. Park

In the area designated Park on the Land Use Plan, uses shall be limited to parks, playgrounds, plazas, and malls, active and passive recreation, and neighborhood centers.

4. Schools

In the area designated Public Schools on the Land Use Plan, uses shall be limited to schools and related educational facilities, public offices, libraries, parking, and other public facilities.

5. Nonconforming

A nonconforming use is any lawfully existing use of a building or other structure or of land that does not conform to the applicable use regulations of the district in which it is located, according to the Zoning Code of Baltimore City. Nonconforming uses shall be permitted to continue subject to the provisions of Title 13, titled "Nonconformance".

6. Noncomplying

A noncomplying structure, as set forth in Title 13 of the Zoning Code, is any lawfully existing structure that does not comply with the bulk regulations of the zoning district in which it is located. These noncomplying structures shall be permitted to continue subject to the provisions of Title 13.

In addition, a noncomplying use, when such term is used, 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 noncomplying uses shall be permitted to continue for an indefinite period of time, except that:

- (1) any noncomplying land use that 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 of it conform to the regulations of this Plan; and
- (3) no noncomplying land use shall be changed to any other noncomplying land use.

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 by purchase or by condemnation for urban renewal purposes either for clearance and redevelopment, for rehabilitation, or for public facilities in accordance with the Uplands Master Plan as approved by the Planning Commission on September 9, 2004. The list of properties is provided in Appendix A.

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

(1) Non-Salvable and Noncompliance with provisions

It may be necessary to acquire by purchase or by condemnation for renewal purposes the fee simple interest or any lesser interest in and to such remaining properties or portions of them in Uplands 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 that 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 had originally been planned for acquisition after 90 days written notice to the owner. The Department of Housing and Community Development preserves the right to acquire any such non-complying property for a period of 2 years from the date of the 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.
- c. Actions to be followed by the Department of Housing and Community Development Upon Acquisition of Properties

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

- (1) demolish the structure or structures thereon and dispose of the land for redevelopment 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 and the Property Rehabilitation Standards set forth in this Plan; or
 - (3) rehabilitate the property in conformance with the codes and ordinances of Baltimore City and the Property Rehabilitation Standards set forth in this Plan 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. 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.

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 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 Renewal Plan and therefore denies the issuance of the permit, the Commissioner 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 the 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. Review of Development

a. Department of Housing and Community Development Review

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.

The Department of Housing and Community Development will fully utilize the Design Advisory Panel and the Site Plan Review Committee to work with Developers in the achievement of high quality site, building, and landscape design.

b. Review of Plans for New Construction, Exterior Rehabilitation, or 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. The plans will then be forwarded to the Department of Planning for review as to compliance with the Uplands Master Plan. Only upon finding that the proposed plans are consistent with the objectives and requirements of the Uplands Master 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.

c. Community Review

The Commissioner of the Department of Housing and Community Development may submit to the Southwest Development 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 Southwest Development Committee, or its successor or 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 no later than 4 weeks after the proposals and/or plans have been submitted to the Southwest Development Committee, 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 the 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. Zoning

All appropriate provisions of the Zoning Code of Baltimore City shall apply to properties in the Uplands Renewal Area. Any change in the Zoning Code embodied in this Renewal Plan and designated on Exhibit 4, Zoning Districts, shall be approved by ordinance in accordance with the procedural requirements of the Zoning Code of Baltimore City and Article 66B of the Maryland Code and the Uplands Master Plan as approved by the Planning Commission on September 9, 2004.

D. DURATION OF PROVISIONS AND REQUIREMENTS

The Uplands Renewal Plan, as it may be amended from time to time, shall be in effect for a period of 40 years from the date the Plan is last amended by 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 Southwest Development Committee, or its successor, for review and comment, all proposed amendments to the 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 from this review shall be submitted to the Department of Housing and Community Development no later than 4 weeks after they have been submitted to the Southwest Development Committee, or its successor; otherwise, it is presumed the proposed changes are satisfactory. Prior to passage of any ordinance amending the renewal plan, a public hearing shall be held. The Southwest Development Committee, or its successor, shall receive, at least 10 days prior to such hearing, written notice of the time and place of the hearing. With respect to any land in the project area previously disposed of by the City for use in accordance with the 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 the 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 of it 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.

