

## URBAN RENEWAL PLAN

### GAY STREET I

#### 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.

URBAN RENEWAL PLAN

GAY STREET I

ORIGINALLY APPROVED BY

THE MAYOR AND CITY COUNCIL OF BALTIMORE

BY ORDINANCE NO. 1183

DECEMBER 2, 1967

REVISIONS SINCE ORIGINAL APPROVAL BY THE MAYOR AND CITY COUNCIL:

- I. Amendment No. 1, dated January 5, 1970, approved by the Mayor and City Council by Ordinance No. 736, March 9, 1970.
- II. Amendment No. 2, dated August 25, 1972, approved by the Board of Estimates of the Mayor and City Council on October 18, 1972.
- III. Amendment No. 3, dated February 18, 1976 and revised May 20, 1976, approved by the Mayor and City Council by Ordinance No. 61, June 11, 1976.
- IV. Amendment No. 4, dated June 3, 1985 as revised July 11, 1985 and as further revised on September 23, 1985, approved by the Mayor and City Council by Ordinance No. 520, October 7, 1985.
- V. Amendment No. 5, dated April 15, 2002, approved by the Mayor and City Council of Baltimore City by Ordinance No. 02-459, dated December 19, 2002.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

BALTIMORE, MARYLAND

## TABLE OF CONTENTS

	<u>Paragraph Reference</u>	<u>Page</u>
TABLE OF CONTENTS	A.	i
DESCRIPTION OF PROJECT	B.	1
Boundary Description	B.1.	1
Urban Renewal Plan Objectives	B.2.	1
Types of Proposed Renewal Action	B.3.	1
LAND USE PLAN	C.	2
Land Use Map	C.1.	2
Land Use Provisions and Building Requirements	C.2.	2
General Provisions	C.2.a.	2
Permitted Uses	C.2.b.	2
Residential	C.2.b.(1)	2
Offices	C.2.b.(2)	5
Commercial	C.2.b.(3)	5
Public	C.2.b.(4)	6
Non-Conforming Uses	C.2.b.(5)	6
Regulations, Controls, and Restrictions on Land to be Acquired	C.2.c.	6
General Provisions Applicable to All Land and Property to be Acquired	C.2.c.(1)	6
Provisions Applicable to All Land to be Acquired Within Areas Proposed for Clearance and Redevelopment	C.2.c.(2)	7
Provisions Applicable to Land to be Acquired Within Rehabilitation Areas	C.2.c.(3)	10
Duration of Provisions and Requirements	C.2.d.	12
Applicability of Provisions and Requirement to Property Not to be Acquired	C.2.e.	12
PROJECT PROPOSALS	D.	12
Property Acquisition	D.1.	12
Purposes for Acquisition	D.1.a.	12
Clearance and Redevelopment	D.1.a.(1)	12
Public Facilities	D.1.a.(2)	12
Conditions Under Which Properties Not Designated for Acquisition May Be Acquired	D.1.b.	13
Non-Salvable or Non-Compliance with Notice to Rehabilitate Designated or Undesignated Properties for Acquisition for Rehabilitation by DHCD	D.1.b.(1)	13
Rehabilitation by DHCD	D.1.b.(2)	13
Actions to be Followed by DHCD Upon Acquisition of Properties for Rehabilitation	D.1.c.	14

Rehabilitation	D.2.	14
Minimum Rehabilitation Standards	D.2.a.	14
Additional Rehabilitation Standards	D.2.b.	16
Statement of Proposals to Provide Low and Moderate Cost Housing	D.3.	16
Redeveloper’s Obligations	D.4.	16
Priority	D.5.	17
New Construction	D.6.	17
Demolition	D.7.	18
OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS	E.	18
Land Disposition	E.1.	18
Zoning	E.2.	18
Reasons for the Various Provisions of this Plan	E.3.	19
PROCEDURES FOR CHANGES IN APPROVED PLAN	F.	19
SEPARABILITY	G.	19

APPENDIX A: NON-SALVABLE PROPERTIES

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

APPENDIX D: DESIGN GUIDELINES

EXHIBITS

1. Project Area Boundary Map
2. Land Use Map, dated as revised 9/23/85
3. Property Acquisition Map, dated as revised 6/3/85
4. Land Disposition Map, dated as revised 9/23/85
5. \* Zoning Districts, dated as revised 6/3/85 (ordered revised by Ord. 02-459, effective 12-19-02)
5. \* Unanimous Written Consent of the Board of Directors of East Baltimore Development, Inc. (EBDI) Relative to Relocation, dated November 8, 2002
6. Unanimous Written Consent of the Board of Directors of East Baltimore Development, Inc. (EBDI) Relative to Eligible Business Concerns Initiative and Community Reinvestment, dated November 8, 2002
7. Agreement for Minority Inclusion in the East Baltimore Housing/ Biotech Park Development Project, dated April 15, 2002

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

--- Ordinance 02-459

\* Ordinance 02-459 refers to both of these items as “Exhibit 5”, the latter being named “new Exhibit 5.”

## B. DESCRIPTION OF PROJECT

### 1. Boundary Description

BEGINNING FOR THE SAME AT A POINT FORMED BY THE INTERSECTION OF THE NORTH SIDE OF BIDDLE STREET, 66 FEET WIDE, AND THE EAST SIDE OF BROADWAY, 131 FEET WIDE, AND RUNNING THENCE BINDING ON THE EAST SIDE OF SAID BROADWAY, SOUTHERLY 2,180 FEET, MORE OR LESS, TO INTERSECT THE CENTERLINE OF MONUMENT STREET, 66 FEET WIDE; THENCE BINDING ON THE CENTERLINE OF SAID MONUMENT STREET WESTERLY 1,485 FEET, MORE OR LESS, TO INTERSECT THE WEST SIDE OF EDEN STREET, 70 FEET WIDE; THENCE BINDING ON THE WEST SIDE OF SAID EDEN STREET, NORTHERLY 2,180 FEET, MORE OR LESS, TO INTERSECT THE NORTH SIDE OF SAID BIDDLE STREET; THENCE BINDING ON THE NORTH SIDE OF SAID BIDDLE STREET, EASTERLY 1,485 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

A map illustrating boundaries of the project area is given below as Exhibit No. 1, Project Area Boundary.

### 2. Urban Renewal Plan Objectives

- a. To achieve a good residential neighborhood for people of similar income and characteristics as those now living there.
- b. To provide a substantial number of housing units for low and moderate cost on land to be disposed of for residential purposes.
- c. To remove substandard buildings and to eliminate blighting influences.
- d. To provide land for needed open space and recreation.
- e. To eliminate through traffic.
- f. To provide improved neighborhood shopping facilities.
- g. To protect the neighborhood from future blighting influences.
- h. To provide market rate housing for mixed income households.
- i. To support the East Baltimore Revitalization Area Master Plan.

### 3. Types of Proposed Renewal Action

Actions proposed for the project area will consist of the following:

- a. Clearance and redevelopment
- b. Rehabilitation

- c. Provision of public facilities such as street and utility improvements, parks and playgrounds, tree planting, street fixtures and sidewalks.

## C. LAND USE PLAN

### 1. Land Use Map

A land use map is given below as Exhibit No. 2.

- a. Thoroughfare and street rights-of-way, major thoroughfares, and all other public rights-of-way proposed for and existing-to-remain within the project area are shown on the Land Use Plan Map, Exhibit No. 2.
- b. All easements, public uses proposed for or existing-to-remain within the project area are shown on the Land Disposition Map, Exhibit No. 4, and/or on the Land Use Map, Exhibit No. 2.
- c. Land uses not covered by C.1.a. and C.1.b., Residential, Commercial, Office, Residential and other mixed uses are also shown on the Land Use Map, Exhibit No. 2.

### 2. Land Use Provisions and Building Requirements

#### a. General Provisions

Hotels and transient housing shall not be permitted upon land to be acquired within the project area.

#### b. Permitted Uses

The uses shown on the Land Use Map, Exhibit No. 2, will be permitted within the project area. These uses are residential, residential and other mixed uses, office, commercial and public. In addition, certain existing uses will be permitted to continue operations subject to the provisions governing non-conforming uses set forth below in section C.2.b.(5), of this Plan.

#### (1) Residential

##### (a) Principal Uses

Detached houses, semi-detached houses, row houses, walk-up apartments, and elevator apartments; churches, temples, and synagogues; non-profit educational and cultural institutions; day nurseries, group day care centers, and nursery schools subject to approval as conditional uses by the Board of Municipal and Zoning Appeals; and recreation facilities, landscaping, parking facilities and

loading facilities related to the above uses are also permitted. Residential use shall be defined as to include condominiums and cooperative developments, and low and moderate cost housing, subsidized or unsubsidized.

(b) Accessory Uses

- i. An accessory use shall be limited to the lot on which the main use is established.
- ii. Customary home occupations, operated only by a resident family or member thereof, shall be permitted as accessory uses, provided that one non-illuminated sign, not over 8” wide and 16” long located inside of the building, shall be permitted and provided further, that no equipment, stock or machinery, other than that used in an ordinary dwelling, shall be permitted.
- iii. The office of a physician, dentist, architect, attorney, or other professional persons 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 the basement of the building;
  - (c’) that no parking or automobiles shall be permitted on or in the property so used except as hereinafter provided;
  - (d’) that no sign or device shall be displayed except that a flat, ornamental, non-illuminated sign not exceeding one square foot in area may be placed against the exterior of the building.
- iv. Special exceptions (physicians’ and dentists’ offices) subject to the decision of the Board of Municipal and Zoning Appeals after public notice and hearing. The office of a physician or of a dentist may be permitted as a Special Exception. Such office need not be located in a bona fide residence of the physician or dentist applying for the Special Exception. Any Special Exception approved by the Board of Municipal and Zoning Appeals shall not be impressed with the status of a non-conforming use, but shall be further limited as follows:
  - (a’) It shall only be permitted in a building already erected for residential use, and there shall be no substantial change in the exterior of such building which would result in a lack of architectural harmony with the adjacent residential buildings.

- (b') No sign or device shall be displayed except that a flat ornamental, non-illuminated sign, not exceeding one square foot in area may be placed against the exterior of the building.
- (c') The Special Exception shall be limited to the office of a physician and of a dentist and shall not be a clinic or a hospital.

v. 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.

In addition, the uses listed below will be permitted subject to the decision of the Board of Municipal and Zoning Appeals after public notice and hearing. For clarification, it is noted that the “garages” and “spaces to be used as garages” referred to in the following subparagraphs (a'') through (d'') may be substantially larger than those referred to above immediately in subparagraphs (a') and (b').

- (a'') a garage, without repair facilities and without either storage or sale of inflammable liquid, 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.

