

URBAN RENEWAL PLAN
CARROLL CAMDEN

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URBAN RENEWAL PLAN
CARROLL CAMDEN

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CITY OF BALTIMORE DEVELOPMENT CORPORATION
BALTIMORE, MARYLAND

ORIGINALLY APPROVED BY

THE MAYOR AND CITY COUNCIL OF BALTIMORE
BY ORDINANCE NO. 0490

July 6, 1960

REVISIONS SINCE ORIGINAL APPROVAL BY THE MAYOR AND CITY COUNCIL:

- I. Amendment No. 1, dated March 23, 2005, approved by the Mayor and City Council of Baltimore by Ordinance No. 05-131, dated October 7, 2005.
- II. Amendment No. 2, dated May 16, 2006, approved by the Mayor and City Council of Baltimore by Ordinance No. 06-321, dated October 5, 2006.
- III. Amendment No. 3, dated October 30, 2006, approved by the Mayor and City Council of Baltimore by Ordinance No. 07-548, dated November 26, 2007.
- IV. Amendment No. 4, dated January 28, 2008, approved by the Mayor and City Council of Baltimore by Ordinance No. 08-07, dated April 24, 2008.

- V. Amendment No. 5, dated May 4, 2009, approved by the Mayor and City Council of Baltimore by Ordinance No. 09-195, dated June 23, 2009.
- VI. Amendment No. 6, dated October 19, 2009, approved by the Mayor and City Council of Baltimore by Ordinance No. 09-253, dated December 4, 2009.
- VII. Amendment No. 7, dated September 24, 2012, approved by the Mayor and City Council of Baltimore by Ordinance No. 12-83, dated December 5, 2012.
- VIII. Amendment No. 8, dated August 15, 2016, approved by the Mayor and City Council of Baltimore by Ordinance No. 16-551, dated November 14, 2016.
- IX. Amendment No. 9, dated February 10, 2020, approved by the Mayor and City Council of Baltimore by Ordinance No. 20-0490, dated December 2, 2020.

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URBAN RENEWL PLAN
BROOKLYN CURTIS-BAY

A. PROJECT DESCRIPTION

Boundary Description

The boundary description of the Plan is shown on Exhibit 1, “Renewal Boundary”, dated March 10, 2020.

B. INTRODUCTION

Located at the southern entrance gateway to the City and Downtown Baltimore, the area’s industrial land has significant quantities of under-utilized properties and land, disinvestments in obsolete industrial buildings and limited development interest. Changes in character of the district, such as relocation of major industrial employers out of the area and the completion of major league baseball and football stadiums and Horseshoe Casino, suggest that the role of this area as a heavy industrial and manufacturing district is clearly changing.

The area, traversed by major transportation corridors (Interstate I-95, Washington Boulevard, Russell Street, and the CSX Railroad), has some unique and truly desirable characteristics that enhance its economic development potential. However, its ability to spontaneously redevelop has been restricted by the degree of its overall impediments, such as limited direct site access, inefficient sites, outmoded buildings, and brownfields issues.

The intent of the Renewal Plan is to strengthen economic development, support district revitalization, encourage strategic redevelopment of underutilized industrial properties, advance industrial development in targeted areas, and acknowledge the historical industrial character within the Renewal Plan boundary areas.

This Renewal Plan incorporates the Camden Industrial Park Urban Renewal Plan, originally approved by Ordinance 60-410, dated July 6, 1960.

C. URBAN RENEWAL OBJECTIVES

The objectives of the Carroll Camden Urban Renewal Plan (hereinafter referred to as “Renewal Plan”) as determined by the Mayor and City Council of Baltimore (hereinafter referred to as “City”), acting by and through the Department of Housing and Community Development (hereinafter referred to as “Department”) and the Commissioner of it (hereinafter referred to as “Commissioner”) are as follows:

1. To develop an orderly system of land use controls that prevents the establishment or expansion of incompatible land uses.
2. To capitalize on the strategic location, infrastructure, and well-defined economic development environment for businesses that serve the region.