**UPLANDS
RENEWAL PLAN**

**APPENDIX A
Properties for Acquisition and Disposition for Clearance and Redevelopment**

1. 522 Swann Avenue (Block 8030G, Lot 001)
2. 524 Swann Avenue (Block 8030G, Lot 002)
3. 526 Swann Avenue (Block 8030G, Lot 003)
4. 528 Swann Avenue (Block 8030G, Lot 004)
5. 530 Swann Avenue (Block 8030G, Lot 005)
6. 4600 Old Frederick Road (Block 8030G, Lot 015)
7. 4602 Old Frederick Road (Block 8030G, Lot 014)
8. 4605 Edmondson Avenue (Block 8030G, Lot 008)
9. 4607 Edmondson Avenue (Block 8030G, Lot 009)
10. 4609 Edmondson Avenue (Block 8030G, Lot 010)
11. 4611 Edmondson Avenue (Block 8030G, Lot 011)
12. 4613 Edmondson Avenue (Block 8030G, Lot 012)
13. 4617 Edmondson Avenue (Block 8030G, Lot 013)
14. 4625 Edmondson Avenue (Block 8030F, Lot 001C)

**UPLANDS
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**APPENDIX B
Design Guidelines**

The following general guidelines apply to the entire Uplands site, except where indicated.

A. BLOCK STANDARDS

A variety of lot sizes and widths should be provided in each Block to facilitate housing diversity and meet the projected requirements of people with different housing needs.

B. LOT STANDARDS, GENERALLY

1. Front-yard setback

- a. Along Edmondson Avenue the setback is 20'. If public open space is provided, however, between the street and private property, the setback on private property may be reduced to 10'.
- b. In all other cases, the setback is 10'.

2. Rear-yard setback

The setback is 15' for primary buildings and 7' for outbuildings.

3. Side-yard setback

There is no specific setback requirement. Zero-lot-line placement of structures is allowed, provided that a minimum separation of 10' between buildings is maintained.

4. Curved property lines

Where curved property lines and associated building setbacks occur, building walls may meet the line either by directly following the curve profile or by following the line of one or more chord segments within the curve. An exception: at the circle gateway on the corner of Old Frederick and North Athol, setbacks and building walls must be concentric to the circle.

C. CIRCULATION REQUIREMENTS

1. Pedestrian circulation

Convenient pedestrian circulation systems that minimize pedestrian/motor vehicle conflicts must be provided continuously throughout the development. All streets, except for alleyways, must have sidewalks on both sides (except those streets whose opposite side is not within the project area. This excludes the south side of Old Frederick, where the sidewalks and street lights should be rebuilt to match the Uplands redevelopment).

- a. Sidewalks in residential areas: A private sidewalk at least 5' wide must connect all dwelling entrances to the adjacent public sidewalk.
- b. Sidewalks on Old Frederick and Edmondson Avenues: Clear and well-lit walkways must connect building entrances to the adjacent public sidewalk and to associated parking areas. Such walkways must be at least 6' wide.

2. Public transit access

Where public transit service is available or planned, convenient access to transit stops must be provided. Where transit shelters are provided, they must be placed in highly visible locations that promote security through surveillance, and they must be well-lit.

3. Vehicular circulation

- a. Wherever possible, the existing system street layout must be preserved. If alterations in the existing street pattern are warranted, the end effect shall still be a grid pattern.
- b. Curb cuts on public streets must be kept to a minimum. Residential lots that back up to alleys will not be allowed a curb cut on the public street; a curb cut to a parking area that serves single and multifamily dwelling units on residential streets may be permitted.
- c. Clear vision triangles at all driveway and roadway intersections must be maintained in accordance with the Zoning Code.