(c) Ancillary Commercial Uses

Barber shops and similar personal service shops, book and stationary stores, drug stores, food stores, gift shops newsstands, and restaurants without liquor licenses.



- (d) Properties designated for acquisition on the Property Acquisition map, Exhibit 2, and located within the urban renewal area, may be deleted from the acquisition list by the Commissioner of the Department of Housing and Community Development, as may be deemed appropriate and proper, provided such action is in accord with the goals of the project. This may include: any residential property, the owner of which agrees to rehabilitate and bring into compliance with the codes and ordinances of Baltimore City and the provisions of the plan, the owner may apply to the Commissioner of Housing and Community Development for a provisional stay of the acquisition of such property. The Commissioner, after a review of the plans and specifications of such work, may grant a provisional stay of acquisition upon such conditions as the Commissioner may impose. Upon the timely completion of all work on the property and fulfillment of all the conditions imposed by the Commissioner as aforesaid, the Commissioner may permanently delete the property from acquisition as part of the project any such action will be forwarded to the Department of Planning for incorporation or attachment to the Plan. The Department of Planning shall file a copy of such action with the Department of Legislative Reference.

(2) Offices

Offices (business, professional, governmental, institutional); clinics or group medical centers; electrologists' studios; medical and dental laboratories; opticians' or optometrists' offices; chiropodists' office; business, trade, or professional schools; and similar types of establishments. Servicing and distributing functions associated with, but incidental to such uses will also be permitted. Landscaping, loading facilities, and parking facilities related to the above uses are also permitted.

(3) Commercial

Only the following uses shall be permitted within the areas designated as Commercial on the Land Use Plan (Exhibit 2) and provided further that such use or uses also conform with the applicable regulations of the Zoning Ordinance of Baltimore City.

Auto service stations and auto repairs; bakeries without baking on the premises or bakeries where baked products prepared on the premises are sold on the premises, barber shops, beauty shops, and similar personal service shops; book, stationery, greeting card stores; bowling alleys; camera or photo supply shops; clothing and dry goods stores not to exceed 1500 square feet; confectionery stores, including snack bars and sale of candy and ice cream; delicatessens; drive-in restaurants; drug stores with pharmacy not to exceed 11,500 square feet; supermarkets not to exceed 20,000 square feet; hardware stores; ice or ice cube dispensing – without manufacturing of ice on the premises; jewelry, metal craft, or watch stores not to exceed 1,500 square feet; laundries, laundrettes, laundry or dry cleaning collection and distribution stations, and dry cleaning or pressing establishments using only non-flammable solvents; lodges and clubs;

musical instruments, sheet music, and record shops; news stands; offices, business and professional' restaurants; shoe and shoe repair stores; sporting goods stores; tailor shops – including spot cleaning, pressing and repairs; tobacco shops; toy stores; variety shops not to exceed 1,500 square feet; and similar types of sales, service and repair establishments.

Business Planned Developments in accordance with the regulations of Chapter 12 of the Zoning Ordinance of Baltimore City shall also be permitted subject to approval of the Mayor and City Council of Baltimore.

Landscaping, loading facilities, and parking facilities related to the above uses are also permitted. No use shall be permitted which is noxious or offensive by reason of the emission of odor, dust, smoke, gas fumes, vibration, or noise.

(4) Public

Schools; libraries; parks, playgrounds; recreation facilities; and landscaping, parking and loading facilities related to the above uses.

(5) Non-Conforming Uses

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

c. Regulations, Controls and Restrictions on Land to be Acquired

The following regulations, controls and restrictions will be implemented where applicable by covenants or other provisions in the agreements for land disposition and instruments of conveyance executed pursuant thereto. Such regulations, controls and restrictions are for the benefit of the City of Baltimore and shall be enforced solely by the City of Baltimore, except as noted in C.2.c.(1) (c) below:

(1) General Provisions Applicable to All Land and Property to be Acquired

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

- (b) The Department of Housing and Community Development specifically reserves the right to review and approve the Redevelopers' plans and specifications for redevelopment or rehabilitation with respect to their conformance with the provisions of the Plan and in order to achieve harmonious development of the project area. Such review and approval may be concerned with, but not necessarily limited to, site planning, architectural treatment, materials and color, signs, parking, loading, landscaping, and building plans, elevations, and construction details.
- (c) The Redeveloper shall not discriminate upon the basis of race, color, creed, or national origin in the sale, lease, or rental or in the use or occupancy of the property or any improvements erected or to be erected thereon, or any part thereof. Such agreement or covenant providing for this nondiscrimination provision shall remain in effect without limitation as to time; and the United States shall be deemed a beneficiary of the agreement or covenant providing for this nondiscrimination provision and shall be entitled to enforce it.

(2) Provisions Applicable to All Land to be Acquired Within Areas Proposed for Clearance and Redevelopment

(a) General Provisions

- i. All development not limited to new construction and including rehabilitation of structures shall comply with the design guidelines provided in this Plan as Appendix D and should optimize the preservation of existing historic character of the East Baltimore Redevelopment Area.
- ii. No building, structure, or parking area shall be constructed over an easement within the project area without the prior written consent of the Commissioner of the Department of Housing and Community Development and the Director of Public Works.
- iii. In computing building coverage, land occupied by open pavilions, cabanas, canopies, and covered or weatherproof walkways shall not be included; however, all other structures, including accessory structures, shall be included. Underground garages which do not project above the surrounding grade level and are appropriately treated by landscaping [and other surface treatment shall not be included] pursuant to the design guidelines in Appendix D. [*sic!*]
- iv. All areas to be landscaped shall be appropriately landscaped with trees, shrubbery, and plants (e.g. grass, ground cover, flower beds) in combination with related paving and surface treatment. All land not covered by structures or by paved parking, loading or related service

v

areas, or specifically required to be landscaped shall be landscaped as described above. All landscaping is to be maintained in good condition by the property owner as specified by disposition instruments.

- v. If a disposition lot identified on the Land Disposition Map (Exhibit No. 4) is subdivided or re-subdivided for the purpose of creating separate lots for automobile parking spaces, such new lots shall be used only for open air automobile parking. The erection of any structure or the establishment of any other use on such new lots shall not be permitted.
- vi. No materials shall be stored or permitted to remain outside buildings.
- vii. No waste material, refuse, or garbage shall be permitted to remain outside of buildings constructed therein except as permitted by the Baltimore City regulations regarding containers for garbage. The areas for such containers shall be properly screened.

(b) Residential, General

i. Residential R-1

Within the areas designated R-1 on the Land Use Map, residential use shall be limited to walk-up apartments. The standards are set forth in the schedule below.

Within Disposition Lot 3, Disposition Lot 3A for a Public Park shall be delineated by the Department of Housing and Community Development in cooperation with the redeveloper of the remainder of Lot 3. The approximate size of Lot 3A shall be 15,000 square feet and it shall be contiguous with Disposition Lot 2.

ii Residential R-2

Within the areas designated R-2 on the Land Use Map, residential use shall be limited to one or a combination of the following housing types: walk-up apartments, row houses. If a combination of housing types are (*sic!*) constructed, each portion of the disposition parcel devoted to a housing type shall be governed by the specific requirements applicable to such housing type. The standards are set forth in the schedule below.

iii. Residential R-3

Within the areas designated R-3 on the Land Use Map, residential use shall be limited to one or a combination of the following types: walk-up apartments, row houses.

If a combination of housing types are (*sic!*) constructed, each portion of the disposition parcel devoted to a housing type shall be governed by the specific requirements applicable to such housing type. The standards are set forth in the schedule below.

iv. Residential R-4

It is the intent of the Plan to develop high-rise elevator apartments limited to housing for the elderly in the area designated R-4 on the Land Use Map. Ancillary commercial use shall be permitted provided the area is developed for high-rise elevator apartments. Such use shall not exceed 10% of the gross floor area. The standards are set forth in the schedule below.

In the event that the Commissioner of the Department of Housing and Community Development determines that high-rise elevator apartments limited to housing for the elderly cannot be developed within a reasonable amount of time, it may dispose of this area for walk-up apartments, subject to the same building requirements noted previously for Residential R-1.

SCHEDULE OF STANDARDS FOR RESIDENTIAL DEVELOPMENT

<u>Area Designation</u> <u>Type</u>	R-1 Walk-up <u>Apts.</u>	R-2 Walk-up <u>Apts.</u>	R-2 Row <u>Houses</u>	R-3 Walk-up <u>Apts.</u>	R-3 Row <u>Houses</u>	R-4 High-Rise Elevator <u>Apts.</u>
Maximum Density (families per acre)	40	40	20	40	20	90
Maximum Building Height (feet)	40	40	40	30	30	115
Maximum Building Coverage (% of lot area)	40	40	40	40	40	30
Minimum Off-Street Parking Spaces (No. of Spaces/ No. of Families)	1/1*	1/1*	1/1*	1/1*	1/1*	1/1*
Minimum Off-Street Loading Spaces (No. of Spaces/ lot)	1	1	0	1	0	2**
Minimum Landscaping (% of lot area)	20	20	20	20	20	20

Setbacks For all setback requirements, see C.2.c.(2)(a).

\* or in such lesser amount as permitted as a matter of right in the Zoning Ordinance or as may be authorized by the Board of Municipal and Zoning Appeals as a special exception or variance.

\*\* includes one space for the area devoted to ancillary commercial use.

(c) Commercial

It is the intent of this Plan that Disposition Lot 13/14, Commercial Use, be developed as a neighborhood shopping area to provide for the needs of neighborhood residents. The building requirements are set forth below:

- i. Gross floor area shall not exceed 46,000 square feet, exclusive of basement storage area, and exclusive of office area. The maximum floor area of any one retail facility shall not exceed 20,000 square feet, exclusive of basement storage area.
- ii. Maximum building height shall not exceed three (3) stories.
- iii. Paved and landscaped off-street parking areas shall be provided at the minimum rate of one space per every 500 square feet of gross floor area, exclusive of basement storage area, except that off-street parking for office areas shall be provided at the minimum rate of one space per every 1,000 square feet of gross floor area, exclusive of basement storage.
- iv. A minimum of one off-street loading space shall be provided for each 10,000 square feet of gross floor area, or fraction thereof, exclusive of basement storage area, and exclusive of floor area devoted to offices.

(d) Public

i. Parks and Playgrounds

Except for such accessory or ornamental structures as may be necessary or appropriate for park and playground operation, no building shall be permitted.

- ii. No off-street parking or loading spaces are required.