3. To coordinate infrastructure, land use planning, and streetscape improvements to create an entrance “gateway” into the City that can become a natural extension of the downtown area.
4. To improve access to Interstate highways, passenger and freight rail service, and traffic circulation within the boundaries of the Project Area.
5. To facilitate and enhance the growth and viability of existing industrial businesses.
6. To promote and encourage new business activity in under-utilized properties and land.
7. To enhance the image of the Project Area through the establishment of design and rehabilitation standards and streetscape improvements.
8. To maximize employment retention and development opportunities.
9. To acquire and dispose of properties for redevelopment purposes.
10. To rehabilitate the existing buildings wherever feasible, to retain the industrial character, and to ensure that infill developments are compatible with the character intended for the Project Area.
11. To increase the number of parking spaces available to the public while discouraging the demolition of buildings for the purpose of constructing non-accessory off-street parking lots.

D. Land Use Plan

1. Permitted Land Uses

Only the use categories shown on the Exhibit 1, “Land Use and Zoning”, shall be permitted within the Project Area. These are Community Commercial, Heavy Commercial, Industrial Mixed Use, Light Industrial, Heavy Industrial, and Downtown.

a. Community Commercial

In the area designated as Community Commercial on Exhibit 1, “Land Use and Zoning”, the uses allowed are those listed under the C-2 category of the Baltimore City Zoning Code, except for the following uses that are prohibited:

gas stations; motor vehicle service and repair: major or minor
(enclosed or outdoor).

b. Heavy Commercial

In the area designated as Heavy Commercial on Exhibit 1, “Land Use and Zoning”, the uses allowed are those listed under the C-4 category of the Baltimore City Zoning Code, except for the following uses that are prohibited:

car washes (enclosed or outdoor); gas stations; mini-warehouses, and motor vehicle service and repair: major or minor (enclosed or outdoor).

c. Industrial Mixed-Use

Uses allowed are those listed under the IMU-1 and IMU-2 category of the Baltimore City Zoning Code.

Baltimore Zoning Code § 11-203(d) {Floor area exception} does not apply within the boundaries of this Urban Renewal Plan.

d. Light Industrial

The Light Industrial District is intended to provide for a wide variety of light manufacturing, fabricating, processing, wholesale distributing, and warehousing uses and does not allow outdoor storage and related outdoor activities.

In the area designated as Light Industrial on Exhibit 1, “Land Use and Zoning”, the uses allowed are those listed under the I-1 category of the Baltimore City Zoning Code, except for the following uses that are prohibited:

Animal slaughtering and processing; car washes; chemical manufacturing - except pharmaceutical and medicine manufacturing; leather and hide tanning and finishing; lime and gypsum product manufacturing; parking lots and garages (primary use); petroleum and coal products manufacturing; plastics and rubber products manufacturing.

e. Heavy Industrial

The Heavy Industrial District is intended to provide for a wide variety of general manufacturing, fabricating, processing, wholesale distributing, and warehousing uses, and typically includes outdoor storage and related outdoor activities.

In the area designated as Heavy Industrial on Exhibit 1, “Land Use and Zoning”, the uses allowed are those listed under the I-2 category of the

Baltimore City Zoning Code, except for the following uses that are prohibited:

Animal slaughtering and processing; chemical manufacturing – except pharmaceutical and medicine manufacturing; industrial – maritime dependent; leather and hide tanning and finishing; lime and gypsum product manufacturing; marine: dry storage; marine

terminal; parking lots and garages (primary use); petroleum and coal products manufacturing; plastics and rubber products manufacturing.

f. Downtown

In the area designated as downtown on Exhibit 1, “Land Use and Zoning”, the uses allowed are those listed under the C-5 category of the Baltimore City Zoning Code, except for the following uses that are prohibited:

Car washes (enclosed and outdoor); mini-warehouses; and motor vehicle service and repair: major and minor (outdoor and enclosed structure).

g. Planned Unit Development

If a Planned Unit Development (PUD) is approved by the Mayor and City Council, it becomes the controlling land use document. If there are conflicts between the PUD and the urban renewal plan, the PUD governs.

2. General Provisions and Controls

a. Plan Review Requirements

To assure the continuation of an appropriate setting within the Project Area, all plans for new construction (including parking lots), exterior rehabilitation, demolition, or any exterior change of any kind (including signs and lighting) must be submitted to the Department for review to determine if the plans are consistent with the objectives and requirements of the Renewal Plan. All new construction must be designed in accordance with the General Provisions and Controls established by the Renewal Plan.