D. STREET STANDARDS

1. All streets on existing rights-of-way must remain public.
2. No new street right-of-way may be less than 40' wide. No new alley right-of-way may be less than 16' wide.
3. All streets must be designed to allow parking on both sides, except for one-way streets adjacent to new parks. One-way street sections divided by wide boulevards or open spaces are allowed to provide parking on only one side of the street.
4. The orientation of streets should embrace the visual impact of common open spaces and prominent buildings and allow for lots that facilitate environmentally friendly designs.
5. Parallel parking lanes must be distinguished from travel lanes by a different pavement type, texture, color, or pattern.
6. Crosswalks must be distinguished from travel lanes by a different pavement type, texture, color, or pattern.
7. Curbs and gutters must be provided on all streets.

Building Types

Rowhouse (*Unit size – 1,000 square feet to 1,500 square feet, 2 to 3 bedrooms*)

- Porches and stoops create a transition between inside and outside, and between public and private space.
- Units are oriented to the sidewalk and help define street edges.
- Variation in roof forms creates visual interest and gives units a human scale. Hipped, gable, and shed roofs are encouraged to maintain a residential neighborhood feel.
- Special architectural details, such as cornices, dentils, roof vents, and wood trim around windows, give individual identity to each unit.

- Separate entrances are prominent, well lit, and express distinct units.
- Operable double-hung windows provide natural ventilation.
- A raised first floor gives residents privacy.
- Landscaping can help keep the units cool in the summer and can be an attractive addition to the site.
- A variety of exterior materials, such as wood siding and brick, give the building texture and a sense of scale and individuality.
- Setbacks give residents privacy and create room for grassy areas and planting.
- Projecting bays, balconies, and corners give rhythm to the street.
- Windows are placed to increase “eyes on the street” for a safer neighborhood.
- Parking needs are accommodated by on-street parking reserved for neighborhood residents or backyard garages reached by alleyways.

Duplex (*Unit size – 1,500 square feet, 3 bedrooms*)

- Porches and stoops create a transition between inside and outside, and between public and private space.
- Building is oriented to the sidewalk and helps define street edges.
- Planting strip provides shade and forms a buffer between vehicular and pedestrian realms.
- Variation in roof forms creates visual interest and gives units a human scale. Hipped, gable, and shed roofs are encouraged to maintain a residential neighborhood expression.
- Special architectural details, such as cornices, dentils, roof vents, and wood trim around windows, give individual identity to each unit.
- Entrances are prominent, well lit, and express distinct units while permitting the building to have a unified massing.
- Driveway widths are minimized to maintain sidewalk continuity.
- Operable double-hung windows provide natural ventilation.
- A raised first floor gives residents privacy.
- Landscaping can help keep the units cool in the summer and can be an attractive addition to the site.
- A variety of exterior materials, such as wood siding and brick, give the building texture and a sense of scale and individuality.
- Setbacks give residents privacy and create room for grassy areas and planting.
- Projecting bays and corners give rhythm to the street.
- Windows are placed to increase “eyes on the street” for a safer neighborhood.
- Garages should be de-emphasized and set back from the front face of the house.

Single-Family House (*Unit size – 1,000 square feet to 2,600 square feet, 2 to 5 bedrooms*)

- Porches and stoops create a transition between inside and outside, and between public and private space.
- House is oriented to the sidewalk and helps define street edges.
- Planting strip provides shade and forms a buffer between vehicular and pedestrian realms.
- Variation in roof forms creates visual interest and gives units a human scale. Hipped, gable, and shed roofs are encouraged to maintain a residential neighborhood feel.
- Special architectural details, such as cornices, dentils, roof vents, and wood trim around windows, give individual identity to each unit.
- Entrances are prominent, well lit.
- Driveway widths are minimized to maintain sidewalk continuity.
- Operable double-hung windows provide natural ventilation.
- A raised first floor gives residents privacy.
- Landscaping can help keep the units cool in the summer and can be an attractive addition to the site.
- A variety of exterior materials, such as wood siding and brick, give the building texture and a sense of scale and individuality.
- Setbacks give residents privacy and create room for grassy areas and planting.
- Projecting bays and corners give rhythm to the street and add amenity to the units.
- Windows are placed to increase “eyes on the street” for a safer neighborhood.
- Garages should be de-emphasized and set back from the front face of the house.