(3) Provisions Applicable to Land to be Acquired Within Rehabilitation Areas

(a) Properties to be Cleared and Redeveloped

Certain properties in rehabilitation areas may be found to contain structures in such poor condition that they can be treated feasibly only by clearance and redevelopment rather than by rehabilitation. Such properties may be acquired by the Mayor and City Council of Baltimore and sold to private redevelopers for redevelopment subject to the following controls:

- i. Imposition of covenants running with the land and appropriate to the property in question. Such covenants will include appropriate provisions to govern the use, occupancy, maintenance, number of dwelling units, design, height, parking, and land coverage of the property in question.
- ii. Maximum permissible density for each lot shall be 60 families per net residential acre except where, in the sole judgment of the Department of Housing and Community Development, a greater density is justified.
- iii. Maximum land coverage for each lot shall not exceed 60 percent. In computing land coverage all accessory structures shall be included.
- iv. Maximum building height shall be forty (40) feet.
- v. Each lot shall have a rear yard with a minimum depth of 20 feet.
- vi. A minimum of one (1) off-street parking space per dwelling unit shall be provided, or in such lesser amount as authorized by the Board of Municipal and Zoning Appeals as a Special Exception.
- vii. All land of each lot not covered by structures shall be appropriately landscaped with trees, shrubbery, and plantings in combination with paving. All landscaping is to be maintained in good condition by the property owner as specified by disposition instruments.

(b) Other Properties to be Acquired and Resold

For properties acquired by the Mayor and City Council of Baltimore for resale for rehabilitation, the following controls will apply:

- i. Imposition of covenants running with the land and appropriate to the property in question to secure rehabilitation, remodeling, and/or improvement of the property in question. Such covenants will include appropriate provisions to govern the use, occupancy, maintenance, number of dwelling units, design, structural changes, and land coverage of the property in question.
- ii. Except where in the sole judgment of the Department of Housing and Community Development, the physical layout of the structure under rehabilitation justifies greater density, the maximum permissible density for each lot shall be 60 families per net residential acre.

- iii. Except where in the sole judgment of the Department of Housing and Community Development, the physical layout of the main structure on a lot within rehabilitation areas justifies greater land coverage, maximum land coverage shall not exceed 60 percent. In computing land coverage, all accessory structures shall be included.
  - iv. Maximum building height shall not exceed forty (40) feet.
  - v. All land of each lot not covered by structures shall be appropriately landscaped with trees, shrubbery, and plantings in combination with paving. All landscaping is to be maintained in good condition by the property owner as specified by disposition instruments.
- d. Duration of Provision and Requirements

The land use provisions and building requirements specified in Paragraphs C.2.a., C.2.b., and C.2.c. above shall be in effect for a period of not less than 40 years following the date of the approval of this Plan by the Mayor and City Council of Baltimore.

- e. Applicability of Provisions and Requirements to Property not to be Acquired

The provisions of Section C.2.b. (Permitted Uses) above shall apply to all properties not to be acquired within the project area. The provisions of Section C.2.c. shall apply as appropriate to properties not currently proposed to be acquired by this Plan if the owners thereof acquire adjacent project land made available by the Department of Housing and Community Development under the provisions of this Plan.

## D. PROJECT PROPOSALS

### 1. Property Acquisition

A Property Acquisition Map is given below as Exhibit No. 3.

- a. Properties within the project area (including parts thereof or interests therein) will be acquired for the following purposes:

(1) Clearance and Redevelopment

Properties to be acquired for clearance and redevelopment are identified on the Property Acquisition Map, Exhibit No. 3.

(2) Public Facilities

Properties to be acquired for provision of public facilities are also identified on the Property Acquisition Map, Exhibit No. 3.



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 Gay Street I Project not specifically designated for acquisition on the Property Acquisition Map, Exhibit No. 3, 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 Gay Street I Project. This may include:

- (a) Any property in the project area containing a non-salvable structure, i.e., a structure which in the opinion of the Commissioner of the Department of Housing and Community Development cannot be economically rehabilitated.
- (b) Any property or part thereof or interest therein in the project area if 12 months have elapsed since receipt by the owner of such property of the initial notice from the Health Department of Baltimore City, Fire Department of Baltimore City, or the Department of Housing and Community Development requiring with respect to such property or part thereof or interests therein, compliance with the provisions of any ordinance or regulation of the City of Baltimore or with the standards set forth below in Section D.2., Rehabilitation, and the requirements set forth in said notice have not been met.

(2) Designated or Undesignated Properties for Acquisition for Rehabilitation by the Department of Housing and Community Development

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 Gay Street I Project not designated for acquisition, in addition to those properties enumerated in Section D.1.b.(1) above in order to carry out rehabilitation by the Department of Housing and Community Development because:

- (a) Rehabilitation on a structure-by-structure basis is infeasible, and assemblage of a group of properties is required to carry out the objectives set forth in this Plan, or
- (b) It is necessary to make residential structures available for use of low- or moderate-income families, or
- (c) Rehabilitation of individual, scattered properties is necessary in order to remove blighting influences from otherwise sound residential blocks.

- c. Actions to be Followed by the Department of Housing and Community Development Upon Acquisition of Properties for Rehabilitation
  - (1) Rehabilitate the property in conformance with the codes and ordinances of Baltimore City and the rehabilitation standards and objectives set forth in this Plan and dispose of the property in accordance with applicable regulations. If sale cannot be consummated by the time rehabilitation is accomplished, units shall be rented pending continuing sale efforts; or
  - (2) Sell or lease the property subject to rehabilitation in conformance with the codes and ordinances of Baltimore City and the rehabilitation standards and objectives set forth in this Plan; or
  - (3) Demolish the structure or structures thereon and dispose of land for redevelopment for uses in accordance with Plan.

## 2. Rehabilitation

The following property rehabilitation standards will apply to all structures within the project other than those structures within clearance areas.

- a. Over and above the codes and ordinances of the City of Baltimore, the following additional standards shall be applied:
  - (1) In a two story dwelling which contains two dwelling units, each unit shall contain within a room which affords privacy, a bathtub or shower in good working condition which shall be properly connected to both hot and cold water lines and to the public sanitary sewer or to an approved sewage disposal system. Such bathing facilities shall be within and accessible from within the dwelling unit.
  - (2) Utility space which contains heat producing equipment shall be provided with exhaust ventilation to the outer air and air from such spaces shall not be re-circulated to other parts of the building. Natural ventilation of spaces such as attics and enclosed basement less space shall be provided by openings of sufficient size to overcome dampness and minimize the effect of conditions conducive to decay and deterioration of the structure, and to prevent excessive heat in attics. All such exterior ventilation openings shall be effectively and appropriately screened.
  - (3) All lead base paint shall be removed from interior surfaces before repainting. Good repair shall include keeping properly painted all interior surfaces which are painted in normal practice.
  - (4) All windows must be tight-fitting and have sashes of proper size and design. Sashes with rotten wood, broken joints, or broken or loose mullions shall be replaced.

- (5) Floors or floor covering in kitchen and bathrooms shall be of a durable, waterproof, non-absorptive materials, such as asphalt, vinyl-asbestos, vinyl-plastic, rubber or ceramic tiles, terrazzo or linoleum. Wood finish flooring for these rooms is not acceptable.
- (6) Unvented, open flame gas space heaters shall not be permitted.
- (7) Except in the case of owner-occupied single family dwellings, every habitable room of every structure shall contain at least two separate duplex convenience electrical outlets except that any room other than a sleeping room or dining room with a perimeter of over 50 feet shall contain at least three separate duplex convenience electrical outlets.
- (8) All of the provisions set forth herein and in Ordinance No. 902, approved December 22, 1966, which apply to the exterior of a property shall be complied with whether the property is occupied or vacant.
- (9) Signs
  - (a) No sign shall project more than 12 inches from the building to which it is attached. No sign shall extend above the roof line or parapet wall of the building to which it is attached.
  - (b) No free standing sign shall be permitted except an illuminated or non-illuminated free standing sign, of single or doubled face construction, not more than 12 inches in thickness, shall be permitted to designate commercial parking facilities; such sign shall measure not more than four (4) feet in height or width, shall extend no more than 18 feet above grade level and shall be located entirely within lot lines.
  - (c) No animated or pulsating signs shall be permitted.
  - (d) Any sign which is legally in place on the date of approval of this Plan which in any respect does not comply with or conform to the provisions of this section, either shall be removed or made to comply with or conform to the provisions of this section within three years from such date.
  - (e) Nothing in this section shall be construed to permit any signs otherwise prohibited by the laws, ordinances and regulations of the City of Baltimore.
- (10) The cleaning of masonry façades by means of sandblasting shall be prohibited on all properties within the project area, except where sandblasting is determined to be the only feasible means of surface cleaning and where, in the Commissioner's opinion, it will not cause damage to historic building materials.

b. Additional Rehabilitation Standards

In addition to the enforcement of the codes and ordinances of the City of Baltimore and the required standards of this Plan, the personnel engaged in inspectional, estimating and financing activities will be directed to seek the attainment of the objectives of the following:

- (1) A degree of privacy shall be provided commensurate with suitable living conditions by means of the proper location of exterior openings to exterior conditions, and by the interior arrangement of rooms, particularly with reference to access to bathrooms from bedrooms.

Access to each dwelling unit shall be provided without passing through any other dwelling unit and access to all parts of the dwelling unit shall be possible without passing through a public hall. A bathroom should not be used as a passageway to a habitable room, hall, basement or to the exterior. In dwelling units having more than one bedroom, the only access to a single bathroom is not acceptable through any bedroom.

A bathroom should not be separated from all bedrooms of a dwelling unit by locating it more than a full story above or below the bedrooms. A bedroom shall not be used as the only means of access to another bedroom or habitable room.

- (2) Existing required exterior stairways may be repaired in kind, or if in safe and sound condition may continue to be used. Replacement or new installation of such stairways must be accomplished by use of non-combustible materials in accordance with the codes and ordinances of the City of Baltimore.

3. Statement of Proposals to Provide Low and Moderate Cost Housing

On project land to be disposed of for residential purposes a predominant amount of all dwelling units permitted by the Urban Renewal Plan shall be for low or moderate cost housing.

4. Redeveloper's Obligations

- a. No covenants, agreement, lease, conveyance or other instrument shall be effected or executed by the Department of Housing and Community Development or by a Redeveloper or any of his successors or assigns, whereby land in the Urban Renewal Area is restricted by the Department, the Redeveloper or any successor, in interest, upon the basis of race, creed, color, or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants running with the land forever, which prohibit such restrictions, shall be included in the disposition instruments and the United States shall be deemed a beneficiary to such covenants and shall be entitled to enforce them.

- b. 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 disposition instruments, 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 the Department of Housing and Community Development or until the Department shall have certified in writing that the Redeveloper has completed the improvements, construction, and development in the area.
- c. The Redeveloper shall begin and complete the development of the land for the uses required in the Plan and the construction of improvements agreed upon in the disposition instruments within a reasonable time as determined by said instruments.
- d. In implementing Section D.3. above, the Department of Housing and Community Development, under procedures developed by it, in the disposition of project land to redevelopers, will insure that some or all of the housing is made available at a sales price or rental that low and moderate income persons and families can afford.

