

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 14-0389

Introduced by: The Council President
At the request of: The Administration (Department of Housing and Community Development)
Introduced and read first time: June 2, 2014
Assigned to: Urban Affairs and Aging Committee
Committee Report: Favorable with amendments
Council action: Adopted
Read second time: September 15, 2014

AN ORDINANCE CONCERNING

**Urban Renewal – Poppleton –
Amendment 13**

FOR the purpose of amending the Urban Renewal Plan for Poppleton to reauthorize the acquisition of properties within the Project Area; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

BY authority of
Article 13 - Housing and Urban Renewal
Section 2-6
Baltimore City Code
(Edition 2000)

Recitals

The Urban Renewal Plan for Poppleton was originally approved by the Mayor and City Council of Baltimore by Ordinance 75-837 and last amended by Ordinance 11-451.

An amendment to the Urban Renewal Plan for Poppleton is necessary to reauthorize the Plan's powers of acquisition and condemnation so that these actions may legally continue, in compliance with § 12-105.1 of the Real Property Article of the Annotated Code of Maryland.

Under Article 13, § 2-6 of the Baltimore City Code, no change may be made in any approved renewal plan unless the change is approved in the same manner as that required for the approval of a renewal plan.

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the following change in the Urban Renewal Plan for Poppleton is approved:

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.

Council Bill 14-0389

(1) In the Plan, amend C.1.d. to read as follows:

C. Techniques Used to Achieve Plan Objectives

1. Acquisition

- d.
The authority to acquire the Properties within the Project Area is expressly confirmed and reauthorized through and including [December 31, 2014] DECEMBER 31, 2018.

SECTION 2. AND BE IT FURTHER ORDAINED, That the Urban Renewal Plan for Poppleton, as amended by this Ordinance and identified as “Urban Renewal Plan, Poppleton, revised to include Amendment 13, dated June 2, 2014”, is approved. The Department of Planning shall file a copy of the amended Urban Renewal Plan with the Department of Legislative Reference as a permanent public record, available for public inspection and information.

SECTION 3. AND BE IT FURTHER ORDAINED, That if the amended Urban Renewal Plan approved by this Ordinance in any way fails to meet the statutory requirements for the content of a renewal plan or for the procedures for the preparation, adoption, and approval of a renewal plan, those requirements are waived and the amended Urban Renewal Plan approved by this Ordinance is exempted from them.

SECTION 4. AND BE IT FURTHER ORDAINED, That if any provision of this Ordinance or the application of this Ordinance to any person or circumstance is held invalid for any reason, the invalidity does not affect any other provision or any other application of this Ordinance, and for this purpose the provisions of this Ordinance are declared severable.

SECTION 5. AND BE IT FURTHER ORDAINED, That if a provision of this Ordinance concerns the same subject as a provision of any zoning, building, electrical, plumbing, health, fire, or safety law or regulation, the applicable provisions shall be construed to give effect to each. However, if the provisions are found to be in irreconcilable conflict, the one that establishes the higher standard for the protection of the public health and safety prevails. If a provision of this Ordinance is found to be in conflict with an existing provision of any other law or regulation that establishes a lower standard for the protection of the public health and safety, the provision of this Ordinance prevails and the other conflicting provision is repealed to the extent of the conflict.

SECTION 6. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the date it is enacted.

Council Bill 14-0389

Certified as duly passed this _____ day of _____, 20____

President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,

this _____ day of _____, 20____

Chief Clerk

Approved this _____ day of _____, 20____

Mayor, Baltimore City

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 11-0648

Introduced by: The Council President
At the request of: The Administration (Department of Housing and Community Development)
Introduced and read first time: January 31, 2011
Assigned to: Urban Affairs and Aging Committee

Committee Report: Favorable with amendments
Council action: Adopted
Read second time: May 2, 2011

AN ORDINANCE CONCERNING

**Urban Renewal – Poppleton –
Amendment 12**

FOR the purpose of amending the Urban Renewal Plan for Poppleton to reauthorize the acquisition of properties within the Project Area, to remove certain properties from the lists in Appendices A and C, and to correct and clarify certain language; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

By authority of
Article 13 - Housing and Urban Renewal
Section 2-6
Baltimore City Code
(Edition 2000)

Recitals

The Urban Renewal Plan for Poppleton was originally approved by the Mayor and City Council of Baltimore by Ordinance 75-837 and last amended by Ordinance 07-416.

An amendment to the Urban Renewal Plan for Poppleton is necessary to reauthorize the Plan's powers of acquisition and condemnation so that these actions may legally continue, in compliance with § 12-105.1 of the Real Property Article of the Annotated Code of Maryland, to remove certain properties from the lists in Appendices A and C, and to correct and clarify certain language.

Under Article 13, § 2-6 of the Baltimore City Code, no ~~substantial~~ change may be made in any approved renewal plan unless the change is approved in the same manner as that required for the approval of a renewal plan.

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the following changes in the Urban Renewal Plan for Poppleton are approved:

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.

Council Bill 11-0648

(1) In the Plan, amend C.1.a. to read as follows:

C. Techniques Used to Achieve Plan Objectives

1. Acquisition

a. Purposes for Acquiring Properties within the Project Area

Properties designated for acquisition on the Property Acquisition Map, Exhibit 2, including parts thereof or interests therein, will be acquired BY PURCHASE OR BY CONDEMNATION either for clearance and redevelopment, for rehabilitation, or for public facilities. Those properties [which] THAT are being acquired for rehabilitation, which have not been designated collectively with a disposition lot number, are listed in Appendix A; those properties for clearance and redevelopment, which have not been designated collectively with a disposition lot number, are listed in Appendix C.

(2) In the Plan, add new C.1.d. to read as follows:

C. Techniques Used to Achieve Plan Objectives

1. Acquisition

....

D. THE AUTHORITY TO ACQUIRE THE PROPERTIES WITHIN THE PROJECT AREA IS EXPRESSLY CONFIRMED AND REAUTHORIZED THROUGH AND INCLUDING DECEMBER 31, 2014.

(3) In the Plan, amend the first paragraph of Appendix A to read as follows:

Appendix A

Properties for Acquisition and Disposition for Rehabilitation

In addition to those groups of properties to be acquired and disposed of for rehabilitation (designated with disposition lot numbers on Exhibit 3), the following properties are also being acquired and disposed of for rehabilitation. Certain of these properties may be consolidated with abutting footway alleys or used in whole or in part as rear or side yard space for adjacent properties. THE ACQUISITION PROPERTIES ADJACENT TO OR ABUTTING STREETS AND ALLEYS BEING CLOSED WILL ALSO INCLUDE ALL RIGHTS, TITLE AND INTEREST, OR ANY PRIVATE RIGHTS OF USE IN AND TO THE ADJACENT STREETS, RIGHTS-OF-WAY, OR ALLEYS SHOWN LYING WITHIN THE PERIMETER OF THE DISPOSITION MAP.

Council Bill 11-0648

(4) In the Plan, amend the first paragraph of Appendix C to read as follows:

Appendix C

Properties for Acquisition and Disposition for Clearance and Redevelopment

In addition to those groups of properties to be acquired and disposed of for clearance (designated with disposition lot numbers on Exhibit 3), the following properties are also being acquired and disposed of for clearance and redevelopment. CERTAIN PROPERTIES LISTED BELOW MAY BE USED IN WHOLE OR IN PART, AS REAR OR SIDE YARD SPACE FOR ADJACENT PROPERTY. THE ACQUISITION PROPERTIES ADJACENT TO OR ABUTTING STREETS AND ALLEYS BEING CLOSED WILL ALSO INCLUDE ALL RIGHTS, TITLE AND INTEREST, OR ANY PRIVATE RIGHTS OF USE IN AND TO THE ADJACENT STREETS, RIGHTS-OF-WAY, OR ALLEYS SHOWN LYING WITHIN THE PERIMETER OF THE DISPOSITION MAP.

(5) In the Plan, in Appendix A, delete the following from the list of properties:

103 N. Amity Street
901 W. Baltimore Street
903 W. Baltimore Street
905 W. Baltimore Street
821 W. Lexington Street
837 W. Lexington Street
839 W. Lexington Street

(6) In the Plan, in Appendix C, delete the following from the list of properties:

15 N. Amity Street
15½ N. Amity Street
17 N. Amity Street
19 N. Amity Street
21 N. Amity Street
23 N. Amity Street
25 N. Amity Street
103 N. Amity Street
105 N. Amity Street
107 N. Amity Street
808 W. Fayette Street
922 W. Fayette Street
924 W. Fayette Street
927 W. Fayette Street

SECTION 2. AND BE IT FURTHER ORDAINED, That the Urban Renewal Plan for Poppleton, as amended by this Ordinance and identified as “Urban Renewal Plan, Poppleton, revised to include Amendment 12, dated January 31, 2011”, is approved. The Department of Planning shall file a copy of the amended Urban Renewal Plan with the Department of Legislative Reference as a permanent public record, available for public inspection and information.