Prior to the issuance of a building permit for new construction, rehabilitation, or demolition within the Project Area, the developer or property owner or the developer or property owner’s representative must submit to the Department plans and specifications for the proposed work. A proposal for demolition of all or a portion of a structure must be accompanied by plans for new construction or renovation to show the intended use of the site following demolition. Plans and specifications for new construction or renovation must be in sufficient detail to show site planning, architectural design and layout, materials, colors, building construction, landscape design, access, signs, lighting, servicing, streets, and sidewalks. Where new construction is proposed, preliminary plans and outline specifications must be submitted prior to the preparation of working drawings and specifications.

b. Zoning

All appropriate provisions of the Baltimore City Zoning Code apply to properties in the Carroll Camden Urban Renewal Area. Any change to the zoning district classification of a property in the Renewal Area that is designated on Exhibit 1, “Land Use and Zoning”, must be approved by Ordinance of the Mayor and City Council, in accordance with the procedural requirements of the Baltimore City Zoning Code and the Land Use Article of the Maryland Annotated Code.

c. Requirements for Off-Street Parking Facilities

An objective of the Renewal Plan is to increase the number of parking spaces available to the public, while prohibiting the creation of additional non-accessory parking lots. No curb cuts will be permitted for access to parking facilities along the Russell Street frontage between I-95 and Hamburg Street.

E. Techniques Used to Achieve Plan Objectives

1. Acquisition

a. Conditions under which Properties not Designated for Acquisition may be Acquired

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 remaining properties or portions of them in Carroll Camden, as may be deemed necessary and proper by the Commissioner to effect the proper implementation of the project. Properties may be acquired because rehabilitation on a structure-by structure basis is infeasible, and an assemblage of a group of properties is required to carry out the objectives set forth in the Renewal Plan.

These may include:

(1) any property in the Project Area containing a non-salvable structure, i.e., a structure which, in the opinion of the Commissioner, cannot be economically rehabilitated.

(2) 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, after due consideration that the property owner has failed to achieve substantial conformity with the codes and ordinances of Baltimore City, may acquire the 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 preserves the right to acquire any noncomplying property for a period of 2 years from the date of the written 90-days notice by the Department.

(3) It may be necessary to acquire by purchase or condemnation the fee simple interest or any lesser interest in remaining properties not specifically designated for acquisition, in order to carry out rehabilitation by the Department or for resale.

b. Actions to be Followed by the Department on Acquisition of Properties

On the acquisition of the properties, the Department will either:

(1) demolish the structure or structures on it and dispose of the land for redevelopment uses in accordance with the Renewal Plan;

(2) sell or lease the property subject to rehabilitation in conformance with the codes and ordinances of Baltimore City and the Design and Rehabilitation Standards of the Renewal Plan, as enumerated in Appendix A of the Renewal Plan; or

(3) rehabilitate the property in conformance with the codes and ordinances of Baltimore City and the Design and Rehabilitation Standards enumerated in Appendix A of the Renewal Plan and dispose of property in accordance with applicable regulations. If sale of the property does not occur by the time rehabilitation is completed, the property may be rented pending continuing sale efforts.

2. Relocation

The Department assures that before firms or individual businesses are displaced from their present location of operation, due to the requirements of the Renewal Plan, standard commercial structures within the displacee's financial means, in or near the Project Area, must be identified.

3. Review of Development

a. Department Review

(1) Land to be Acquired and to be Disposed

The Department 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, in order to achieve harmonious development in the Project Area. The review and approval will take into consideration, but 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 will fully utilize the Urban Design and Architecture Advisory Panel to work with developers in the achievement of high quality site, building, and landscape design.

(2) Land not Designated for Acquisition

Under the provisions of Section D.2.a., the Department has the right to review all plans for new construction, exterior rehabilitation, change in use, or demolition of any property not to be acquired.

b. Community Review

The Department shall notify the Citizens of Pigtown, Inc., Carroll Camden Business Association, and Westport Neighborhood Association, or their successors or assigns, of any permit application for the development or redevelopment of any property within the boundaries of the Renewal Area. The Commissioner retains the final authority to approve or disapprove all plans and permits through procedures established by the Department.