5. Priority

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

6. New Construction

All plans for new construction on any property located in rehabilitation areas and where said property is not to be acquired under the provisions of this Plan shall be submitted to the Department of Housing and Community Development for review. Upon finding that the proposed plans are consistent with the objectives of the Urban Renewal Plan, the Commissioner of the Department of Housing and Community Development shall 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.

## 7. 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 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.

## E. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

The following information is required by Ordinance No. 152 of the Mayor and City Council of Baltimore, approved June 28, 1968.

### 1. Land Disposition

- a. Land and property interests acquired by the Mayor and City Council within the project area will be disposed of by sale, lease, conveyance, or transfer or other means available to the City, in accordance with Exhibit No. 4, Land Disposition Map.
- b. The parcels shown on the Exhibit No. 4, Land Disposition Map, as available for disposition are schematic and approximate. The Department of Housing and Community Development shall have the right, in its discretion, to fix their precise boundaries and size. For purposes of disposition, the parcels, or lots, as shown on Exhibit No. 4, Land Disposition Map, may be subdivided or combined.

### 2. Zoning

All appropriate provisions of the Zoning Ordinance of Baltimore City shall apply to properties in the Gay Street I area. Any change in the Zoning Ordinance embodied in this Urban Renewal Plan, and designated on Exhibit 5, Zoning Districts, shall be approved by ordinance in accordance with the procedural requirements of the Zoning Ordinance and Article 66-B of the Annotated Code of Maryland (1957 Edition, as amended).

3. Reasons for the Various Provisions of this Plan

- a. Existing land use within the project is predominately residential. Renewal objectives can best be achieved by the rehabilitation and redevelopment of the area for residential use.
- b. Clearance and redevelopment areas are proposed in order to remove concentrations of blight and to curtail deteriorating influences.
- c. Structures are proposed for rehabilitation where survey data has indicated that they are basically sound and appropriate for residential use.
- d. Open space and recreational facilities within the project have been shown to be deficient.

The Plan proposes significant increases in public park land and, through coverage and landscaping standards, will insure the provision of open space within disposition lots.

- e. The Plan proposes the closing, to vehicular traffic, of several streets in order to route through traffic around this residential neighborhood.
- f. A new neighborhood shopping area is proposed to provide for the needs of neighborhood residents.

F. PROCEDURES FOR CHANGES IN APPROVED PLAN

The Urban Renewal Plan may be amended from time to time, upon compliance with the requirements of law, provided that, prior to passage of any ordinance amending the Urban Renewal Plan, a public hearing shall be held, and providing further, that with respect to any land in the project area previously disposed of by the Department for use in accordance with the Urban Renewal Plan, the then owner of such land, whose interests therein are materially affected by such changes, shall receive at least ten (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.

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.

## APPENDIX A

### NON-SALVABLE PROPERTIES

The following non-salvable properties have been acquired and are shown on Exhibits 3 and 4:

1405 Ashland Avenue

1608-10 Ashland Avenue

1628 Ashland Avenue

820 N. Bond Street

832-34 N. Bond Street

1518 E. Madison Street (Added to Disposition Lot 6 for Public Park use)



## APPENDIX B

PROPERTIES FOR ACQUISITION AND DISPOSITION  
FOR REHABILITATION OR REDEVELOPMENT

IN ADDITION TO THOSE GROUPS OF PROPERTIES TO BE ACQUIRED AND DISPOSED OF FOR REDEVELOPMENT (DESIGNATED WITH DISPOSITION LOT NUMBERS ON EXHIBIT 3), THE FOLLOWING PROPERTIES ARE ALSO BEING ACQUIRED AND DISPOSED OF FOR REHABILITATION OR REDEVELOPMENT. CERTAIN PROPERTIES LISTED BELOW MAY BE USED IN WHOLE OR IN PART, AS REAR OR SIDE YARD SPACE FOR ADJACENT PROPERTY.

*“Section 5. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the date it is enacted, except that involuntary acquisition of properties listed in Appendix B takes effect on April 1, 2003”*

-- Ordinance 02-459

1.	800 N	BROADWAY	36.	1000 N	BROADWAY
2.	802 N	BROADWAY	37.	1004 N	BROADWAY
3.	804 N	BROADWAY	38.	1006 N	BROADWAY
4.	806 N	BROADWAY	39.	1008 N	BROADWAY
5.	808 N	BROADWAY	40.	1010 N	BROADWAY
6.	810 N	BROADWAY	41.	1012 N	BROADWAY
7.	812 N	BROADWAY	42.	1014 N	BROADWAY
8.	814 N	BROADWAY	43.	1016 N	BROADWAY
9.	818 N	BROADWAY	44.	1018 N	BROADWAY
10.	820 N	BROADWAY	45.	1020 N	BROADWAY
11.	822 N	BROADWAY	46.	1022 N	BROADWAY
12.	824 N	BROADWAY	47.	1024 N	BROADWAY
13.	826 N	BROADWAY	48.	1026 N	BROADWAY
14.	828 N	BROADWAY	49.	1028 N	BROADWAY
15.	830 N	BROADWAY	50.	1030 N	BROADWAY
16.	900 N	BROADWAY	51.	1032 N	BROADWAY
17.	902 N	BROADWAY	52.	1034 N	BROADWAY
19.	906 N	BROADWAY	53.	1036 N	BROADWAY
20.	908 N	BROADWAY	54.	1038 N	BROADWAY
21.	910 N	BROADWAY	55.	1040 N	BROADWAY
22.	912 N	BROADWAY	56.	1042 N	BROADWAY
23.	914 N	BROADWAY	57.	1044 N	BROADWAY
24.	916 N	BROADWAY	58.	1046 N	BROADWAY
25.	918 N	BROADWAY	59.	1048 N	BROADWAY
26.	920 N	BROADWAY	60.	1050 N	BROADWAY
27.	922 N	BROADWAY	61.	1052 N	BROADWAY
28.	924 N	BROADWAY	64.	1011 N	CAROLINE ST
29.	926 N	BROADWAY	65.	1013 N	CAROLINE ST
30.	928 N	BROADWAY	66.	1015 N	CAROLINE ST
31.	930 N	BROADWAY	67.	1017 N	CAROLINE ST
34.	944 N	BROADWAY	68.	1019 N	CAROLINE ST
35.	946 N	BROADWAY	69.	1021 N	CAROLINE ST

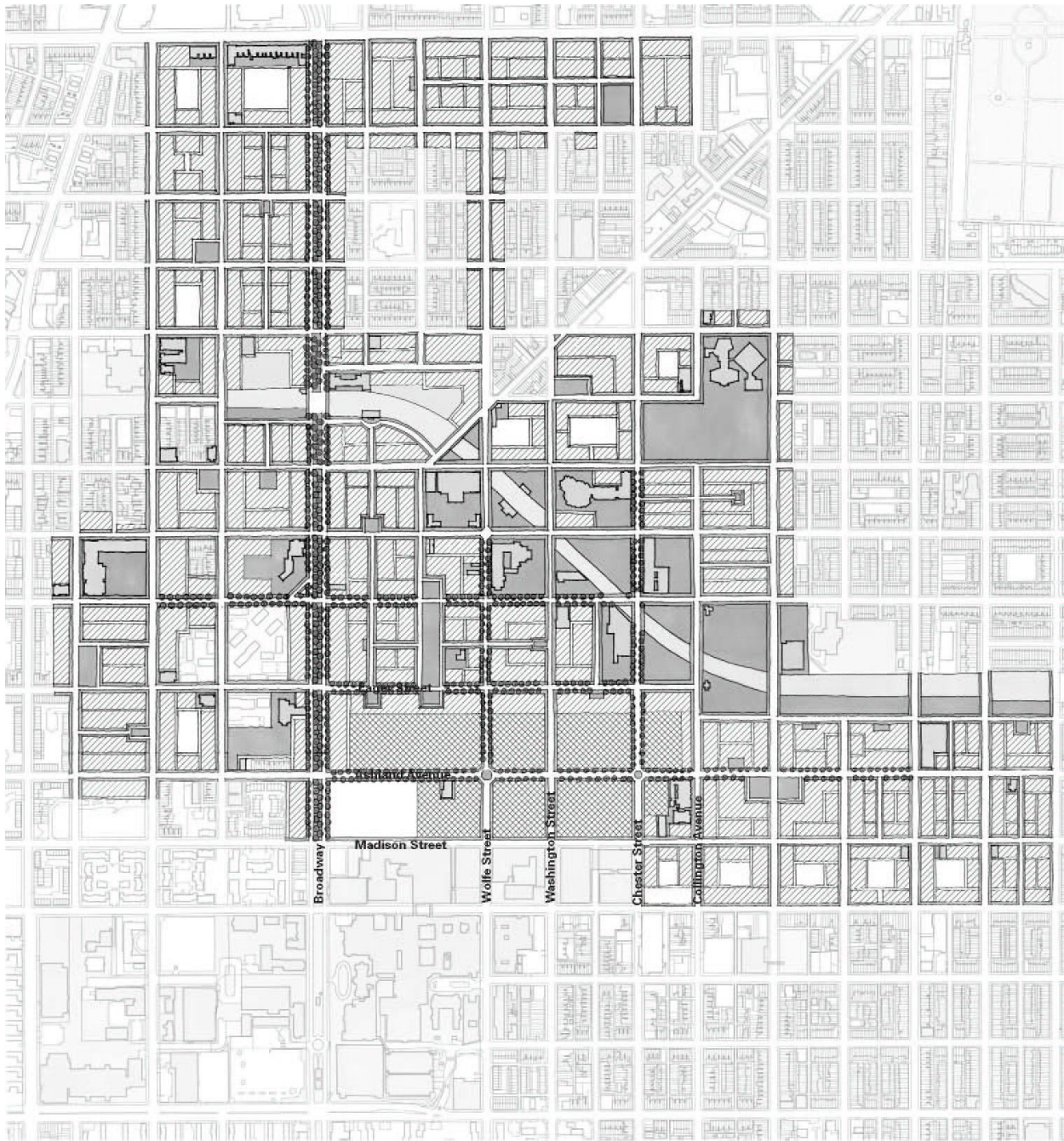
70.	1023 N	CAROLINE	ST
71.	1025 N	CAROLINE	ST
72.	1027 N	CAROLINE	ST
73.	1029 N	CAROLINE	ST
75.	1033 N	CAROLINE	ST
76.	1037 N	CAROLINE	ST
78.	1047 N	CAROLINE	ST
80.	1050 N	CAROLINE	ST
81.	1105 N	CAROLINE	ST
82.	1107 N	CAROLINE	ST
84.	1111 N	CAROLINE	ST
86.	1115 N	CAROLINE	ST
87.	1117 N	CAROLINE	ST
88.	1117 ½ N	CAROLINE	ST
89.	1119 N	CAROLINE	ST
90.	1121 N	CAROLINE	ST
91.	1123 N	CAROLINE	ST
95.	1500 E	CHASE	ST
96.	1400 E	EAGER	ST
97.	1401 E	EAGER	ST
98.	1403 E	EAGER	ST
99.	1405 E	EAGER	ST
100.	1407 E	EAGER	ST
101.	1409 E	EAGER	ST
102.	1411 E	EAGER	ST
104.	1415 E	EAGER	ST
105.	1417 E	EAGER	ST
106.	1419 E	EAGER	ST
107.	1421 E	EAGER	ST
108.	1423 E	EAGER	ST
109.	1425 E	EAGER	ST
110.	1427 E	EAGER	ST
111.	1429 E	EAGER	ST
112.	1431 E	EAGER	ST
113.	1433 E	EAGER	ST
115.	1437 E	EAGER	ST
116.	1439 E	EAGER	ST
117.	1441 E	EAGER	ST
118.	1443 E	EAGER	ST
119.	1445 E	EAGER	ST
120.	1101 N	EDEN	ST
121.	1101 N	GAY	ST
122.	Wd. 07 S07	Block 1194	L. 56