Mansionette (*Unit size - 750 square feet to 1,000 square feet, 1 to 2 bedrooms*)

- Porches and stoops create a transition between inside and outside, and between public and private space.
- Building is oriented to the sidewalk and helps define street edges.
- Variation in roof forms creates visual interest and gives the building a human scale. Hipped, gable, and shed roofs are encouraged to maintain a residential neighborhood feel.
- Special architectural details, such as cornices, dentils, roof vents, and wood trim around windows, give individual identities to each mansion.
- The main entrance is prominent and well lit.
- Operable double-hung windows provide natural ventilation.
- A raised first floor gives privacy to residents.
- Landscaping can help keep the units cool in the summer and can be an attractive addition to the site.

- A variety of exterior materials, such as wood siding and brick, can give the building texture and a sense of scale and individuality.
- Setbacks give residents privacy and create room for grassy areas and planting.
- Projecting bays, balconies, and corners give rhythm to the street.
- Windows are placed to increase “eyes on the street” for a safer neighborhood.
- Driveway widths are minimized to maintain sidewalk continuity.
- Building should be designed to look like a large single-family house.
- Garages should be de-emphasized and set back from the front face of the house.

Mansion (*Unit size – 750 square feet to 1,350 square feet, 1 to 3 bedrooms*)

- Porches and stoops create a transition between inside and outside, and between public and private space.
- Building is oriented to the sidewalk and helps define street edges.
- Planting strip provides shade and forms a buffer between vehicular and pedestrian realms.
- Variation in roof forms creates visual interest and gives the building a human scale. Hipped, gable, and shed roofs are encouraged to maintain a residential neighborhood feel.
- Special architectural details, such as cornices, dentils, roof vents, and wood trim around windows, give individual identity to each mansion.
- The main entrance is prominent and well lit. Additional entrances should be de-emphasized to maintain mansion appearance, but should be clearly marked and accessible.
- Operable double-hung windows provide natural ventilation.
- A raised first floor gives privacy to residents.
- Landscaping can help keep the units cool in the summer and can be an attractive addition to the site.
- A variety of exterior materials, such as wood siding and brick, can give the building texture and a sense of scale and individuality.
- Setbacks give residents privacy and create room for grassy areas and planting.
- Projecting bays, balconies, and corners give rhythm to the street.
- Windows are placed to increase “eyes on the street” for a safer neighborhood.
- Building should be designed to look like a large single-family house.
- Parking needs are accommodated at garages on both sides of the building. Garages should be de-emphasized and set back from the front face of the house.
- Driveway widths are minimized to maintain sidewalk continuity.
- A “wing” of the building can be removed to create a five-unit mansion for street corners.

Multifamily (*Unit size - 500 square feet to 1,300 square feet*)

The multifamily buildings along Edmondson Avenue will have ground floor units directly accessible from the street. The buildings should incorporate these features:

- Porches and stoops on ground-floor units create a transition between inside and outside, and between public and private space.
- Building is oriented to the sidewalk and helps define street edges.
- Planting strip provides shade and forms a buffer between vehicular and pedestrian realms.
- Variation in roof forms creates visual interest and gives the building a human scale. Flat roofs with cornices are encouraged to create strong edges at the Swann Boulevard gateway and along Edmondson Avenue.
- Special architectural details, such as cornices, dentils, roof vents, and wood trim around windows, give scale and rhythm to each building.
- The main entrances to upper-story units and individual ground floor units are prominent and well lit.
- Operable double-hung windows provide natural ventilation.
- A raised first floor gives ground-floor residents privacy.
- Landscaped edges and courtyards can help keep the building cool in the summer and can be an attractive addition to the site.
- A variety of exterior materials, such as wood siding and brick, can give the building texture and a sense of scale and individuality.
- Setbacks give residents privacy and create room for decorative fencing, grassy areas and planting.
- Projecting bays, balconies, and corners give rhythm to the street. Corners should be emphasized with vertical massing or other prominent architectural features.
- Windows are placed to increase “eyes on the street” for a safer neighborhood.
- Parking needs are accommodated by on-street parking reserved for neighborhood residents or in underground garages.
- Ground-floor retail or office uses can be incorporated to create street activity at corners. Outdoor dining, public seating, landscaping and lighting should be provided to encourage street activity.