4. Land Disposition

- a. Land and property interests acquired by the City within the Project Area will be disposed of by sale, lease, conveyance or transfer, or other means available to the City, in accordance with Exhibit 2, “Disposition”.
- b. The parcels shown on Exhibit 2 are schematic and approximate. The Department shall have the right, in its discretion, to fix the parcels’ precise boundaries and size. For purposes of disposition, the parcels or lots, as shown on Exhibit 2, may be subdivided or combined.

5. Specific Disposition Lot Controls

In addition to the requirements for review of all plans for new construction and rehabilitation, as enumerated in Section D.2.a. of the Renewal Plan, the following controls apply to the disposition lots identified on Exhibit 2, “Disposition”. The elevations established as grade level will be determined by the Department, in consideration of Flood Plain Area requirements.

Disposition Lot	Allowable Land Use	Proposed Development	Zoning
1	Heavy Industrial	Redevelopment for industrial, retail, mixed-use, and parking	I-2
2	Heavy	Redevelopment for industrial, retail,	I-2

Industrial

mixed-use, and parking

F. Duration of Provisions and Requirements

The Carroll Camden Urban Renewal Plan, as it may be amended from time to time, remains in full force and effect for a period of 10 years, from the date of adoption of the most recent amendment to the Renewal Plan, by Ordinance of the Mayor and City Council of Baltimore.

G. Procedures for Changes in Approved Plan

The Department must submit to the Citizens of Pigtown, Inc., the Carroll Camden Business Association, and the Westport Neighborhood Association, or their successors or assigns, for review and comment, all proposed amendments to the Renewal Plan no later than the time the proposed amendments are submitted to the Director of the Department of Planning. The written comments and recommendations from this review must be submitted to the Department no later than 45 days after they have been submitted to the Citizens of Pigtown, Inc., the Carroll Camden Business Association, and the Westport Neighborhood Association, or their successors or assigns; otherwise, it is presumed that the proposed changes are satisfactory. Prior to passage of any ordinance amending the Renewal Plan, public hearings before the City's Planning Commission and the City Council must be held. The Citizens of Pigtown, Inc., the Carroll Camden Business Association, and the Westport Neighborhood Association, or their successors or assigns, must receive, at least 10 days prior to the hearings, written notice of the time and place of the hearings. 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 the land, whose interests are materially affected by the changes, must receive, at least 10 days prior to any hearing, written notice of its time and place and information as to where a copy of the proposed amendments may be inspected.

H. Separability

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

APPENDIX A: DESIGN AND REHABILITATION STANDARDS

Over and above the codes and ordinances of the City of Baltimore, the following standards (Appendix A of the Urban Renewal Plan) are applied to all non-residential properties within the Project Area, whether occupied or vacant, and to all new construction.

1. General Provisions

- a. All storage lots and outdoor storage of any equipment and supplies must be maintained in good condition. Screening must seek to minimize the adverse visual impact of storage activities. The amount and nature of the screening may be determined by the nature of the storage area and surrounding land uses, but should consider the need for adequate security and surveillance.
- b. All land not covered by structures, paved parking, loading or related service areas, paved areas for pedestrian circulation, or decorative surface treatments must be provided with landscape treatment following the interest and requirements of the Baltimore City Landscape Manual.

2. Bulk Regulations

a. Ingress, Egress, and Lot Circulation

- (1) No additional vehicular access points may be added to Russell Street.
- (2) For property fronting Russell Street, circulation, loading, and services areas must be provided within the development lot.

b. Off-Street Loading Requirements

- (1) No exterior loading dock or similar structure may be located on any side of a building that faces Russell, Bayard, and Wicomico Streets, and Washington Boulevard if 2 or more sides of a lot on which the building is located are contiguous to dedicated roadways. Loading docks may face a dedicated roadway other than Russell, Warner, Bayard, and Wicomico Streets, and Washington Boulevard; if those provisions are not feasible, appropriate screening is required.
- (2) All off-street loading facilities must be effectively screened from view from public streets, walks, and rights-of-way following the intent and requirements of the Baltimore City Landscape Manual.