## APPENDIX D

### Design Guidelines

#### Table of Contents

1. Introduction
2. New Construction Guidelines
  - a. Residential Design Guidelines
  - b. Other Property Guidelines
3. Property Rehabilitation Guidelines
  - a. Residential Property Rehabilitation Standards
  - b. Non-Residential Property Rehabilitation Standards



## 1. Introduction

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

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

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

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

The sections apply to the areas indicated on the plan:

Residential and Non-Residential New Construction and Property Rehabilitation Standards

### Waivers

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

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



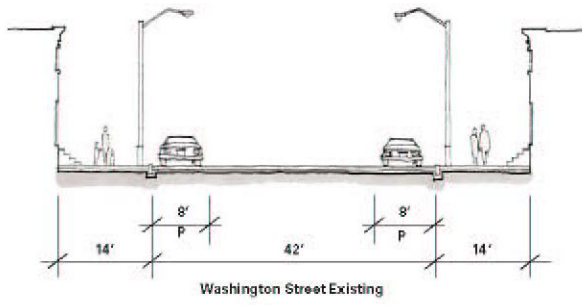
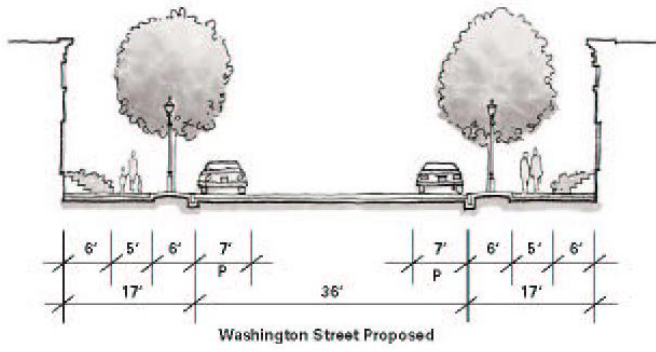
## 2. New Construction Guidelines

### a. Residential New Construction Guidelines

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

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

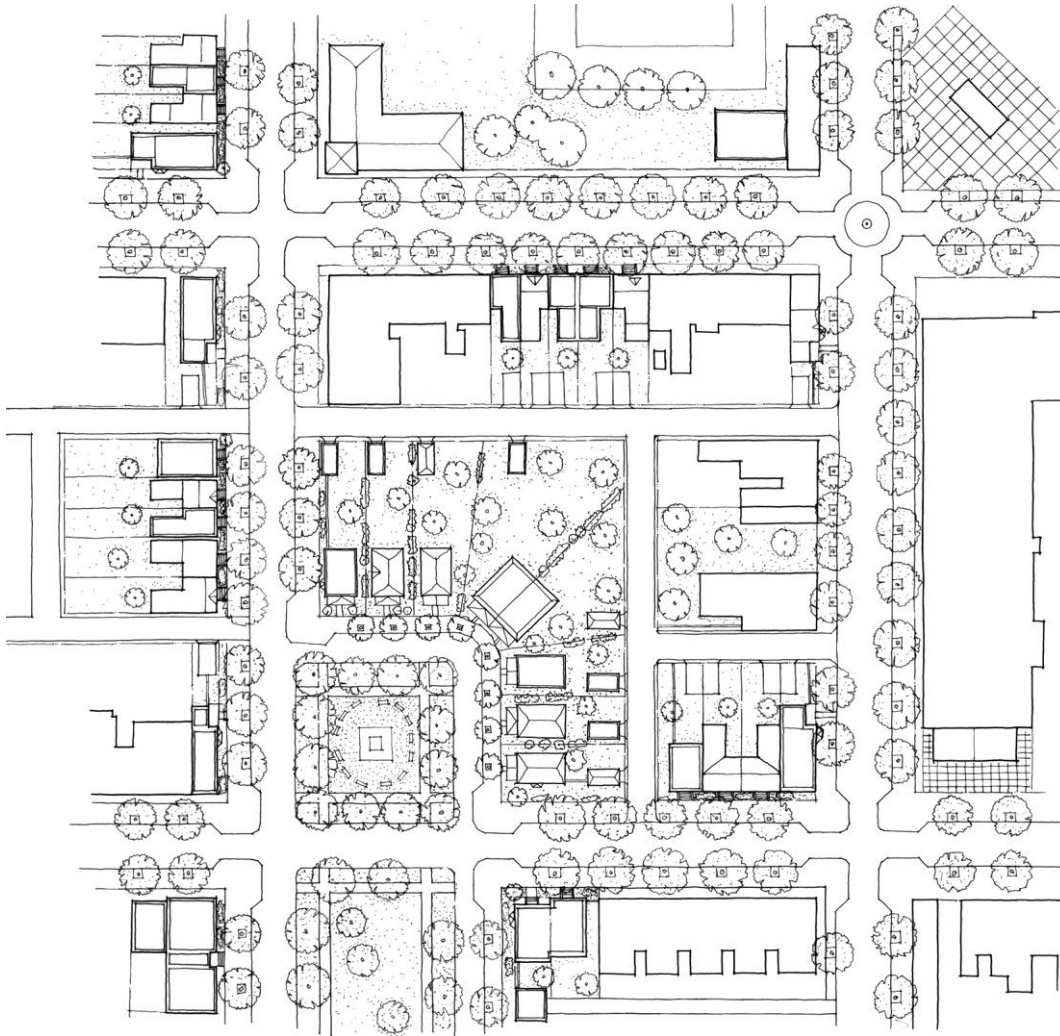
- Buildings should completely enclose each block to enhance the urban character of the neighborhood.
- As part of developing the urban character envisioned in the East Baltimore Revitalization Plan, streets should be narrowed.
  1. Washington, Wolfe and Chester Streets from Madison to Biddle will be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





## 1. Building Placement

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



## 2. Street Façade Guidelines:

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



### 3. Building Height Guidelines:

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

### 4. Curb Cuts and Servicing:

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

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

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

### 5. Parking:

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

### 6. Architectural Guidelines:

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

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

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

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

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



## b. Non-Residential New Construction Guidelines

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

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



### 1 Building Placement

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

New buildings immediately adjacent to existing buildings will match the setback line. Other new non-residential buildings shall have no setback from the public right of way.

New institutional buildings and additions setbacks can vary from these guidelines.

## 2 Street Façade Guidelines

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

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

## 3 Building Height Guidelines

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

## 4 Curb Cuts and Servicing Guidelines

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

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

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

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

## 5 Parking Guidelines

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

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

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

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

## 6 Architectural Guidelines

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

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

Roofline articulation: rooflines must be articulated.

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

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

## 7 Sign Guidelines

### General requirements:

All new and replacement signs must follow the guidelines.

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

### Size/ Placement:

- The total area of signs for a building façade may not exceed 2 square feet per linear foot of building frontage. This total area includes window signs, awning signs, logos, product signs, temporary signs or any other signage.
- Signs may be placed with the top edge of the sign no higher than the bottom of the second story window where windows exist, or 20 feet above grade level if no windows exist.
- Signs must be placed to fit within the architectural modules of the building.
- Signs shall not be placed so as to obstruct windows, storefronts, or cornices.
- In no case shall a sign extend above a roofline.
- A sign shall be permitted at secondary entrance doors but shall not exceed six square feet in size.

### Flat Signs:

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

### Painted Signs and Cutout Letters:

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

### Lighting

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

### Projecting Signs:

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

#### Window Signs:

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

#### Awning Signs:

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

#### Prohibited Signs:

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

### 3. Rehabilitation Guidelines

#### A. Residential Property Rehabilitation Guidelines

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

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

#### 1 Exterior Walls

- All exterior front and/or sidewalls that have not been wholly or partially resurfaced or built over, shall be repaired, cleaned or painted in an acceptable manner. Brick walls shall be pointed where necessary. Painted masonry walls shall have loose material removed and painted a single color except for trim (cornice, window frames, door, etc.) which may be another color. Patched walls shall match the existing adjacent surfaces as to material, color, bond, and joining.
- Resurfacing of existing brick façades must be done in standard modular clay brick; resurfacing with materials such as formstone, wood siding, structural glass veneer, aluminum siding, etc. shall not be permitted. Rear and sidewalls may be resurfaced with stucco-like materials in neutral colors.
- Existing siding and unpainted formstone may remain if it is in good condition and needing minimal repair. It may not be painted.

- Chimneys, elevator penthouses or any other auxiliary structures on the roofs shall be repaired and cleaned as required for rear and side walls. Any construction visible from the street or from other buildings shall be finished so as to be harmonious with other visible building walls.
- Chimneys must be standard modular clay brick.
- Foundations must be patched with like materials.
- Cleaning of masonry façades by means of sandblasting shall not be permitted, except where sandblasting is determined by the Commissioner of the Department of Housing and Community Development to be the only feasible means of surface cleaning and where, in the Commissioner's opinion, it will not cause damage to historic building materials.