SECTION 3. AND BE IT FURTHER ORDAINED, That if the amended Urban Renewal Plan approved by this Ordinance in any way fails to meet the statutory requirements for the content of

Council Bill 11-0648

1 a renewal plan or for the procedures for the preparation, adoption, and approval of a renewal
2 plan, those requirements are waived and the amended Urban Renewal Plan approved by this
3 Ordinance is exempted from them.

4 **SECTION 4. AND BE IT FURTHER ORDAINED,** That if any provision of this Ordinance or the
5 application of this Ordinance to any person or circumstance is held invalid for any reason, the
6 invalidity does not affect any other provision or any other application of this Ordinance, and for
7 this purpose the provisions of this Ordinance are declared severable.

8 **SECTION 5. AND BE IT FURTHER ORDAINED,** That if a provision of this Ordinance concerns
9 the same subject as a provision of any zoning, building, electrical, plumbing, health, fire, or
10 safety law or regulation, the applicable provisions shall be construed to give effect to each.
11 However, if the provisions are found to be in irreconcilable conflict, the one that establishes the
12 higher standard for the protection of the public health and safety prevails. If a provision of this
13 Ordinance is found to be in conflict with an existing provision of any other law or regulation that
14 establishes a lower standard for the protection of the public health and safety, the provision of
15 this Ordinance prevails and the other conflicting provision is repealed to the extent of the
16 conflict.

17 **SECTION 6. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it
18 is enacted.

Certified as duly passed this ____ day of _____, 20__

President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,

this ____ day of _____, 20__

Chief Clerk

Approved this ____ day of _____, 20__

Mayor, Baltimore City

URBAN RENEWAL PLAN

POPPLETON

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
POPPLETON
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
BALTIMORE, MARYLAND

ORIGINALLY APPROVED BY
THE MAYOR AND CITY COUNCIL OF BALTIMORE
BY ORDINANCE NO. 837
MARCH 31, 1975

REVISIONS SINCE ORIGINAL APPROVAL BY THE MAYOR AND CITY COUNCIL OF BALTIMORE:

- I. Amendment No.1, dated April 30,1975, approved by the Mayor and City Council of Baltimore by Ordinance No. 941, dated June 30, 1975.
- II. Amendment No.2, dated January 14, 1976 and revised May 13, 1976, approved by the Mayor and City Council by Ordinance No. 57, dated June 1, 1976.
- III. Amendment No.3, dated February 28, 1977 and revised May 24, 1977 and June 11, 1977, approved by the Mayor and City Council of Baltimore by Ordinance No. 353, dated June 27, 1977.
- IV. Amendment No.4, dated February 15, 1978 and revised June 14, 1978, approved by the Mayor and City Council of Baltimore by Ordinance No. 837, dated July 19, 1978.
- V. Amendment No.5, dated September 7, 1979 and revised November 15, 1979, approved by the Mayor and City Council of Baltimore by Ordinance No. 1206, dated November 30, 1979.
- VI. Amendment No.6, dated November 30, 1981 and revised January 14, 1982, approved by the Mayor and City Council of Baltimore by Ordinance No. 591, dated February 19, 1982.
- VII. Amendment No.7, dated July 22, 1982, approved by the Mayor and City Council of Baltimore by Ordinance No. 770, dated September 1, 1982.
- VIII. Amendment No.8, dated September 16, 1986 and revised December 4, 1986, approved by the Mayor and City Council of Baltimore by Ordinance No. 862, dated December 23, 1986.
- IX. Amendment No. 9, dated April 14, 2003 and revised September 15, 2003, approved by the Mayor and City Council of Baltimore by Ordinance No. 03-605, dated October 6, 2003.
- X. Amendment No. 10, dated July 12, 2004 and revised November 22, 2004, approved by the Mayor and City Council of Baltimore by Ordinance No. 04-864, dated December 2, 2004.
- XI. Amendment No. 11, dated December 7, 2006, approved by the Mayor and City Council of Baltimore by Ordinance No. 07-416, dated April 19, 2007.

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1. Existing Land Use (Map), dated as revised April 19, 2007
2. Acquisition (Map), dated as revised April 19, 2007
3. Disposition (Map), dated as revised April 19, 2007
- 4A. Existing Zoning Districts (Map), dated as revised April 19, 2007
- 4B. Existing Urban Renewal Plan Recommended Zoning Changes (Map), dated as revised April 19, 2007

URBAN RENEWAL PLAN

POPPLETON

A. DESCRIPTION OF PROJECT

1. Boundary Description

Beginning for the same at the intersection of the west side of N. Carey Street and the south side of W. Mulberry Street; thence binding on the south side of W. Mulberry Street easterly to intersect the center line of Martin Luther King Boulevard; thence binding on the center line of Martin Luther King Boulevard southerly to intersect the north side of W. Lombard Street; thence binding on the north side of W. Lombard Street westerly to intersect the west side of Scott Street; thence binding on the west side of Scott Street southerly to intersect the northern property line of Lot 50/51, Block 254; thence binding on the northern property line of Lot 50/51, Block 254 westerly to intersect the eastern property line of Lot 45, Block 254; thence binding on the eastern property line of Lot 45, Block 254 southerly to the south side of Lemmon Street; thence binding on the south side of Lemmon Street westerly to the intersection of the eastern property line of Lot 1, Block 254; thence binding on the eastern property line of Lot 1, Block 254 southerly to intersect the south side of W. Pratt Street; thence binding on the south side of W. Pratt Street westerly to intersect the west side of Carey Street; thence binding on the west side of Carey Street northerly to the point of beginning.

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

- a. To establish a positive and identifiable image for the Poppleton area and to promote historic and architectural preservation.
- b. To provide homeownership opportunities for diverse economic groups.
- c. To provide for the development of residential, neighborhood business, institutional, and public land uses.
- d. To provide for the targeted development of high-tech, medical and science research-related land uses.
- e. To support development which provides the maximum feasible opportunity for the training and employment of community residents.
- f. To provide for neighborhood commercial revitalization through the establishment of design and rehabilitation standards.
- g. To bring about a general physical improvement in the area by coordinated public improvements such as:
 - (1) street and utility improvements;
 - (2) public open space;

- (3) a unifying design standard for visually connecting Poppleton with the neighborhoods east of Martin Luther King Boulevard;
- (4) the implementation of design standards for new and existing structures.
- h. To eliminate blight and deterioration by establishing regulations, repairing salvageable structures and through clearance and redevelopment.
- i. To propose zoning district changes to the zoning ordinance of Baltimore City that are appropriate to the land use plan.
- j. To establish a plan review process to ensure reasonable standards and controls for neighborhood development which will result in sound designs compatible with surrounding, existing and planned land uses and these plan objectives.
- k. To achieve a strong residential neighborhood including supporting commercial and public facilities in the Poppleton Project Area.
- l. To provide, through acquisition of properties for clearance and redevelopment and for rehabilitation, a significant number of units for low- and moderate-income families.
- m. To remove substandard buildings and to eliminate blighting influences especially as they affect residential uses.
- n. To keep to a minimum the involuntary displacement of individuals and families by providing, wherever possible, for residential rehabilitation.
- o. To bring about a general physical coordinated public improvement in the area by coordinated public improvements.
- p. Existing land use within the project is predominantly residential. Renewal objectives can best be achieved by the rehabilitation and redevelopment of the area for residential use.
- q. Structures are proposed for rehabilitation where they are basically sound and appropriate for residential use. To increase the number of structures that can be rehabilitated economically, and to provide additional environmental improvements, the Plan calls for the acquisition of groups of properties in certain blocks to be rehabilitated by the Department of Housing and Community Development.
- r. On project land to be disposed of for residential uses, a significant amount of all dwelling units permitted by this Plan shall be for low- and moderate-income families. The Department of Housing and Community Development, in overseeing the development of this low- and moderate-income housing, shall utilize all applicable Federal programs for assisting in its construction.
- s. To ensure that new residential development provides housing opportunities for a broad range of incomes.
- t. To guarantee that residents who are relocated due to the development of new housing shall be the first residents to be provided the opportunity to purchase or rent in the new development.