3. Architectural Design and Rehabilitation

Except as otherwise specified in the Disposition Lot Controls, the following apply to all

properties whether vacant or occupied:

- (1) Redeveloped buildings must reflect the historic industrial character of the Project Area;
- (2) Concrete block may not be used on exterior building walls or screening walls for properties fronting Russell, Bayard, and Wicomico Streets, and Washington Boulevard; and
- (3) Properties fronting Russell, Bayard, Wicomico, and Ostend Streets, and Washington Boulevard shall encourage ground floor uses compatible with public and pedestrian activity.

4. Provisions for Waiver

No work, alteration, or improvement may be undertaken after enactment of the Ordinance approving the Renewal Plan that does not conform to the Renewal Plan's requirements. However, the Commissioner may waive compliance with one or more of these standards if the waiver is determined not to adversely affect the Design and Rehabilitation Standards. Nothing herein may be construed to permit any sign, construction, alteration, change, repair, use, or any other matter otherwise forbidden or restricted or controlled by any other law.

APPENDIX B: DEFINITIONS

1. In this Urban Renewal Plan, the following terms have the meanings indicated based on the 2017 version of the North American Industry Classification System (NAICS) from the United States Office of Management and Budget. NAICS was originally developed to provide a consistent framework for the collection, analysis, and dissemination of industrial statistics used by government policy analysts, by academics and researchers, by the business community, and by the public.

2. Animal Slaughtering and Processing

“Animal Slaughtering and Processing” comprises establishments primarily engaged in one or more of the following: (1) slaughtering animals; (2) preparing processed meats and meat byproducts; and (3) rendering and/or refining animal fat, bones, and meat scraps. This industry includes establishments primarily engaged in assembly cutting and packing of meats (i.e., boxed meats) from purchased carcasses. (See NAICS code, 2017, 3116.)

3. Leather and Hide Tanning and Finishing

“Leather and Hide Tanning and Finishing” comprises establishments primarily engaged in one or more of the following: (1) tanning, currying, and finishing hides and skins; (2) having others process hides and skins on a contract basis; and (3) dyeing or dressing furs. (See NAICS code, 2017, 3161.)

4. Petroleum and Coal Products Manufacturing

“Petroleum and Coal Products Manufacturing” means the transformation of crude petroleum and coal into usable products. The dominant process is petroleum refining that involves the separation of crude petroleum into component products through such techniques as cracking and distillation. In addition, this subsector includes establishments that primarily further process refined petroleum and coal products and produce products, such as asphalt coatings and petroleum lubricating oils. (See NAICS code 2017, 324.)

5. Chemical Manufacturing – Except 3254, Pharmaceutical and Medicine Manufacturing

“Chemical Manufacturing” means the transformation of organic and inorganic raw materials by a chemical process and the formulation of products. (See NAICS code, 2017, 325.)