EXHIBIT 1

Land Use

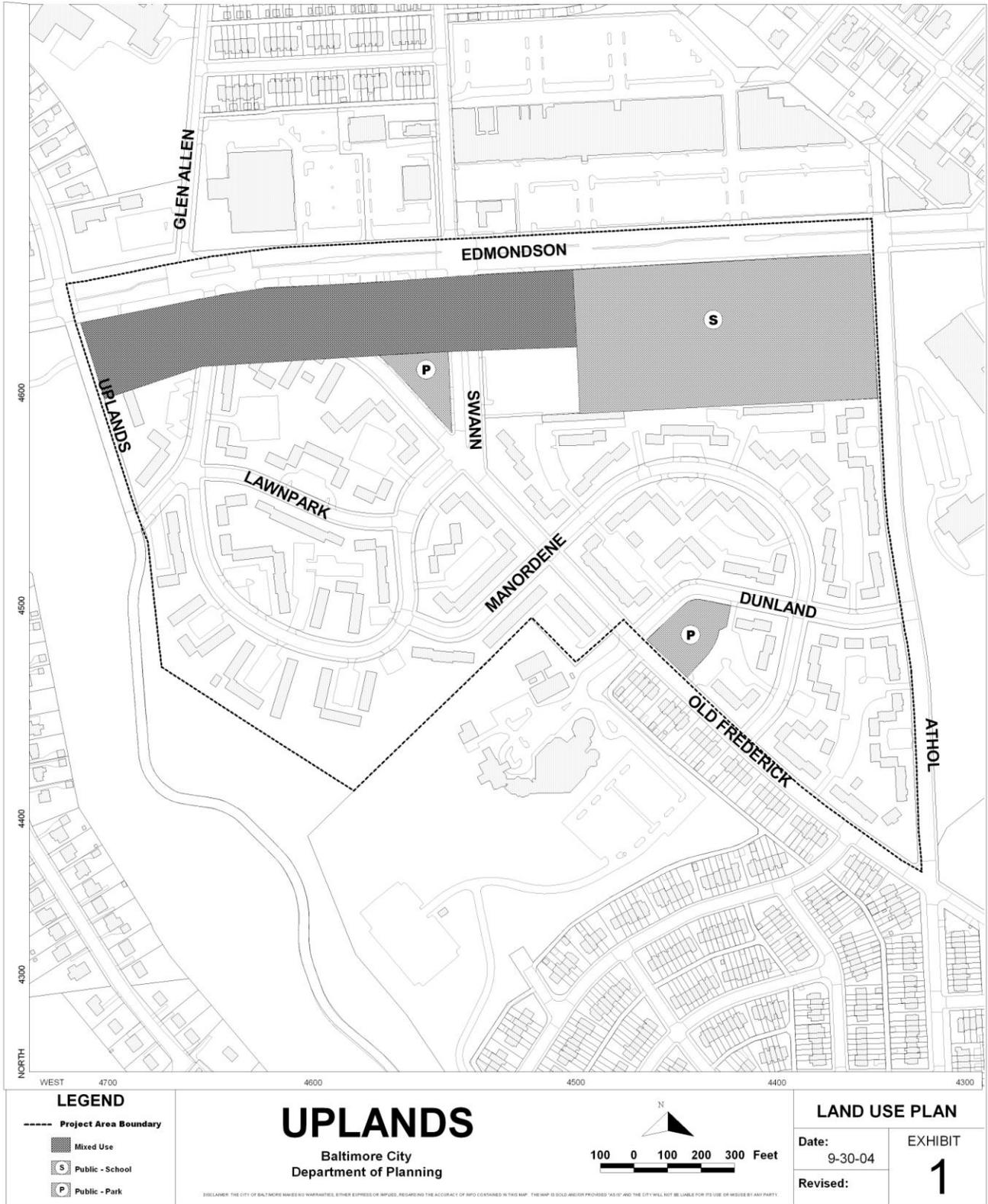


EXHIBIT 2