B. LAND USE PLAN

1. Permitted Uses

Only the uses shown on the Land Use Plan Map, Exhibit 1, shall be permitted within the project area. The use classifications are Residential, Office-Residential, Neighborhood Business, Community Business, Community Commercial, Public, and Industrial. Accessory uses including landscaping, off-street parking, and off-street loading will be permitted. In addition, certain existing uses will be permitted to continue subject to the provisions governing non-conforming and non-complying uses set forth below.

a. Residential

In the area designated as Residential on the Land Use Plan Map, the following uses shall be permitted: single-family detached dwellings, semi-detached dwellings, single-family attached dwellings, multiple-family detached and/or attached dwellings, and retail as allowed in the R-8 and R-9 Zoning Districts and/or as allowed by a Planned Unit Development.

b. Office-Residential

In the area designated as Office-Residential on the Land Use Plan Map, the following uses shall be permitted: those uses permitted under the O-R-2 category of the Zoning Ordinance of Baltimore City. The following conditional uses shall not be permitted: public utility uses as described in the Zoning Ordinance; parking or storage of travel trailers; non-profit homes for the rehabilitation of non-bedridden alcoholic persons and for the care and custody of homeless persons; open off-street parking areas and off-street parking garages, other than accessory, for the parking of four or more automobiles; drug abuse rehabilitation and treatment centers, community correction centers.

c. Neighborhood Business

In the area designated as Neighborhood Business on the Land Use Plan Map, the following uses shall be permitted: those uses permitted under the B-1 category of the Zoning Code of Baltimore City including residential uses.

Landscaping, off-street parking, and off-street loading related to the above uses shall be permitted as accessory uses.

d. Community Business

In the area designated as Community Business on the Land Use Plan Map, the following uses shall be permitted: those uses permitted under the B-2 category of the Zoning Code of Baltimore City including residential uses.

e. Public

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

f. Industrial

In the area designated as Industrial on the Land Use Plan Map, the following uses shall be permitted: light manufacturing and related activities of a relatively nuisance-free nature, compatible with adjacent residential or commercial uses; warehousing and storage activities; the expansion of existing businesses in the area for additional building space. Industrial uses shall comply with the Performance Standards set forth in Chapter 7, Part B of the Zoning Ordinance of Baltimore City.

g. Non-Conforming

A non-conforming use is any lawfully existing use of a building or other structure, or of land which does not conform to the applicable use regulations of the district in which it is located according to Article 30 of the Baltimore City Code (1976 Edition, as amended), titled "Zoning". Non-conforming uses shall be permitted to continue, subject to the provisions of Chapter 8 of said Article 30, titled "Non-Conformance".

h. Non-Complying

A non-complying use, as set forth in Chapter 8 of Article 30 of the Baltimore City Code (1976 Edition, as amended), titled "Zoning", is any lawfully existing structure which does not comply with the bulk regulations of the zoning district in which it is located. These non-complying uses shall be permitted to continue, subject to the provisions of said Chapter 8.

In addition, a non-complying use - when such term is used herein - is any lawfully existing use of a building or other structure, or of land, which does not comply with the land use regulations of this Plan. These non-complying uses shall be permitted to continue for an indefinite period of time, except that:

- (1) any non-complying land use which is discontinued for a period exceeding twelve (12) months shall not be re-established;
- (2) no change in the permanent physical members of a structure, such as bearing walls, columns, beams or girders, or no substantial change in the roof or in the exterior walls shall be made in or to a building or structure except those required by law or except to make the building and use thereof conform to the regulations of this Plan; and
- (3) no non-complying land use shall be changed to any other non-complying use.

2. Regulations, Controls and Restrictions

a. Provisions Applicable to Land to be Acquired

Over and above the codes and ordinances of Baltimore City, the following regulations, controls, and restrictions will be applied where applicable by covenants or other provisions in the agreements for land disposition and instruments of conveyance executed pursuant thereof.

(1) General Provisions

- (a) The Redeveloper will not enter into, execute, or be a party to any covenant, agreement, lease, deed, assignment, conveyance, or any other written instrument, which restricts the sale, lease, use or occupancy of the property, or any part thereof, or any improvements placed thereon, upon the basis of national origin, race, religion, sex, or color. Such agreement or covenant providing for this non-discrimination provision shall remain in effect without limitation as to time. The Redeveloper will comply with all State and local laws in effect from time to time, prohibiting discrimination or segregation.
- (b) The Redeveloper shall begin and complete the development of 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.
- (c) No building, structure, or parking area shall be constructed over an easement without the prior consent of the Commissioner of the Department of Housing and Community Development and the Director of the Department of Public Works.
- (c) Disposition Lot 27R - The use of this lot shall be residential.
 - i. It is the intent of the Department of Housing and Community Development to acquire and dispose of the structure at 764 West Baltimore Street for private rehabilitation.
 - ii. The rehabilitation of the structure shall be in accordance with applicable codes and ordinances of the City of Baltimore.
- (d) All land not covered by structures, paved parking, loading, or related service areas; paved areas for pedestrian circulation; or decorative surface treatment shall be provided with landscape treatment. Landscape treatment encompasses the planting of any, all, or a combination of the following: trees, shrubs, ground cover, grass, flowers. The amount of landscape treatment should be determined by the nature of the development and should serve to improve the utility of the site, soften and relieve the effects of structure and pavement, and provide visual harmony. All screening and landscaping shall be maintained in good condition.
- (e) Off-street parking requirements are as established in the Zoning Ordinance of Baltimore City or in such lesser amount as may be authorized by the Board of Municipal and Zoning Appeals as a Special Exception.

(2) Residential Development

- (a) Disposition Lots 1RA and 1RB
 - i. It is the intent of the Department of Housing and Community Development to acquire and rehabilitate the structures at 101 and 105 through 123 North Carey Street.
 - ii. As an integral part of this rehabilitation effort, the remaining structures within these lots may be acquired and demolished or rehabilitated.

(b) Disposition Lot 26R - The use of this lot shall be residential.

- i. It is the intent of the Department of Housing and Community Development to acquire and dispose of the structures at 733-743 West Fayette Street and 738-750 West Fairmount Avenue for private rehabilitation.
- ii. The rehabilitation of the structures shall be in accordance with applicable codes and ordinances of the City of Baltimore.

(3) Public Development

(a) Disposition Lots 2 and 3 - The use on these lots shall be public, limited to off-street parking. Lot 2 may also contain off-street storage of trash dumpsters for the Hollins Market.

- i. The developer shall provide an adequate masonry screen wall between the parking facility and the public sidewalk of Hollins Street.
- ii. The parking area shall be adequately landscaped with trees.
- iii. Two free-standing or double-faced signs for the purpose of directing motorists to the entrance of the parking lot shall be permitted provided each sign does not exceed 10 feet in height and 12 feet in area per face.
- iv. The dumpster storage area on Lot 2 shall be surrounded by a masonry screen wall and solid gates preventing view of the dumpster from all sides.

(b) Disposition Lots 4, 6A, 6B and 24 - The use of these lots shall be public, limited to park/ recreation.

(4) Commercial Development

(a) Disposition Lot 16 - The use of this lot shall be Community Commercial, limited to laundries.

b. Provisions Applicable to Land Not to be Acquired

The provisions of Section B.1. (Permitted Uses) above shall apply to all properties in the project area. The provisions of Section B.2.a. shall apply as appropriate to properties not currently proposed to be acquired under this Plan if the owners thereof acquired adjacent project land made available by the Department of Housing and Community Development under the provisions of this Plan. The provisions of Appendix B, Non-Residential Property Rehabilitation, shall apply to all properties in the project area except those designated for acquisition and clearance.

(1) New Construction, Exterior Rehabilitation, and Change in Use

All plans for new construction (including parking lots), exterior rehabilitation or change in use on any property not to be acquired under the provisions of this Plan shall be submitted to the Department of Housing and Community Development for review. Only upon finding that the proposed plans are consistent with the objectives of the Urban Renewal Plan, shall the Commissioner of the Department of Housing and Community Development authorize the processing of the plans for issuance of a building permit. The provisions of this section are in addition to and not in lieu of all other applicable laws and ordinances relating to new construction.

(2) Demolition

All applications for demolition permits shall be submitted to the Department of Housing and Community Development for review and approval. Upon finding that the proposed demolition is consistent with the objectives of the Urban Renewal Plan, the Commissioner of the Department of Housing and Community Development shall authorize the issuance of the necessary permit. If the Commissioner finds that the proposal is inconsistent with the objectives of the Urban Renewal Plan and therefore denies the issuance of the permit, he shall, within 90 days of such denial, seek approval of the Board of Estimates to acquire for and on behalf of the Mayor and City Council of Baltimore the property, in whole or in part, on which said demolition was to have occurred by purchase, lease, condemnation, gift or other legal means for the renovation, rehabilitation and disposition thereof. In the event that the Board of Estimates does not authorize the acquisition, the Commissioner shall, without delay, issue the demolition permit.