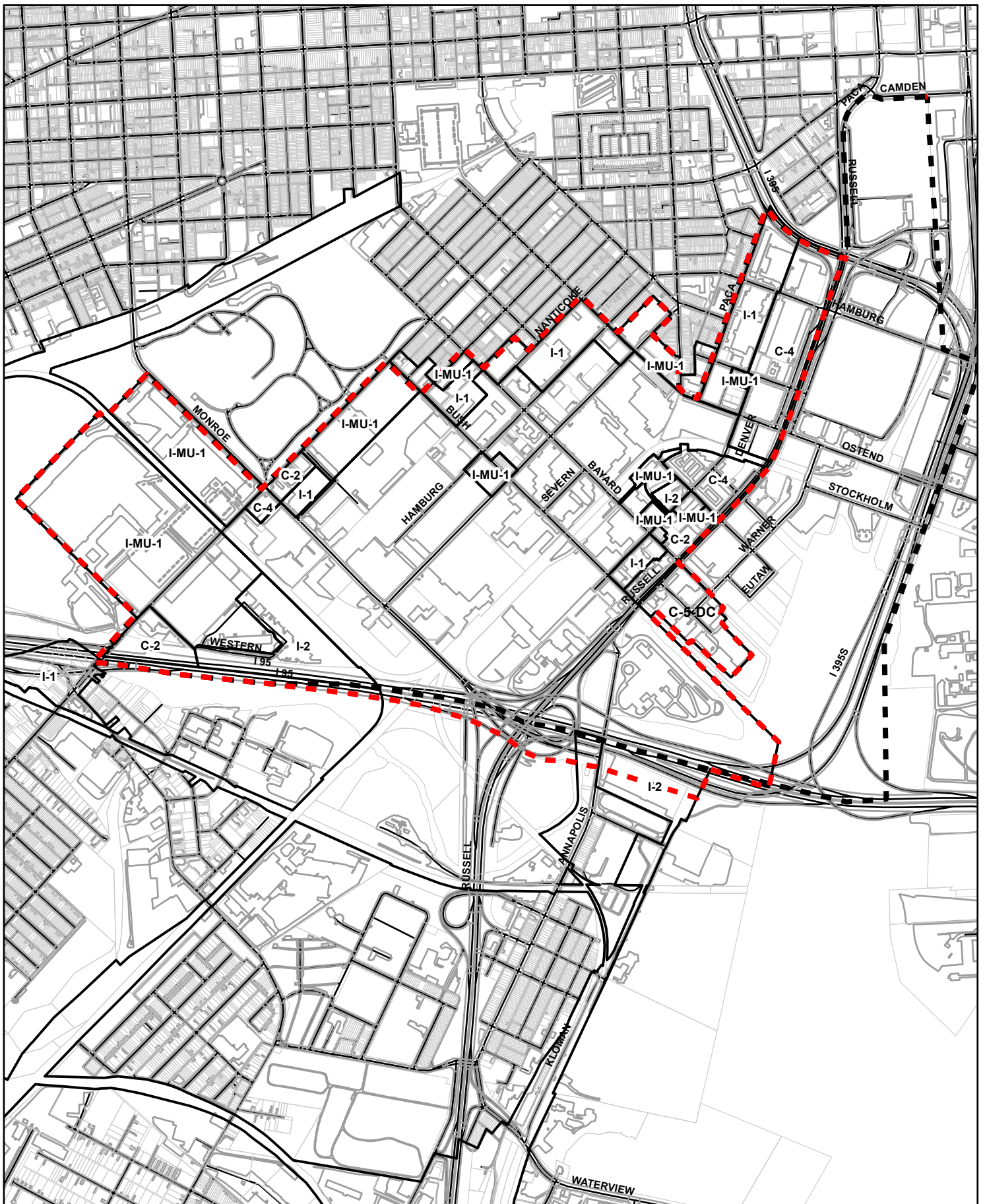
6. Plastics and Rubber Products Manufacturing

“Plastics and Rubber Products Manufacturing” is comprised of industries that make goods by processing plastics materials and raw rubber. The core technology employed by establishments in this subsector is that of plastics or rubber product production. Plastics and rubber are combined in the same subsector because plastics are increasingly being used as a substitute for rubber; however the subsector is generally restricted to the production of products made of just one material, either solely plastics or rubber. Many manufacturing activities use plastics or rubber, for example the manufacture of footwear or furniture. Typically, the production process of these products involves more than one material. In these cases, technologies that allow disparate materials to be formed and

combined are of central importance in describing the manufacturing activity. (See NAICS code, 2017, 326)

7. Lime and Gypsum Product Manufacturing

This industry group comprises establishments primarily engaged in (1) manufacturing lime from calcitic limestone, dolomite limestone, or other calcareous materials or (2) manufacturing gypsum products such as plaster, moldings, statuary, and architectural plaster work. Lime manufacturing and gypsum product manufacturing establishments may mine, quarry, or purchase calcium carbonate or gypsum. (See NAICS code, 2017, 3274.)