Acquisition

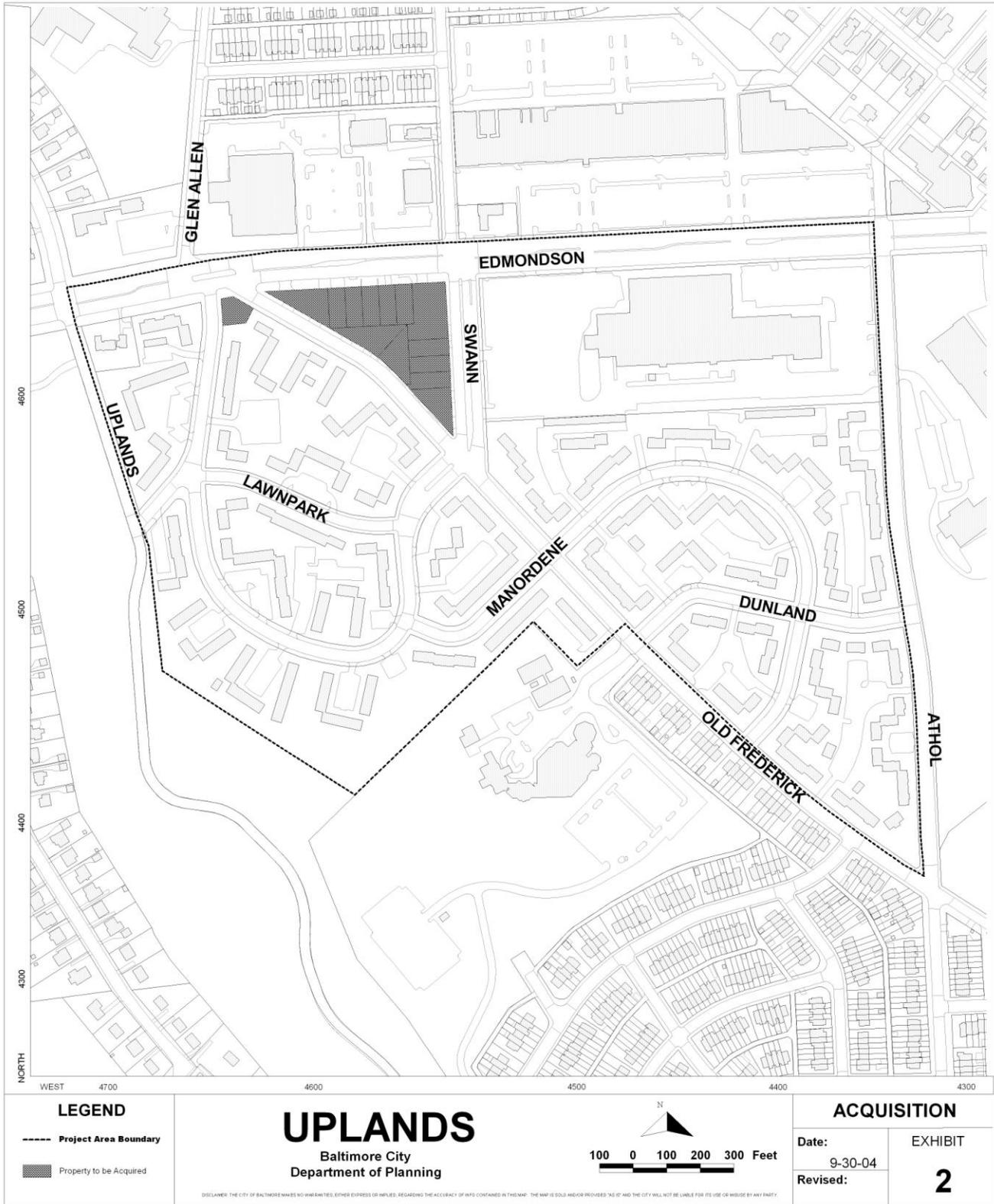


EXHIBIT 3 Disposition