## 2 Windows and Doors

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

### 3 Trim

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

### 4 Lighting

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

### 5 Properties/ Yards/ Fencing

- Ancillary structures: Such as trash enclosures, are to be integrated into the landscape and screened from public view with shrubs, hedges, fences, walls, or a combination of these elements. Trash enclosures and screening should blend in with the landscape and surrounding environment.
- Mechanical Units: Air conditioning units and other mechanical equipment should also be screened from public view using similar methods.
- Mobility Impaired Ramps: When mobility impaired ramps are necessary, they should be attached to the back or side of a residence. Side ramps that are visible from the street should incorporate the same architectural vocabulary as front porches. Two sets of rails should be provided – a grab rail parallel to the ramp to assist the user, and a level handrail to relate the addition to its context.
- Front and side yard fencing: Is recommended primarily on corner lots adjacent to the sidewalk. These fences should be black metal pickets and shall not exceed 36 to 42 inches in height. Brick or stone piers are encouraged at 90-degree transitions and street intersections. A brick or stone base can also be used in combination with the transparent metal pickets. Front and side yard fences can be located adjacent to the sidewalk with landscaping planted between the fence and the façade of the house.
- Front yard / back yard fencing: Is recommended to extend between a building and an alley or garage and between adjacent buildings. These fences shall be a transparent style with pickets 36 to 48 inches in height. Low hedges may be planted to the street side of these fences to soften their appearance.



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

## 6 Additions/garages

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

## B. Non- Residential Property Rehabilitation Guidelines

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

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

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



## 1 Exterior Walls

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

## 2 Windows and Doors

- Windows not visible from the street shall be kept properly repaired or, with Fire Department approval, the openings may be properly closed to match the material, design and finish of the adjacent wall.
- A show window as a part of the building façade shall be defined to include the building face and the entrance area leading to the door, the door and sidelights and transoms and all display platforms and devices including lighting and signing designed to be viewed from the public right-of-way and/or the areas visible to the public prior to entering the interior portion of the structure. Show windows and entrances shall be designed to be compatible and harmonious and consistent with the scale and character of the existing structures.
- Security grilles and screens shall be designed to be compatible and harmonious and consistent with the scale and character of the existing structures. Enclosures and housings for security grilles and screens should be as inconspicuous as possible and compatible with other elements of the façade. All new and existing screens and grilles visible from streets must be constructed so they can be opened or removed. Such screens and grilles shall be opened or removed during the normal operating hours of the business.
- Windows shall not be dark tinted or mirrored.
- Solid or permanently enclosed or covered store fronts shall not be permitted, unless treated as an integral part of the building façade using wall materials and window detailing compatible with the upper floors.
- All damaged, sagging or otherwise deteriorated storefronts, show windows or entrances shall be repaired when possible. If restoration is not feasible, replacements shall be designed to be complementary and harmonious with the architectural character of the building.
- Dormer windows on roofs sloping toward the shopping street shall be treated in accordance with the same criteria as building fronts.

### 3 Properties/Yards/Fencing

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

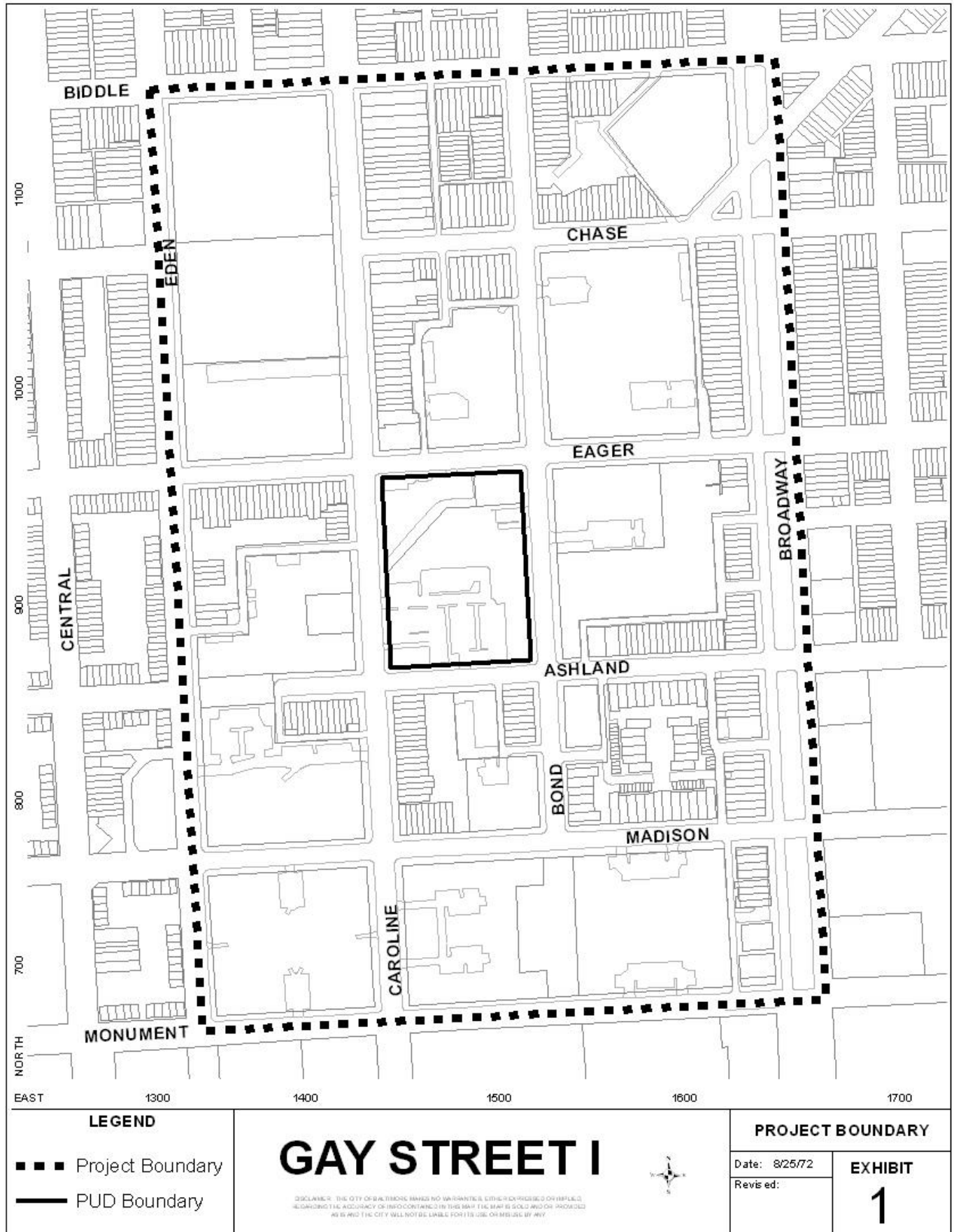
### 4 Additions/Garages

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

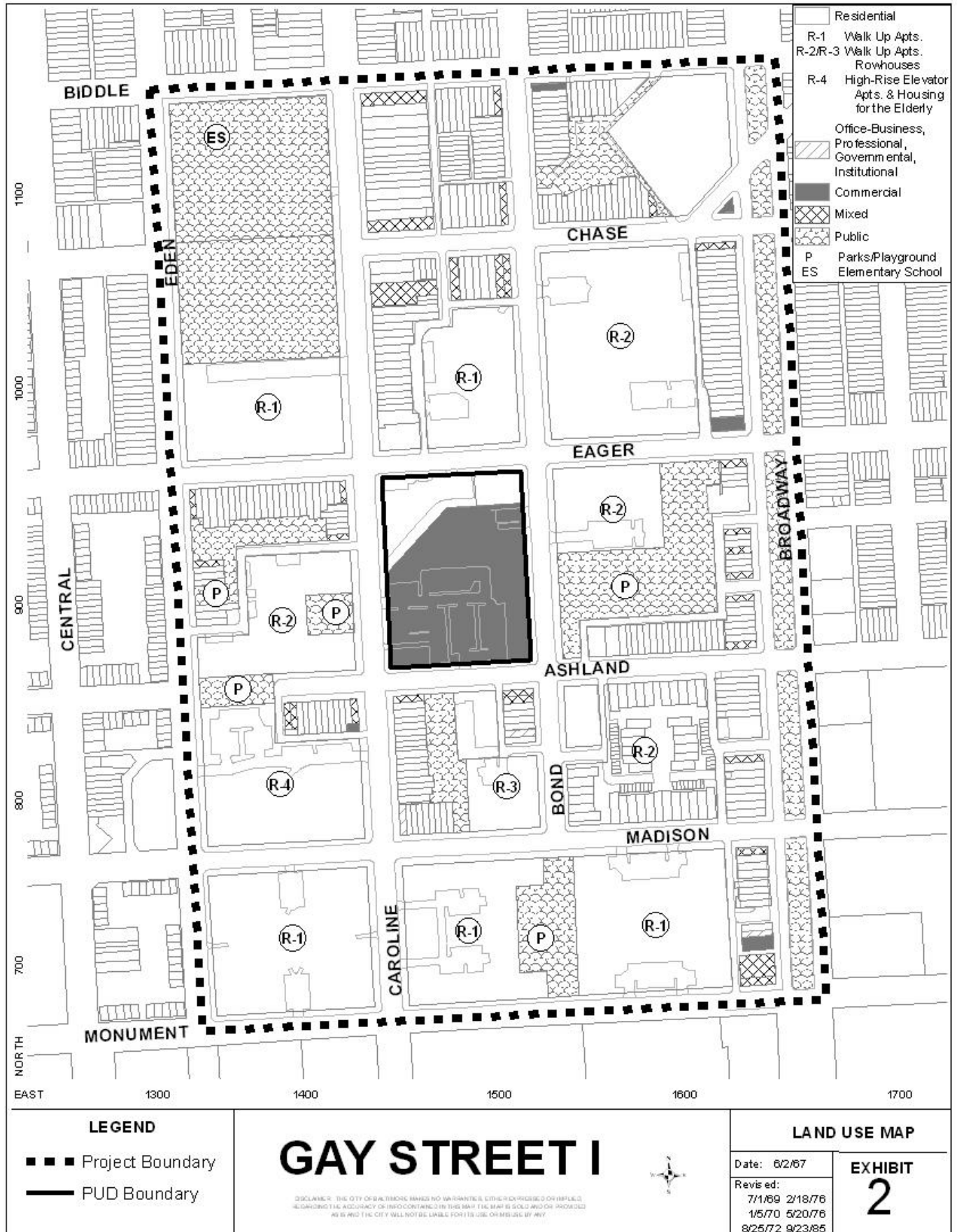
### 5 Parking/ Servicing

- All parking and servicing shall be accessed from rear alleys.
- No service doors shall face any streets or parks.