Legend

- - - Project Boundary
- URP Boundary
- Zoning Districts

CARROLL CAMDEN

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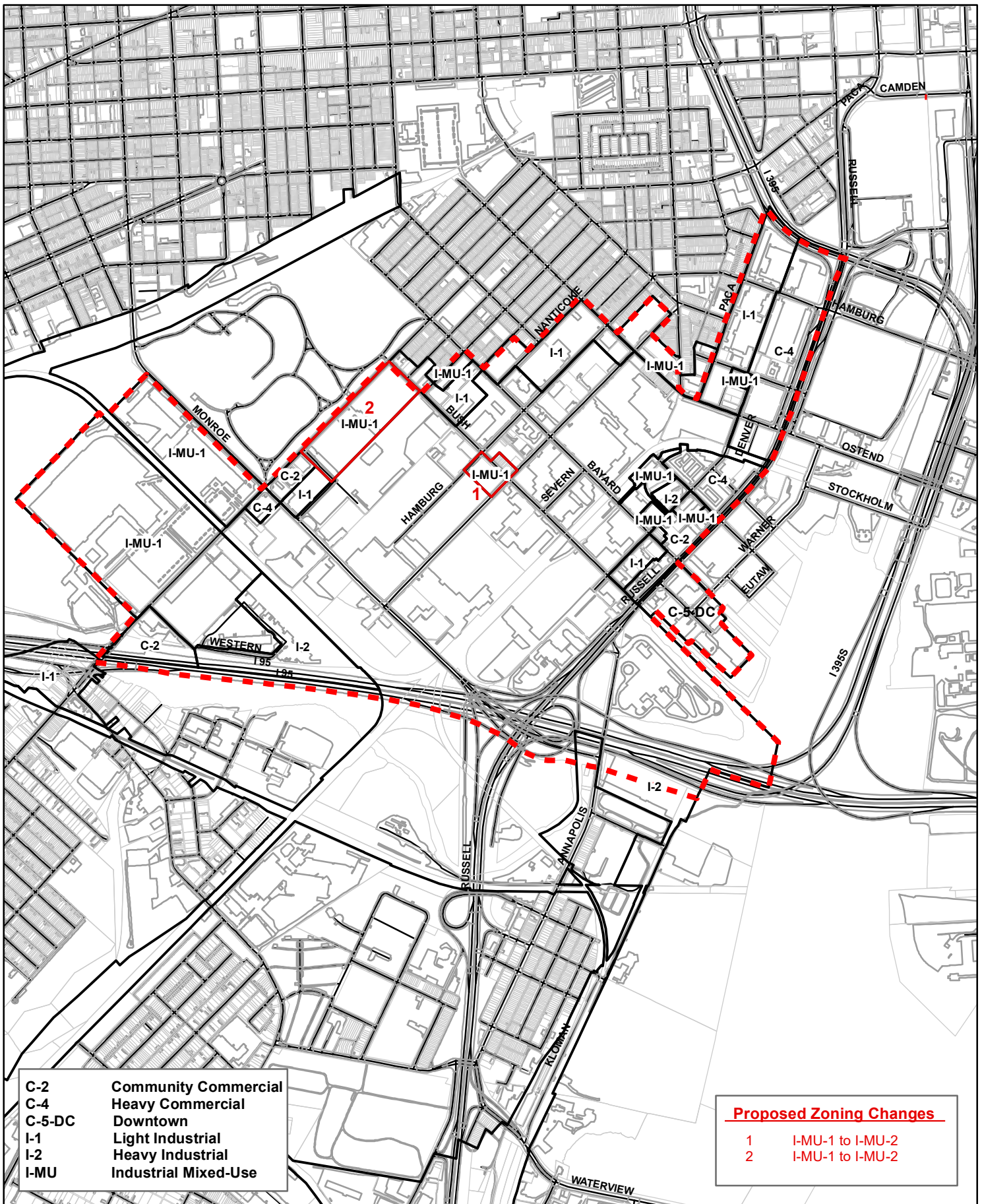
RENEWAL BOUNDARY

Date: 1-11-02

Revised: 3-10-20

EXHIBIT

1



C-2	Community Commercial
C-4	Heavy Commercial
C-5-DC	Downtown
I-1	Light Industrial
I-2	Heavy Industrial
I-MU	Industrial Mixed-Use