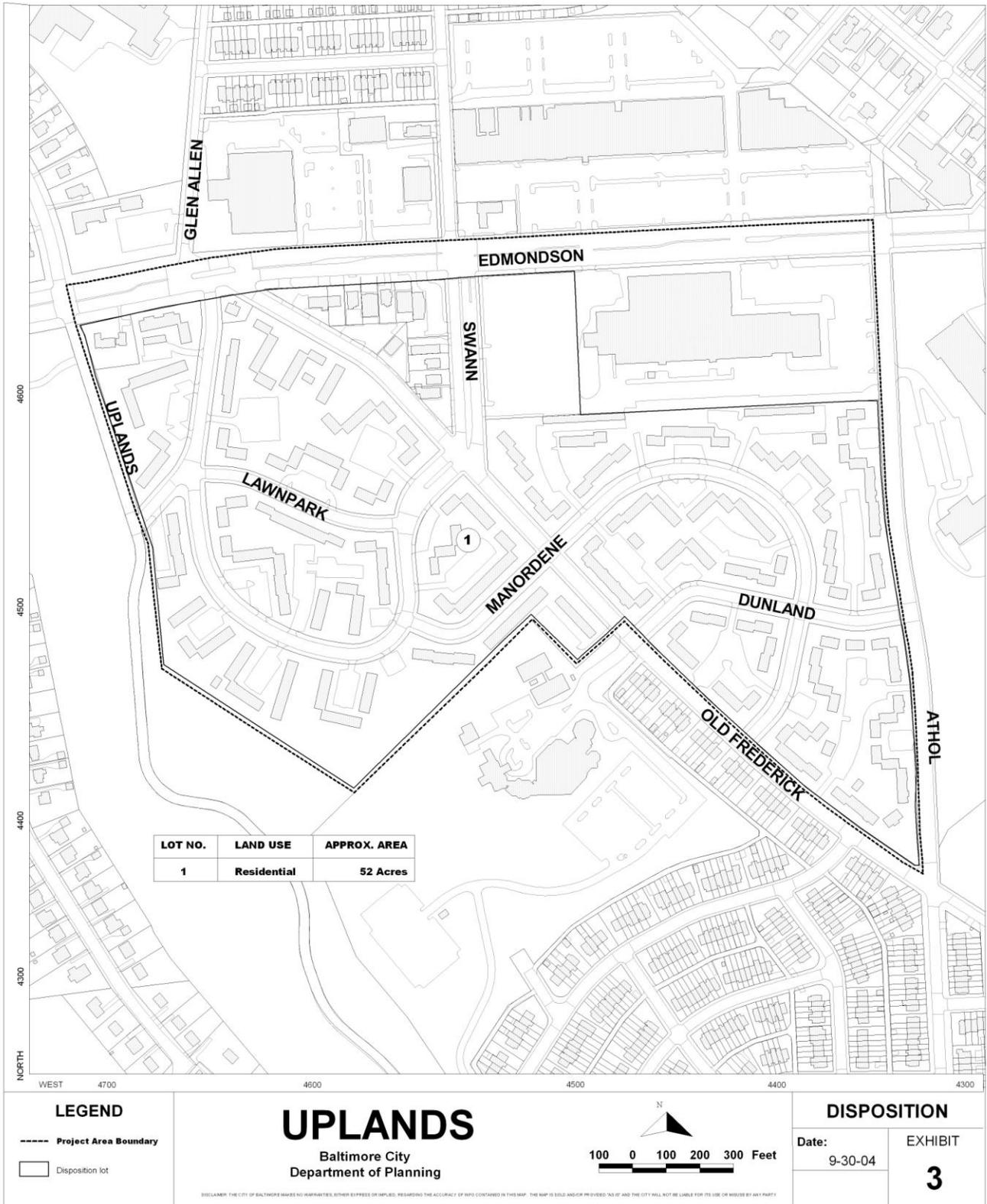


EXHIBIT 4
Existing Zones