C. TECHNIQUES USED TO ACHIEVE PLAN OBJECTIVES

1. Acquisition

a. Purposes for Acquiring Properties within the Project Area

Properties designated for acquisition on the Property Acquisition Map, Exhibit 2, including parts thereof or interests therein, will be acquired either for clearance and redevelopment, for rehabilitation, or for public facilities. Those properties which are being acquired for rehabilitation which have not been designated collectively with a disposition lot number are listed in Appendix A; those properties for clearance and redevelopment which have not been designated collectively with a disposition lot number are listed in Appendix C.

b. Conditions Under Which Properties Not Designated for Acquisition Will 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 Poppleton project not specifically designated for acquisition on the Property Acquisition Map, Exhibit 2, as may be deemed necessary and proper by the Commissioner of the Department of Housing and Community

Development to effect the proper implementation of the project. This may include:

- (a) Any property in the Project Area containing a non-salvable structure, i.e., a structure which in the opinion of the Commissioner of the Department of Housing and Community Development cannot be economically rehabilitated.
- (b) Any property the owner of which is unable or unwilling to comply or conform to the codes and ordinances of Baltimore City and the Property Rehabilitation Standards of this Plan within 12 months from the date of written notice of the required improvements; the Department of Housing and Community Development, after due consideration that the property owner has failed to achieve substantial conformity with the codes and ordinances of Baltimore City and the Property Rehabilitation Standards of this Plan, may acquire such property pursuant to the Eminent Domain Law of this State as if the property had originally been planned for acquisition after 90 days written notice to the owner. The Department of Housing and Community Development reserves the right to acquire any such non-complying property for a period of two (2) years from the date of said written 90 days notice by the Department of Housing and Community Development.

(2) Acquisition for Rehabilitation

In such of the remaining properties not designated for acquisition on the Property Acquisition Map, and in addition to those properties enumerated in Section C.I.b.(1) above, it may be necessary to acquire by purchase or condemnation the fee simple interest, or any lesser interest, in order to provide rehabilitated housing units in the Poppleton area. These properties are being acquired because:

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

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

- (1) Rehabilitate the property in conformance with the codes and ordinances of Baltimore City and the rehabilitation standards and objectives of this Plan and dispose of property in accordance with the 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 of this Plan; or
- (3) Demolish the structure or structures thereon and dispose of land for redevelopment for uses in accordance with this Plan.

2. Rehabilitation

a. Property Rehabilitation Standards

Property rehabilitation shall comply with the codes and ordinances of the City of Baltimore. Cleaning of masonry facades by means of sandblasting shall not be permitted. Over and above the codes and ordinances of Baltimore City, the provisions set forth in Appendix B shall apply to all non-residential properties, whether occupied or vacant, within the project area other than those to be acquired for clearance. The Commissioner shall not approve any permits which are not consistent with these standards.

b. Design. Review and Approval

Designs for all building improvements, modifications, repair, rehabilitation or painting of the exterior of existing buildings, their yards, show windows, and for all signs, shall be submitted to and approved by the Department of Housing and Community Development before proceeding with the work.

3. Relocation

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

4. Review of Development

a. Department of Housing and Community Development Review

(1) Land to be Acquired and Disposed of

The Department of Housing and Community Development specifically reserves the right to review and approve the Redeveloper's plans and specifications for development or rehabilitation with respect to their conformance with the provisions of the Renewal Plan and in order to achieve harmonious development of the project area. The Department also reserves the right to refuse to approve any such drawings, plans or specifications that are not suitable or desirable, in its opinion, for aesthetic or functional reasons, and, in so passing upon such drawings, plans and specifications, it shall have the right to take into consideration, but shall not be limited to, the suitability of the site plan, architectural treatment, building plans, elevations, materials and color,

construction details, access, parking, loading, landscaping, identification signs, exterior lighting, refuse collection details, streets, sidewalks and the harmony of the plans with the surroundings.

(2) Land Not to be Acquired

Under the provisions of Sections B.2.b.(1) and B.2.b.(2), the Department of Housing and Community Development has the right to review all plans for new construction, exterior rehabilitation, change in use, or demolition on any property not to be acquired. In reviewing these plans, the Commissioner of the Department of Housing and Community Development shall be concerned with the objectives and design aspects contained in this Plan, and, in reviewing non-residential rehabilitation, will be guided by the provisions in Appendix B of this Plan.

b. Community Review

The Department of Housing and Community Development may submit to the Poppleton Project Area Committee, or its successor or its assignee, for its review and comment, the form and content of all proposals to redevelop land to be disposed of and the Preliminary and proposed Final Construction Plans for each disposition lot designated in this Plan. The Commissioner of the Department of Housing and Community Development may also, at his discretion, submit to the above-named committee, or its successor or its assignee, for its review and comment, the plans for development or rehabilitation on any property not to be acquired. The Poppleton Project Area Committee, or its successor or its assignee, shall advise the Department of Housing and Community Development of its recommendations regarding the acceptability and/or priority of all plans and proposals. The written comments shall be transmitted to the Department of Housing and Community Development no later than 3 weeks after the proposals and/or plans have been submitted to the Poppleton Project Area Committee, or its successor or its assignee; otherwise, it is presumed that the proposals and/or plans are acceptable. The Commissioner of the Department of Housing and Community Development retains final authority to approve or disapprove all plans and to grant or withhold development priorities, disposing of redevelopment land through procedures established by the Department of Housing and Community Development.

5. Land Disposition

- a. Land and property interests acquired by the Mayor and City Council within the Project Area will be disposed of by sale, lease, conveyance, or transfer or other means available to the City, in accordance with the Land Disposition Map, Exhibit 3.
- b. The parcels shown on Exhibit 3 are schematic and approximate. The Department of Housing and Community Development shall have the right, in its discretion, to fix their precise boundaries and size. For purposes of disposition, the parcels, or lots, as shown on Exhibit 3 may be subdivided or combined.

6. Zoning

All appropriate provisions of the Zoning Ordinance of Baltimore City shall apply to properties in the Poppleton project area. Existing zoning in the area is shown on Exhibit 4A, Existing Zoning Districts. In order to implement the Urban Renewal Plan, certain district changes as

designated on the Existing Urban Renewal Plan Zoning Changes Map, Exhibit 4-B, will be required. These changes will require amendment to the Zoning Ordinance which will be initiated during the execution of the Plan.

7. PUD Standards and Controls

To the extent there exists any conflict between the provisions of the Renewal Plan and the standards and controls of any Planned Unit Development legislation approved by the Mayor and City Council, the standards and controls of the Planned Unit Development, including without limitation, those affecting use, parking, access, aesthetic controls, setbacks, specific lot controls, building heights, and design guidelines, control. To the extent there exists any conflict between the provisions of the Renewal Plan and any final development plans approved by the Planning Commission, the final development plans control.

D. DURATION OF PROVISIONS AND REQUIREMENTS

The Poppleton Renewal Plan, as it may be amended from time to time, shall remain in full force and effect for a period of 50 years from the date of original adoption of this Renewal Plan by ordinance of the Mayor and City Council of Baltimore.

E. PROCEDURES FOR CHANGES IN APPROVED PLAN

The Department of Housing and Community Development shall submit to the Poppleton Project Area Committee, or its successor, for its review and comments all proposed amendments to the Urban Renewal Plan no later than at the time the proposed amendments are submitted to the Director of the Department of Planning by the Department of Housing and Community Development. The written comments and recommendations from this review shall be transmitted to the Department of Housing and Community Development no later than three (3) weeks after they have been submitted to the Poppleton Project Area Committee, or its successor; otherwise, it is presumed the proposed changes are satisfactory. Prior to passage of any ordinance amending the Urban Renewal Plan, a public hearing shall be held and the Poppleton Project Area Committee, or its successor, shall receive, at least ten (10) days prior to such hearing, written notice of the time and place of such hearing. With respect to any land in the Project Area previously disposed of by the City for use in accordance with the Urban Plan, the then owner of such land whose interests therein are materially affected by such Plan 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.

F. SEPARABILITY

In the event it be judicially determined that any word, phrase, clause, sentence, paragraph, section or part in or of this Plan, or the application thereof to any person or 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

PROPERTIES FOR ACQUISITION AND DISPOSITION FOR REHABILITATION

In addition to those groups of properties to be acquired and disposed of for rehabilitation (designated with disposition lot numbers on Exhibit 3), the following properties are also being acquired and disposed of for rehabilitation. Certain of these properties may be consolidated with abutting footway alleys or used in whole or in part as rear or side yard space for adjacent properties.