Proposed Zoning Changes	
1	I-MU-1 to I-MU-2
2	I-MU-1 to I-MU-2

Legend

- - - Project Boundary
- Proposed Zoning Changes
- Zoning Districts

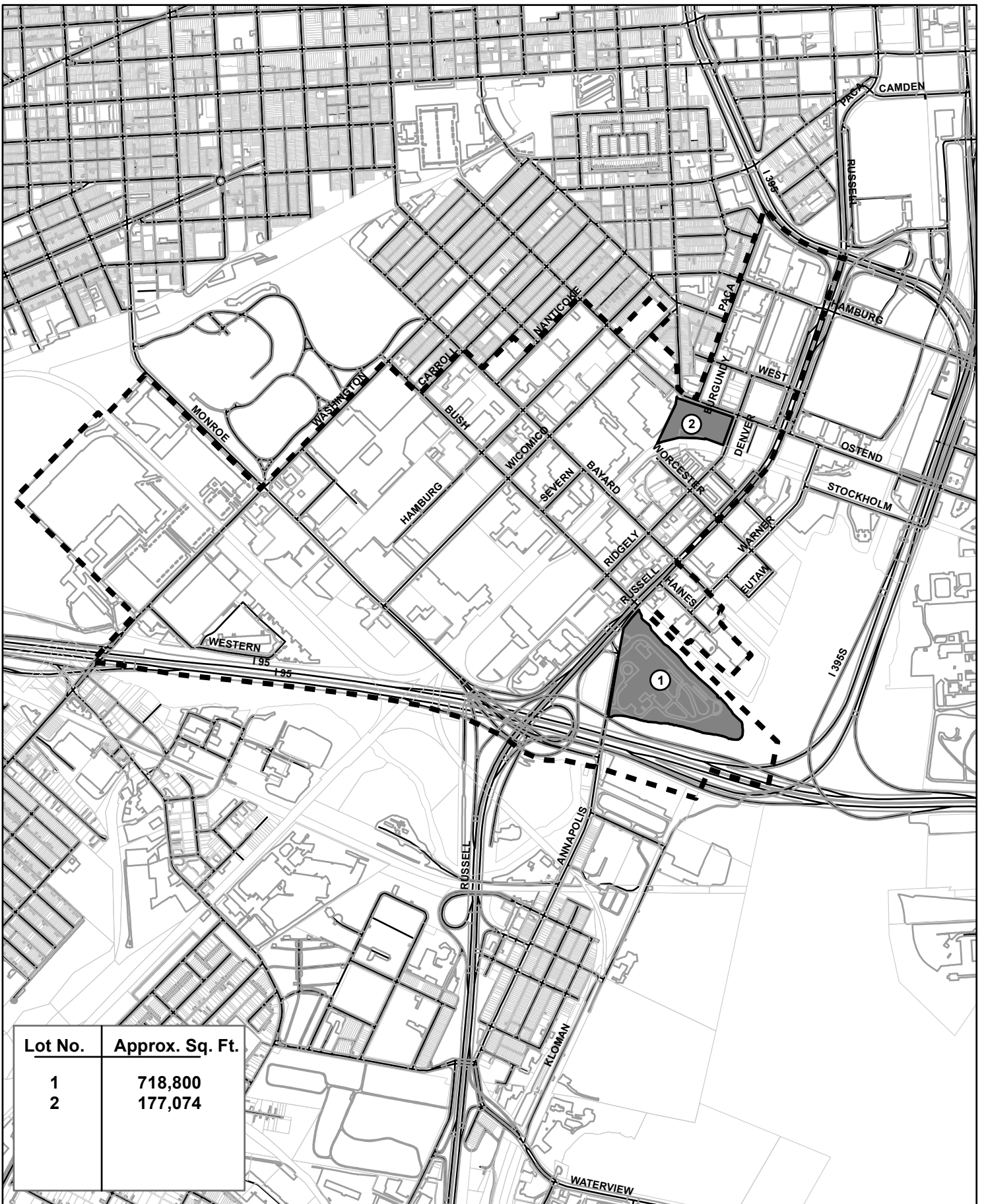
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LAND USE AND ZONING

Date:	1-11-02	EXHIBIT 2
Revised:	10-27-20	



Lot No.	Approx. Sq. Ft.
1	718,800
2	177,074

Legend

- Project Boundary
- Disposition Lots

CARROLL CAMDEN



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DISPOSITION		EXHIBIT 3
Date:	1-11-02	
Revised:	3-10-20	