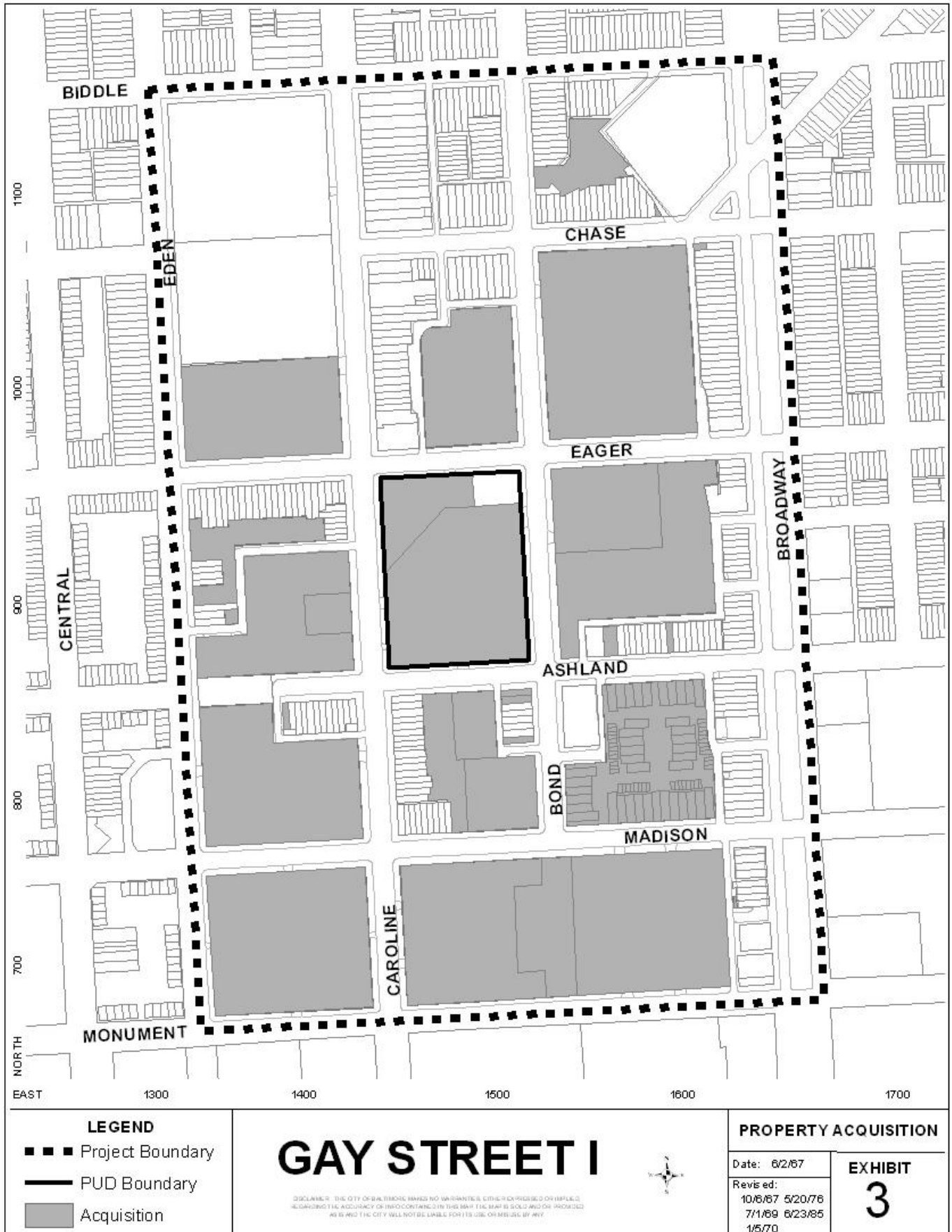
**Exhibit 1: Project Boundary**



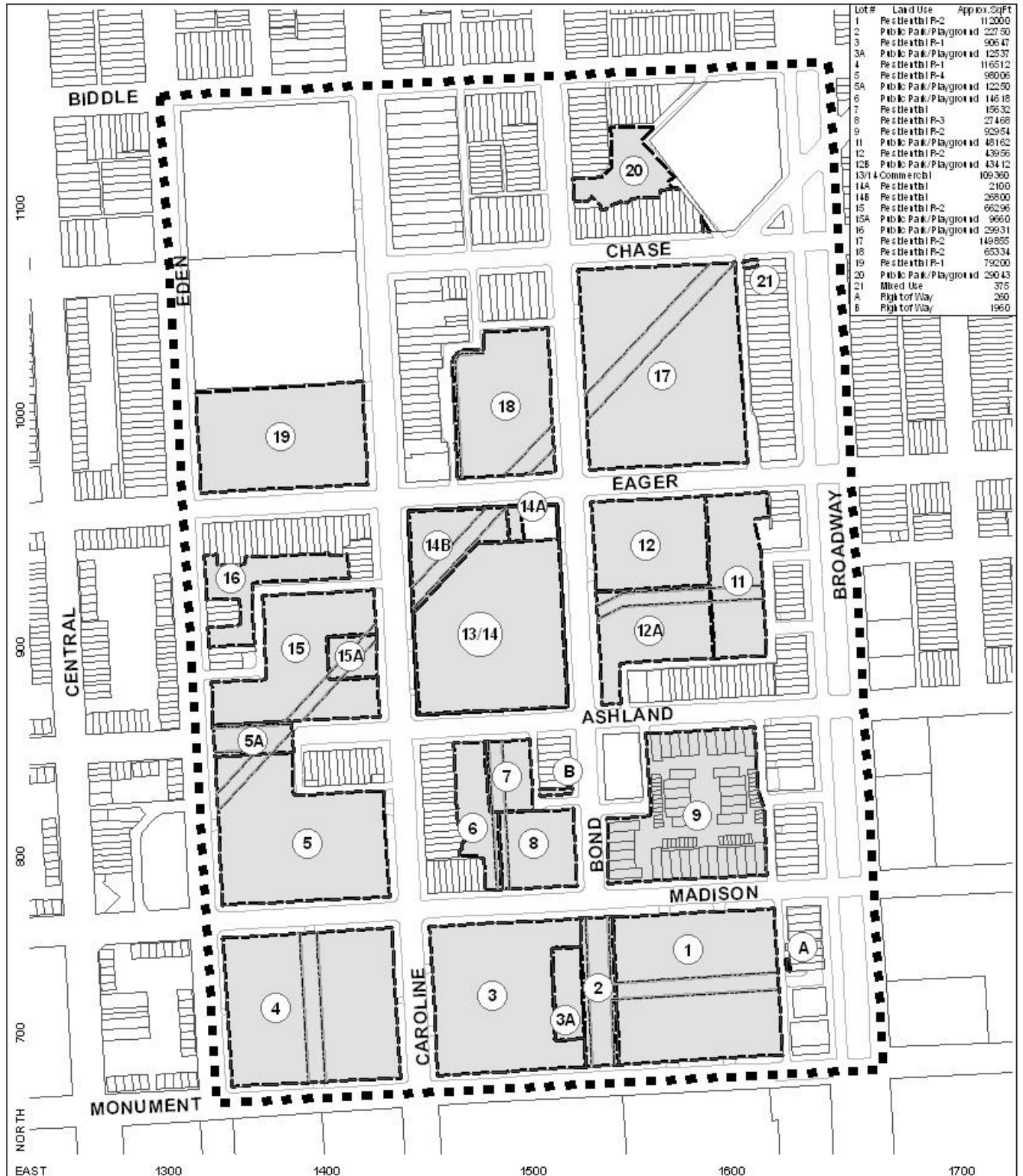
**Exhibit 2: Land Use Map**



**Exhibit 3: Property Acquisition**



**Exhibit 4: Land Disposition**



- LEGEND**
- Project Boundary
  - PUD Boundary
  - Disposition Lots
  - Utility Easement

# GAY STREET I

DISCLAIMER: THE CITY OF ALBUQUERQUE MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, REGARDING THE ACCURACY OF INFO CONTAINED IN THIS MAP. THE MAP IS SOLD AND OR PROVIDED AS IS AND THE CITY WILL NOT BE LIABLE FOR ITS USE OR MISUSE BY ANY.