(Note: This Appendix does not necessarily reflect current conditions as structures could have been destroyed by fire, etc.)

103 N. Amity Street

27 S. Arlington Avenue

31 S. Arlington Avenue

49 S. Arlington Avenue

901 W. Baltimore Street

903 W. Baltimore Street

905 W. Baltimore Street

1001 W. Baltimore Street

1003 W. Baltimore Street

1005 W. Baltimore Street

1007 W. Baltimore Street

1009 W. Baltimore Street

1015 W. Baltimore Street

1021 W. Baltimore Street

1025 Booth Street

1026 Booth Street

1027 Booth Street

1029 Booth Street

1009 Boyd Street

1022 Boyd Street

1023 Boyd Street

7 N. Carey Street

209 N. Carey Street

235 N. Carey Street

325 N. Carey Street

329 N. Carey Street

23 S. Carey Street

9/11 S. Carrollton Avenue

52 S. Carroll ton Avenue

1004 W. Fayette Street
1012 W. Fayette Street
1014 W. Fayette Street
1022 W. Fayette Street
1026 W. Fayette Street
1034 W. Fayette Street
1054 W. Fayette Street
1066 W. Fayette Street
1070 W. Fayette Street
1072 W. Fayette Street

14 S. Fremont Avenue

914 Hollins Street

1024 Hollins Street
1036 Hollins Street

1109/11 Hollins Street
1123 Hollins Street

813 W. Lexington Street
821 W. Lexington Street
837 W. Lexington Street
839 W. Lexington Street

1212 W. Lexington Street
1218 W. Lexington Street

816 W. Lombard Street
816 ½ W. Lombard Street
842 W. Lombard Street

908 W. Lombard Street
922 W. Lombard Street

1026 W. Lombard Street
1028 W. Lombard Street
1030 W. Lombard Street
1032 W. Lombard Street
1034 W. Lombard Street
1040 W. Lombard Street

1116 W. Lombard Street

40 S. Poppleton Street
43 S. Poppleton Street

1102 Sarah Ann Street
1104 Sarah Ann Street
1106 Sarah Ann Street
1108 Sarah Ann Street
1110 Sarah Ann Street
1112 Sarah Ann Street
1114 Sarah Ann Street
1116 Sarah Ann Street
1118 Sarah Ann Street
1120 Sarah Ann Street
1122 Sarah Ann Street

902/904 W. Saratoga Street

1106 W. Saratoga Street

6/8 S. Schroeder Street

34 S. Schroeder Street

42 S. Stockton Street

APPENDIX B

NON-RESIDENTIAL PROPERTY REHABILITATION

a. Property Rehabilitation Objectives

To rehabilitate non-residential buildings in the Poppleton Urban Renewal Area so as to:

- (1) renovate each building as a complementing part of a building group, emphasis being on overall design of the group of buildings;
- (2) preserve original façade and the design characteristics of parts of buildings visible from the public streets;
- (3) eliminate extraneous façade and roof items incompatible with the original building design to minimize the impact of contemporary services; and
- (4) insure that signs do not detract from the overall design.

b. Non-Residential Rehabilitation Standards

Over and above the codes and ordinances of the City of Baltimore, the following additional standards shall be applied to all non-residential properties within the project area, whether occupied or vacant:

(1) Roofs

(a) General Provisions

- i. All roof-mounted signs and unused roof hardware shall be removed.
- ii. Rooftop mechanical equipment shall be located far enough back from the edge of the roof so that it cannot be seen from the sidewalk across the street, either in front of or to one side of the building. Functional equipment may be retained until major repair or replacement of the equipment becomes necessary, at which time it shall be removed from view. All mechanical equipment shall be painted with a flat paint in a color compatible with the color of the front of the building upon which it rests. Equipment, such as water towers with redwood slates, which would have their operation impaired by the addition of paint and which are of acceptable visual quality, shall be permitted.
- iii. All chimneys, elevator penthouses or other auxiliary structures on the roofs shall be clean and in good repair. All deteriorated masonry chimneys shall be either removed or restored. All future metal chimneys shall be located so that they cannot be seen from the sidewalk across the streets either in front of, or to one side of, the building.
- iv. Flashing visible from the sidewalk must be neat and free of pitch. Visible flashing shall be painted to match the surface of wall above it.

- v. All gutters and rain water leaders must be in good condition. Copper half-round gutters shall be used on the front or side of a building and may be exposed. Painted metal, vinyl or stainless steel gutters and rain water leaders may be used at the rear of the building.
- (b) For pitched roof visible from the sidewalk across the street either in front of, or to one side of a building the following addition roof requirements shall apply:
- i. The finished roofing material shall be clean and in good state of repair.
 - ii. The finished roofing material shall be limited to one of the following:
 - terne metal
 - standing seam, painted sheet metal roofing
 - shingle or tile
 - slate
 - iii. The finished roofing material shall have a color compatible with the building color scheme.
 - iv. Dormers shall be compatible with the design of the buildings street façade. The finish materials and colors shall be harmonious with both the roof and façade of the buildings.
 - v. Skylights shall be of low profile and all metal parts shall match the roofing material. Skylights shall be kept to the rear of the ridge of the roof.

(2) Exterior Walls

- (a) All of the exterior walls of all structures located in the Project Area and used entirely or in part for commercial purposes shall be included in this requirement.
- (b) All miscellaneous elements on the exterior walls of the structures such as empty electrical boxes, conduits, pipes, unused sign brackets, etc., shall be removed.
- (c) All brick walls shall be cleaned, repaired, and repointed as required. Brick walls shall be either preserved in their natural color or painted a color compatible with the colors of neighboring structures.
- (d) All natural stone walls shall be cleaned, repaired, and pointed.
- (e) All stucco surfaces shall be cleaned and repaired. New stucco surfaces shall have a sand texture. All stucco surfaces shall be in a color compatible with the colors of the neighboring structures.
- (f) No new formstone finishes shall be permitted. All defective formstone finishes shall be removed and the brick walls behind them restored. Walls now covered with formstone that is not defective shall be permitted for five years.

- (g) All rotten, broken or deteriorated wood siding shall be replaced. Existing material in sound condition and permissible under the Baltimore City Building Code shall be cleaned, stripped, and painted. All wood siding shall be designed to be compatible with the design of the building and the neighborhood.
- (h) Existing metal siding which is undamaged, structurally sound, and permissible under the Baltimore City Building Code may be retained. All other metal siding shall be removed and replaced with a permissible material compatible with the design of the building and the neighborhood. All metal siding that remains shall be kept cleaned, in a good state of repair, and in a color compatible with the colors of the neighboring structures.

(3) Architectural Details

- (a) Cornices - Where cornices exist, they shall be restored to their original design. The removal of cornice work, without prompt replacement of similar design, will not be permitted. Where cornices have been removed during previous renovation work, new cornices shall be installed. New cornices shall be compatible with the design of the building
- (b) Windows - All of the windows in a single façade shall be of matching design. All window openings shall have the same height and width they did at the time that the wall in which the openings are located was originally built. Filling in these openings at the top, bottom or sides is not permitted. The following additional requirements shall apply for all new windows:
 - i. All windows shall have wood frames, sash and mullions or appearance of the same. Vinyl clad wood or metal or other weather resistant materials may be used provided that they are kept painted or have an acceptable integral color.
 - ii. All windows shall be kept in good repair and properly painted.
 - iii. Ornamental window grilles and balconettes may be incorporated as a decorative or security device.
 - iv. The lintels over windows shall be preserved or restored. Rotten wood lintels shall be replaced with concealed steel lintels. Brick arch work and stone lintels shall be restored.
 - v. Window sills shall be preserved, replaced and restored to match the original design of the building.
 - vi. Boarding up or filling in windows on the front façades of occupied properties is not permitted.
 - vii. Windows facing alleys, yards, or side streets may be filled in provided that the finished appearance is of windows behind closed shutters. The shutters shall be compatible with the design of the building and of the neighboring structures.

- (c) Doorways and Entrances - In cases where there are doorways to buildings that are not incorporated in the storefront, the character of the original doorway shall be preserved. Where possible, the original style of these doorways, including solid, paneled, wood doors, wood frames, brick or stone sills, transoms, and glazed sidelights, shall be incorporated into the design of the remodeled shopfront. The following additional requirements shall apply to all doorways and entrances:
- i. Storm and screen doors shall be compatible with entrance doors.
 - ii. Hardware visible from the outside shall be in character with the original hardware. Closers, hasps, and locks, mounted on the exterior surface of doors, are not permitted.
 - iii. Any grilles, bars and grates covering doors or windows shall be designed to be compatible with the design of the building and of the neighboring structures.
 - iv. Doorways shall be designed with consideration for the needs of the handicapped and the elderly.
 - v. Where steps or stoops are required at a doorway or entrance they shall be designed to match the original design. In cases where there are more than two risers, the steps or stoops shall be provided with a railing of compatible design.
- (d) Shopfronts - The following requirements shall be applied to all shopfronts:
- i. All extraneous and unused hardware, signing and equipment shall be removed.
 - ii. All broken, rotten or damaged elements shall be removed and replaced with elements that are harmonious with the design of the building and with the neighborhood.
 - iii. "Cararra Glass" and ribbed or patterned metal are not permitted as acceptable replacement materials for shop fronts.
 - iv. At such time as sign panels covering or replacing shop cornices are removed or deemed to need replacement they shall be taken down and the cornice restored.
 - v. New storefronts that project beyond the original front lines of the stores are not permitted.
 - vi. Awnings are permitted provided that they are constructed of soft, flame retardant material and are able to be retracted to the face of the building when not in use. The awnings and the housing into which they are retracted shall be designed to be compatible with the design of the building and with the neighborhood.
 - vii. Grates, bars, and grilles shall be designed so as to be inconspicuous as possible. They shall be kept painted and free of rust. In all cases they shall be kept open during the normal daylight business hours of the community. Non-metal grilles and screens shall be prohibited. Enclosures and housing for security grilles and screens shall be as inconspicuous as possible and shall be compatible with the design of the shopfront.

- viii. Solid or permanently enclosed or covered shopfronts shall not be permitted. Where the window treatment of the first floor is to be modified, such that the window openings will be made smaller, these new openings will not be smaller in size than the openings of the second or third floor windows of the subject structure. These new windows shall be chosen to be in character with the upper windows in the structure.
 - ix. All elements of the fronts of shops shall be harmonious and of integral design. The practice of "patching" or layering materials one on top of the other is not permitted. Damaged parts shall be replaced so as to be undetectable as a replacement part.
 - x. Stoops, recessed entrances and doorways shall be designed where possible to eliminate steps and thresholds that may prove difficult for the handicapped or the elderly.
- (e) Signs and Exterior Lighting - The following requirements shall be applied to all shopfronts:
- i. No signs other than those identifying the property where they are installed or identifying the business conducted within shall be permitted. Advertising by material or product manufacturers shall not be permitted except as the primary identification of the establishment.
 - ii. Rooftop signs, above the parapet of the building, billboards or outdoor advertising signs painted or mounted on the buildings shall not be permitted.
 - iii. Flashing or moving signs shall not be permitted.
 - iv. No lease for billboard signs expiring after the date of enactment of Amendment No.3 to this Plan may be renewed.
 - v. All non-conforming signs on building fronts shall be removed at the time rehabilitation work is undertaken. All other signs must be removed within twelve (12) months after the passage of the ordinance approving Amendment No.3 to this Plan.
 - vi. When the rehabilitation work is undertaken on building fronts, all new flat signs will be erected parallel to the face of building and shall be incorporated in the design of the shopfront. If the shopfront design includes a cornice, the sign shall be incorporated in the cornice design or shall be placed in the shop window. If a shopfront cornice is not used, the sign shall be placed either in the shop window or on the portion of the building façade above the shop window and below the sill of the second floor windows.
 - vii. Signs may be printed on the inside surface of the shopfronts but must be designed to be compatible with the design of the entire facade. Signs painted on the façade or on the inside glass should be limited to lettering no greater than 6" in height. When these signs are the only identifying sign for the property, they can use 12" lettering. These signs shall not exceed 20% of the area of the shopfront window.

- viii. Signs may be a maximum of 36" high and project not more than 12" from the outside face of the exterior wall. All signs shall be designed to be harmonious with the design of the building façade and the neighboring structures.
 - ix. Sign lettering shall be constructed of materials compatible with the character of the building.
 - x. No future signs shall be permitted to be mounted at right angles to the face of the buildings.
 - xi. Secondary signs shall be permitted for the identification of commercial tenants occupying the upper floors of a building. Such signs shall not project more than one inch beyond the face of the building and shall not be greater than three square feet in size. These signs shall be designed to be harmonious with the façade of the building and shall be placed no higher than the sill of the second story window.
 - xii. Signs may be incorporated in the design of any awning included in the design of a shopfront provided such signs are compatible with both the design of the building and the awning.
 - xiii. Exterior lighting shall be limited to lighting fixtures designed to be in harmony with the character of the buildings and the street. Such fixtures shall be mounted in the entrance ways and on the front façade of the building. Flood lighting concealed above a shopfront cornice may be used to light the façades of the building. Lighting of the shops will be encouraged during the evening hours at times agreed upon by the Merchants' Association.
 - xiv. Lighting of the façades of the buildings may be accomplished with projecting fixtures at the roofline or at the shopfront cornice line. Such fixtures shall be inconspicuous, harmonious with the design of the building and project no more than 24" from the face of the building.
 - xv. "Temporary signs" may be displayed within shopfront windows provided that these signs are not larger than one-third the square foot area of the window in which they are displayed and are on display not more than thirty consecutive days.
 - xvi. No private sign shall be permitted except as allowed in these guidelines or as otherwise authorized by the Department of Housing and Community Development.
- Electrical elements such as wires, conduits, junction boxes, transformers, ballasts, switches, and panel boxes shall be concealed from view.
- (f) Color Schemes - All colors and color schemes used in the Project Area shall be harmonious with the designs of the buildings in the neighborhood.
 - (g) Auxiliary Structures – Structures at the rears of buildings attached or unattached to the principal commercial structures which are found by the Commissioner of the Department of Housing and Community Development to be structurally deficient, shall be properly repaired or demolished.

(h) Rear Yards - Where a rear yard exists or is created through the demolition of structures, the owner shall condition the open area in one of the following ways as outlined below. The owner shall submit his proposal for use of space to the Commissioner of the Department of Housing and Community Development for approval.

i. Enclosure of Yards

A rear yard shall be enclosed along the side and rear property lines by a masonry wall at least five feet six inches in height consistent and harmonious with the rear walls of the building and solid doors or solid gates for access and delivery to the extent necessary. Use of barbed wire or broken glass on top of walls shall not be permitted.

ii. Provisions of Parking Area

An unenclosed rear yard may be used as a parking or loading area providing that it is properly paved, illuminated, and maintained. A sign not exceeding six (6) square feet may be used to identify and control parking and loading. Merchants shall be responsible for the maintenance of parking area in a neat and clean manner. No storage of trash containers shall be allowed in this area except when housed in permanent structures of acceptable design. The parking area may terminate at the rear of the building, or at an enclosed rear yard conforming with the provisions of (h) (i) above.

(i) Refuse Storage

All outdoor refuse storage areas shall be screened from the view of adjacent properties and public rights-of-way. Screening shall consist of a masonry wall or durable fence, or combination thereof, not less than four feet nor more than eight feet in height. In lieu of such wall or fence, a compact evergreen hedge of not less than four feet in height at the time of original planting may be used.

(j) Off-Street Loading

Where possible non-residential establishments shall have off-street loading and unloading areas.

(k) Off-Street Parking

All parking areas shall be effectively screened from adjoining residential areas and shall have adequate landscaping and screening on property lines adjacent to public sidewalks.

(l) Compliance

No alteration or improvement work shall be undertaken after enactment of the ordinance approving Amendment No. 3 to this Plan which does not conform to the requirements herein.

Nothing herein shall be construed to permit any sign, construction, alteration, change, repair, use or any other matter otherwise forbidden or restricted or controlled by any other public law.

The work necessary to meet the requirements herein shall be undertaken within two years from the date of enactment of the ordinance approving Amendment No. 3 to this Plan and shall be completed promptly in accordance with notice from the Commissioner of the Department of Housing and Community Development.

c. Review of Rehabilitation Plans

- (1) Designs for all building improvements, modification, repair, rehabilitation or painting concerning the exterior of the existing buildings, their yards or their show windows, and for all signs, shall be submitted to the Commissioner of the Department of Housing and Community Development and written approval by the Department shall be required before proceeding with the work.
- (2) The Commissioner of the Department of Housing and Community Development shall be concerned with all aspects of the designs affecting exterior appearance and in particular with the following:
 - Design of show windows and entrance area, including choice of materials and types of security devices;
 - Design of signs, methods of illumination, colors, materials, methods of suspension;
 - Conditioning of rear yard spaces, location of delivery signs;
 - Design of awnings and canopies;
 - Refuse collection details;
 - All other exterior materials and colors;
 - Landscape materials and design.