**LAND DISPOSITION**

Date: 6/2/67  
 Revis ed:  
 10/6/67 2/18/76  
 7/1/69 5/20/78  
 1/5/70 9/23/85

**EXHIBIT**  
**4**



**Exhibit 5: Zoning Districts**

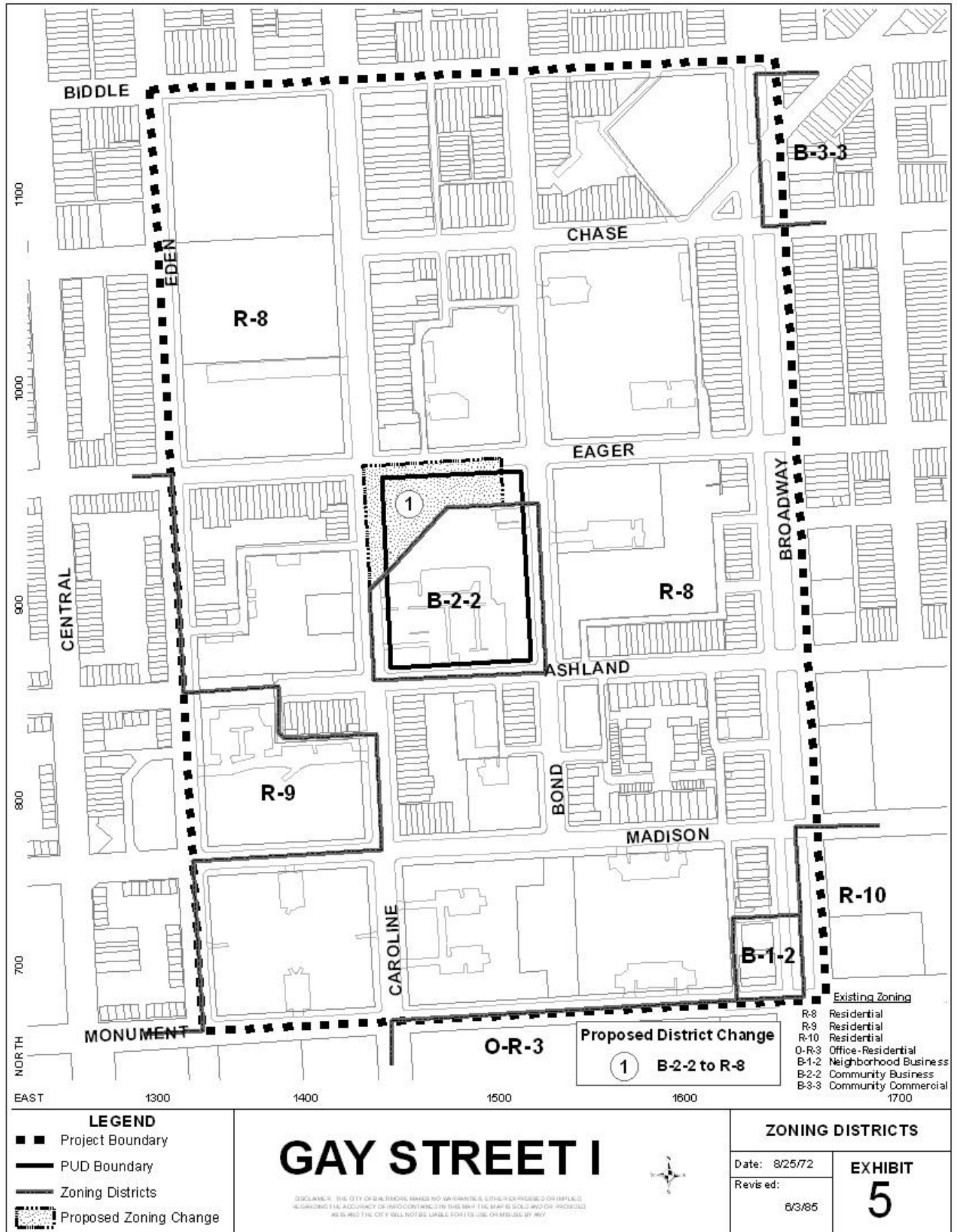




EXHIBIT 5

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

November 8, 2002

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

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

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

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

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

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

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

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

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

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

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

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

\_\_\_\_\_/s/  
Stanford R. Britt

\_\_\_\_\_/s/  
Earl Linehan

\_\_\_\_\_/s/  
Dr. William R. Brody

\_\_\_\_\_/s/  
Sally MacConnell

\_\_\_\_\_/s/  
Eddie C. Brown

\_\_\_\_\_/s/  
Kieyasien Moore, Esquire

\_\_\_\_\_  
Gene Lynch

\_\_\_\_\_/s/  
Douglas W. Nelson

\_\_\_\_\_/s/  
Joseph P. Haskins

\_\_\_\_\_/s/  
Jacques R. Rubin

\_\_\_\_\_/s/  
Richard C. Lewin

EXHIBIT 6

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

November 8, 2002

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

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

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

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

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

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

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

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

NOW THEREFORE, BE IT RESOLVED:

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

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

1. Business Development and Procurement Committee. The Board hereby establishes, as a standing committee of the Board, the Business Development and Procurement Committee to review and make recommendations to the Board on (a) best practices for maximizing EC opportunities in furtherance of the EBC Initiative, (b) each request for proposals (including, without limitation, any unsolicited bid, offer or contracting opportunity, collectively “RFPs”) prior to issuance by or on behalf of EBDI so as to assure compliance with the EBC Initiative, (c) each submission resulting from an RFP so as to evaluate the response of the applicant to the EBC Initiative, (d) the means and methods to finance and make distributions from the community reinvestment program and similar initiatives undertaken in furtherance of the EBC Initiative, and (e) potential EBC concerns, CDCs, and other community oriented programs and partners or firms to further the EBC Initiative. The membership of the Business Development and Procurement Committee shall be appointed by the Board, upon recommendation of the Chairman of the Board, provided that the committee shall include a member of the Board that has been selected as noted in the Charter to represent constituents in the Renewal Areas. The Board recognizes the need to include in its budget funds for staff to implement and accomplish the EBC Initiative.
2. EBC Utilization Plan Required. Guided by Applicable Laws and the recommendation of the Business Development and Procurement Committee, EBDI shall, subject to Board approval, establish procedures by which the EBC Initiative will be achieved. These procedures shall include, without limitation, the requirement of the inclusion of an EBC Utilization Plan in response to all RFPs that are issued by or on behalf of EBDI for development of any portion of the Project or Project Area or for the provision of goods and services. Each responding entity to an RFP must include in their Response an EBC Utilization Plan that describes in detail how the applicant intends to satisfy the EBC Initiative in form and substance acceptable to EBDI. EBDI shall evaluate each applicant and make an award based in part on an evaluation of the applicant’s EBC Utilization Plan with due consideration for the recommendations of the Business Development and Procurement Committee.
3. Certification. EBDI may consider a business enterprise certified either by the City under Article 5, Subtitle 28 of the Baltimore City Code, codified as the “Minority and Women’s Business Program” (as amended, modified or replaced, the “MBP Act”) or under the Minority Business Enterprise Program of the Maryland Department of Transportation pursuant to Title 14, Subtitle 3 of the State Finance and Procurement Article of the Annotated Code of Maryland, or in accordance with 49 Code of Federal Regulations Part 26, in accordance with the EBC Initiative.

B. Community Reinvestment and Financial Assistance:

1. Community Reinvestment. Subject to Board approval, EBDI shall establish procedures and dedicate resources by which the community reinvestment obligations under the Inclusion Agreement are achieved, with due consideration for the recommendations of the Business Development and Procurement Committee. The Finance Committee and the Business Development and Procurement Committee will prepare and recommend joint guidelines for approval by the Board to determine the means and methods by which the community reinvestment obligations under the Inclusion Agreement are met both generally and on a transactional level.
2. Assistance to EBC Concerns. Subject to Board approval, EBDI shall establish goals and procedures to dedicate resources by which loans and other financial accommodations or assistance can be provided to EBC concerns in furtherance of the EBC Initiative, with due consideration for the recommendations of the Business Development and Procurement Committee. Among the initiatives to be considered are programs undertaken or promoted by EBDI that target EBCs or community development initiatives contemplated under the Charter or the Inclusion Agreement.

C. Policy Guidelines, Compliance and Reports:

1. Policy Guidelines. Subject to Board approval, EBDI shall establish guidelines and procedures by which each Project Area targeted for land use, investment and development and each contract award furthers the EBC Initiative, with due consideration for the recommendations of the Business Development and Procurement Committee. The Business Development and Procurement Committee recommendations may address the means and methods by which the implementation of such guidelines and procedures are achieved and measured.
2. Compliance. The Board recognizes that the “bundling” or combination of contracts can be used to evade or minimize compliance with the EBC Initiative. Subject to Board approval, EBDI shall establish guidelines and procedures by which evasion of the EBC Initiative can be minimized, with due consideration for the recommendations of the Business Development and Procurement Committee. To maximize EBC opportunities in furtherance of the EBC Initiative, the Business Development and Procurement Committee should consider: (a) firms that locate in and employ a significant percentage of their employees from within areas impacted by the Project or similarly distressed communities in the City of Baltimore, (b) the creation of “mentor-protégé” relationships between EBC and non-EBC firms, and (c) subcontracting arrangements.
3. Reports. EBDI will require any developers or redevelopers of property in each Project Area, and will itself, regularly report to the City and to the community at large on the degree to which the objectives of the EBC Initiative are being achieved.

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

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

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

\_\_\_\_\_  
/s/  
Stanford R. Britt

\_\_\_\_\_  
/s/  
Earl Linehan

\_\_\_\_\_  
/s/  
Dr. William R. Brody

\_\_\_\_\_  
/s/  
Sally MacConnell

\_\_\_\_\_  
/s/  
Eddie C. Brown

\_\_\_\_\_  
/s/  
Kieyasien Moore, Esquire

\_\_\_\_\_  
Gene Lynch

\_\_\_\_\_  
/s/  
Douglas W. Nelson

\_\_\_\_\_  
/s/  
Joseph P. Haskins

\_\_\_\_\_  
/s/  
Jacques R. Rubin

\_\_\_\_\_  
/s/  
Richard C. Lewin

## EXHIBIT 7

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

#### Preamble

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

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

#### The Inclusion Commitment

##### Overall Development

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

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



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

## Equity Ownership

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

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

## Organizational Diversity

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

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

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

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

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

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

## Contracting

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

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

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

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

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

## Contracting

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

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

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

## Developing a Technical Workforce

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

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

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

### Incubator and Laboratory Space for Startups

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

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

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

### Outreach

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

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

## Community Reinvestment

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

- Not less than three percent (3%) of all eligible public funds appropriated for the East Baltimore Biotech Project shall be reserved for the purpose of making equity or equity type investments in businesses to be located in the biotech park and other business opportunities that would flow from the biotech park. It is the intention of EBDI that these funds be managed by a minority owned and controlled Community Development Corporation (“CDCs”), Community Development Entity (“CDEs”), or a Certified Community Development Financial Institution Fund (“CDFIs”), whose principal managers have had at least ten years experience making equity and equity type investments in Baltimore distressed communities. The selected investment partner shall be provided ample opportunities by the EBDI and EBI Boards to review and participate in commercial investment opportunities that would flow from the biotech park and its tenants, and other business opportunities that would flow from the biotech park provided such investor agrees to reinvest a portion of the return of their investments in East Baltimore community institutions, commercial or residential developments, or infrastructure improvements.
- EBDI, Inc. (including any of its successor organizations or entities or assignees) will commit to ensure community reinvestment. Subsequent to the formation of the EBDI Board of Directors, a community reinvestment process will be developed to ensure that the East Baltimore Community (bounded by Aisquith Street on the West, Edison Highway on the East, Fayette Street on the South, and North Avenue on the North) receives a significant recurring stream of revenue to be used to facilitate the development of East Baltimore’s community institutions, commercial or residential developments, or infrastructure improvements. One or both of the following scenarios will be used to achieve that goal.
  - It is the intention of EBDI that between .5% - 2% of all net income generated by EBDI from commercial leases in the Biotech Park (approximately 2 million square feet) be distributed annually to an experienced minority owned and controlled certified Community Development Financial Institution (CDFI) approved by the EBDI Board. The CDFI must have substantial experience in making equity and equity type investments in Baltimore distressed communities. The selected CDFI shall be provided ample opportunities by EBDI and EBI boards to review and to participate in commercial investment opportunities presented by the biotech park and its tenants, and other business opportunities that would flow from the biotech park.
  - It is the intention of EBDI to distribute between 4% - 6% of all net proceeds generated from the sale of commercial land in the Biotech Park to an experienced minority owned and controlled certified Community Development Financial Institution (CDFI) approved by the EBDI Board. The CDFI must have substantial experience in making equity and equity type investments in Baltimore distressed communities. The selected CDFI shall be provided ample opportunities by EBDI and EBI boards to review and participate in commercial investment opportunities presented by the biotech park and its tenants, and other business opportunities that would flow from the biotech park.

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

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

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

Witness:

\_\_\_\_\_  
/s/  
Alternate Custodian of City Seal

MAYOR AND CITY COUNCIL  
By:

\_\_\_\_\_  
/s/  
Martin O'Malley, Mayor

Witness:

\_\_\_\_\_  
/s/

JOHNS HOPKINS UNIVERSITY  
By:

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

Witness:

\_\_\_\_\_  
/s/

JOHNS HOPKINS HEALTH  
SYSTEM CORPORATION  
By:

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

Witness:

\_\_\_\_\_  
/s/

By:

\_\_\_\_\_  
/s/  
Ronald R. Peterson, President

Witness:

\_\_\_\_\_

EAST BALTIMORE DEVELOPMENT, INC.

\_\_\_\_\_  
/s/  
Joseph Haskins, Chairman of the Board

Attachment 1

Opportunities for Inclusion in the East Baltimore Development

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

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

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

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

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

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



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