The Commissioner's review shall be guided by the property rehabilitation objectives and the property rehabilitation standards.

APPENDIX C

PROPERTIES FOR ACQUISITION AND DISPOSITION FOR CLEARANCE & REDEVELOPMENT

In addition to those groups of properties to be acquired and disposed on clearance (designated with disposition lot numbers on Exhibit 3), the following properties are also being acquired and disposed of for clearance and redevelopment.

1. 15 N. Amity Street
2. 15½ N. Amity Street
3. 17 N. Amity Street
4. 18 N. Amity Street
5. 19 N. Amity Street
6. 20 N. Amity Street
7. 21 N. Amity Street
8. 22 N. Amity Street
9. 23 N. Amity Street
10. 24 N. Amity Street
11. 25 N. Amity Street
12. 26 N. Amity Street
13. 27 N. Amity Street
14. 28 N. Amity Street

15. 103 N. Amity Street
16. 104 N. Amity Street
17. 105 N. Amity Street
18. 106 N. Amity Street
19. 107 N. Amity Street
20. 108 N. Amity Street
21. 110 N. Amity Street
22. 116 N. Amity Street
23. 118 N. Amity Street
24. 120 N. Amity Street
25. 122 N. Amity Street
26. 124 N. Amity Street
27. 125 N. Amity Street
28. 126 N. Amity Street
29. 127 N. Amity Street
30. 128 N. Amity Street
31. 129 N. Amity Street
32. 130 N. Amity Street

33. 202 N. Amity Street
34. 204 N. Amity Street
35. 206 N. Amity Street
36. 208 N. Amity Street
37. 210 N. Amity Street
38. 212 N. Amity Street
39. 214 N. Amity Street
40. 216 N. Amity Street

41. 218 N. Amity Street
42. 220 N. Amity Street
43. 222 N. Amity Street
44. 224 N. Amity Street
45. 226 N. Amity Street
46. 228 N. Amity Street
47. 230 N. Amity Street
48. 232 N. Amity Street
49. 234 N. Amity Street
50. 236 N. Amity Street
51. 238 N. Amity Street
52. 240 N. Amity Street
53. 242 N. Amity Street
54. 244 N. Amity Street
55. 246 N. Amity Street
56. 112/114 N. Amity Street

[Note A]

58. 303 N. Arlington Avenue
59. 304 N. Arlington Avenue
60. 305 N. Arlington Avenue
61. 306 N. Arlington Avenue
62. 307 N. Arlington Avenue
63. 309 N. Arlington Avenue
64. 310 N. Arlington Avenue
65. 311 N. Arlington Avenue
66. 312 N. Arlington Avenue
67. 313 N. Arlington Avenue
68. 314 N. Arlington Avenue
69. 315 N. Arlington Avenue
70. 316 N. Arlington Avenue
71. 317 N. Arlington Avenue
72. 319 N. Arlington Avenue
73. 321 N. Arlington Avenue

[Note B]

82. 102 N. Carlton Street
83. 104 N. Carlton Street
84. 106 N. Carlton Street
85. 108 N. Carlton Street
86. 110 N. Carlton Street
87. 112 N. Carlton Street
88. 114 N. Carlton Street
89. 116 N. Carlton Street
90. 118 N. Carlton Street
91. 120 N. Carlton Street
92. 122 N. Carlton Street
93. 124 N. Carlton Street
94. 126 N. Carlton Street
95. 128 N. Carlton Street
96. 132 N. Carlton Street

97. 218 N. Carlton Street
98. 220 N. Carlton Street
99. 222 N. Carlton Street
100. 224 N. Carlton Street
101. 226 N. Carlton Street
102. 228 N. Carlton Street
103. 230 N. Carlton Street
104. 232 N. Carlton Street
105. 234 N. Carlton Street
106. 236 N. Carlton Street
107. 238 N. Carlton Street
108. 240 N. Carlton Street
109. 242 N. Carlton Street

110. 300 N. Carlton Street
111. 302 N. Carlton Street
112. 304 N. Carlton Street

113. 9 N. Carrollton Avenue
114. 11 N. Carrollton Avenue
115. 13 N. Carrollton Avenue
116. 15 N. Carrollton Avenue
117. 16 N. Carrollton Avenue
118. 17 N. Carrollton Avenue
119. 19 N. Carrollton Avenue
120. 21 N. Carrollton Avenue
121. 23 N. Carrollton Avenue

122. 103 N. Carrollton Avenue
123. 105 N. Carrollton Avenue
124. 106 N. Carrollton Avenue
125. 107 N. Carrollton Avenue
126. 108 N. Carrollton Avenue
127. 109 N. Carrollton Avenue
128. 110 N. Carrollton Avenue
129. 111 N. Carrollton Avenue
130. 112 N. Carrollton Avenue
131. 113 N. Carrollton Avenue
132. 115 N. Carrollton Avenue
133. 117 N. Carrollton Avenue
134. 119 N. Carrollton Avenue
135. 121 N. Carrollton Avenue
136. 123 N. Carrollton Avenue
137. 125 N. Carrollton Avenue

138. 201 N. Carrollton Avenue
139. 204 N. Carrollton Avenue
140. 206 N. Carrollton Avenue
141. 208 N. Carrollton Avenue
142. 211 N. Carrollton Avenue
143. 213 N. Carrollton Avenue

144. 215 N. Carrollton Avenue
145. 217 N. Carrollton Avenue
146. 219 N. Carrollton Avenue
147. 221 N. Carrollton Avenue
148. 223 N. Carrollton Avenue
149. 225 N. Carrollton Avenue
150. 226 N. Carrollton Avenue
151. 227 N. Carrollton Avenue

152. 301 N. Carrollton Avenue
153. 303 N. Carrollton Avenue
154. 305 N. Carrollton Avenue
155. 307 N. Carrollton Avenue
156. 309 N. Carrollton Avenue
157. 311 N. Carrollton Avenue
158. 313 N. Carrollton Avenue
159. 315 N. Carrollton Avenue
160. 317 N. Carrollton Avenue
161. 319 N. Carrollton Avenue
162. 321 N. Carrollton Avenue
163. 323 N. Carrollton Avenue
164. 325 N. Carrollton Avenue
165. 327 N. Carrollton Avenue
166. 329 N. Carrollton Avenue
167. 331 N. Carrollton Avenue

168. Block 0170, Lot 093 [*Note C*]
169. Block 0170, Lot 094
170. Block 0170, Lot 095
171. Block 0170, Lot 096

172. 1064 W. Fairmount Avenue
173. 1066 W. Fairmount Avenue
174. 1068 W. Fairmount Avenue
175. 1070 W. Fairmount Avenue
176. 1072 W. Fairmount Avenue
177. 1074 W. Fairmount Avenue
178. 1076 W. Fairmount Avenue
179. 1078 W. Fairmount Avenue
180. 1080 W. Fairmount Avenue
181. 1082 W. Fairmount Avenue

182. 1100 W. Fairmount Avenue
183. 1210 W. Fairmount Avenue

184. 808 W. Fayette Street
185. 922 W. Fayette Street
186. 924 W. Fayette Street
187. 925 W. Fayette Street
188. 926 W. Fayette Street
189. 927 W. Fayette Street

190. 928 W. Fayette Street
191. 929 W. Fayette Street
192. 930 W. Fayette Street
193. 931 W. Fayette Street
194. 932 W. Fayette Street
195. 933 W. Fayette Street
196. 934 W. Fayette Street
197. 935 W. Fayette Street
198. 936 W. Fayette Street
199. 937 W. Fayette Street
200. 938 W. Fayette Street
201. 939 W. Fayette Street
202. 940 W. Fayette Street
203. 941 W. Fayette Street
204. 942 W. Fayette Street
205. 943 W. Fayette Street
206. 944 W. Fayette Street
207. 945 W. Fayette Street
208. 946 W. Fayette Street
209. 947 W. Fayette Street
210. 949 W. Fayette Street

211. 1077 W. Fayette Street
212. 1079 W. Fayette Street
213. 1081 W. Fayette Street
214. 1083 W. Fayette Street
215. 1085 W. Fayette Street
216. 1087 W. Fayette Street
217. 1089 W. Fayette Street
218. 1091 W. Fayette Street
219. 1093 W. Fayette Street
220. 1095 W. Fayette Street
221. 1097 W. Fayette Street
222. 1099 W. Fayette Street

223. 1100 W. Fayette Street
224. 1102 W. Fayette Street
225. 1104 W. Fayette Street
226. 1106 W. Fayette Street
227. 1108 W. Fayette Street
228. 1110 W. Fayette Street
229. 1112 W. Fayette Street
230. 1114 W. Fayette Street
231. 1116 W. Fayette Street
232. 1118 W. Fayette Street
233. 1120 W. Fayette Street

234. 1200 W. Fayette Street
235. 1201 W. Fayette Street
236. 1202 W. Fayette Street
237. 1203 W. Fayette Street
238. 1204 W. Fayette Street
239. 1205 W. Fayette Street

240. 1207 W. Fayette Street
241. 1209 W. Fayette Street
242. 1211 W. Fayette Street
243. 1213/1215 W. Fayette Street

[*Note D*]

246. 938 Kierle Court
247. 939 Kierle Court

248. 901 W. Lexington Street
249. 903 W. Lexington Street
250. 905 W. Lexington Street
251. 907 W. Lexington Street
252. 909 W. Lexington Street
253. 911 W. Lexington Street
254. 913 W. Lexington Street
255. 915 W. Lexington Street
256. 917 W. Lexington Street
257. 919 W. Lexington Street
258. 921 W. Lexington Street
259. 923 W. Lexington Street
260. 928 W. Lexington Street
261. 929 W. Lexington Street
262. 930 W. Lexington Street
263. 931 W. Lexington Street
264. 932 W. Lexington Street
265. 933 W. Lexington Street
266. 934 W. Lexington Street
267. 935 W. Lexington Street
268. 936 W. Lexington Street
269. 937 W. Lexington Street
270. 938 W. Lexington Street
271. 939 W. Lexington Street
272. 940 W. Lexington Street
273. 941 W. Lexington Street
274. 942 W. Lexington Street
275. 943 W. Lexington Street
276. 944 W. Lexington Street
277. 945 W. Lexington Street
278. 946 W. Lexington Street
279. 947 W. Lexington Street
280. 949 W. Lexington Street

281. 1101 W. Lexington Street
282. 1103 W. Lexington Street
283. 1105 W. Lexington Street
284. 1107 W. Lexington Street
285. 1109 W. Lexington Street
286. 1111 W. Lexington Street
287. 1113 W. Lexington Street
288. 1115 W. Lexington Street
289. 1117 W. Lexington Street
290. 1132 W. Lexington Street

291. 1134 W. Lexington Street
292. 1136 W. Lexington Street

293. 1200 W. Lexington Street
294. 1201 W. Lexington Street
295. 1202 W. Lexington Street
296. 1203 W. Lexington Street
297. 1204 W. Lexington Street
298. 1205 W. Lexington Street
299. 1206 W. Lexington Street
300. 1207 W. Lexington Street
301. 1208 W. Lexington Street
302. 1209 W. Lexington Street
303. 1211 W. Lexington Street

304. 925/927 W. Lexington Street

305. 1005 W. Mulberry Street
306. 1007 W. Mulberry Street
307. 1009 W. Mulberry Street
308. 1011 W. Mulberry Street
309. 1013 W. Mulberry Street
310. 1015 W. Mulberry Street
311. 1025 W. Mulberry Street
312. 1031 W. Mulberry Street
313. 1033 W. Mulberry Street
314. 1035 W. Mulberry Street
315. 1037 W. Mulberry Street
316. 1039 W. Mulberry Street
317. 1041 W. Mulberry Street
318. 1043 W. Mulberry Street
319. 1045 W. Mulberry Street

320. 1101 W. Mulberry Street
321. 1103 W. Mulberry Street
322. 1105 W. Mulberry Street
323. 1107 W. Mulberry Street
324. 1109 W. Mulberry Street
325. 1111 W. Mulberry Street
326. 1113 W. Mulberry Street
327. 1115 W. Mulberry Street
328. 1117 W. Mulberry Street
329. 1119 W. Mulberry Street
330. 1121 W. Mulberry Street
331. 1123 W. Mulberry Street
332. 1125 W. Mulberry Street
333. 1127 W. Mulberry Street
334. 1129 W. Mulberry Street
335. 1131 W. Mulberry Street

336. 211 Osing Court
337. 213 Osing Court

338. 931 Page Court
339. 933 Page Court
340. 935 Page Court
341. 937 Page Court

[*Note E*]

344. 939 Sarah Ann Street
345. 941 Sarah Ann Street
346. 943 Sarah Ann Street
347. 945 Sarah Ann Street
348. 947 Sarah Ann Street
349. 949 Sarah Ann Street

350. 1002 Sarah Ann Street
351. 1004 Sarah Ann Street
352. 1005 Sarah Ann Street
353. 1006 Sarah Ann Street
354. 1007 Sarah Ann Street
355. 1008 Sarah Ann Street
356. 1010 Sarah Ann Street
357. 1013 Sarah Ann Street
358. 1019 Sarah Ann Street
359. 1021 Sarah Ann Street
360. 1023 Sarah Ann Street
361. 1025 Sarah Ann Street
362. 1027 Sarah Ann Street
363. 1029 Sarah Ann Street
364. 1031 Sarah Ann Street
365. 1033 Sarah Ann Street
366. 1034 Sarah Ann Street
367. 1035 Sarah Ann Street
368. 1036 Sarah Ann Street
369. 1037 Sarah Ann Street
370. 1038 Sarah Ann Street
371. 1039 Sarah Ann Street
372. 1041 Sarah Ann Street

[*Note F*]

374. 1103 Sarah Ann Street

[*Note F*]

376. 1105 Sarah Ann Street

[*Note F*]

378. 1107 Sarah Ann Street

[*Note F*]

380. 1109 Sarah Ann Street

[*Note F*]

382. 1111 Sarah Ann Street

[*Note F*]

384. 1113 Sarah Ann Street

[*Note F*]

386. 1115 Sarah Ann Street

[*Note F*]

388. 1117 Sarah Ann Street

[*Note F*]

[Note F]

- 392. 1123 Sarah Ann Street
- 393. 1124 Sarah Ann Street
- 394. 1125 Sarah Ann Street
- 395. 1127 Sarah Ann Street
- 396. 1129 Sarah Ann Street
- 397. 1131 Sarah Ann Street
- 398. 1133 Sarah Ann Street
- 399. 1135 Sarah Ann Street

- 400. 1009/1011 Sarah Ann Street
- 401. 951/953 Sarah Ann Street

- 402. 900 W. Saratoga Street
- 403. 929 W. Saratoga Street
- 404. 931 W. Saratoga Street
- 405. 933 W. Saratoga Street
- 406. 935 W. Saratoga Street
- 407. 936 W. Saratoga Street
- 408. 936½ W. Saratoga Street
- 409. 937 W. Saratoga Street
- 410. 938 W. Saratoga Street
- 411. 939 W. Saratoga Street
- 412. 940 W. Saratoga Street
- 413. 941 W. Saratoga Street
- 414. 942 W. Saratoga Street
- 415. 944 W. Saratoga Street
- 416. 946 W. Saratoga Street
- 417. 948 W. Saratoga Street
- 418. 950 W. Saratoga Street
- 419. 952 W. Saratoga Street
- 420. 954 W. Saratoga Street
- 421. 956 W. Saratoga Street

- 422. 1010 W. Saratoga Street
- 423. 1012 W. Saratoga Street
- 424. 1014 W. Saratoga Street
- 425. 1016 W. Saratoga Street
- 426. 1018 W. Saratoga Street
- 427. 1020 W. Saratoga Street
- 428. 1022 W. Saratoga Street
- 429. 1024 W. Saratoga Street
- 430. 1026 W. Saratoga Street
- 431. 1028 W. Saratoga Street
- 432. 1030 W. Saratoga Street
- 433. 1032 W. Saratoga Street
- 434. 1034 W. Saratoga Street
- 435. 1036 W. Saratoga Street
- 436. 1038 W. Saratoga Street
- 437. 1040 W. Saratoga Street
- 438. 1042 W. Saratoga Street
- 439. 1044 W. Saratoga Street
- 440. 1046 W. Saratoga Street

441. 1048 W. Saratoga Street
442. 1050 W. Saratoga Street
443. 1052 W. Saratoga Street
444. 1054 W. Saratoga Street

445. 1100 W. Saratoga Street
446. 1102 W. Saratoga Street
447. 1104 W. Saratoga Street

[*Note G*]

449. 1108 W. Saratoga Street
450. 1110 W. Saratoga Street
451. 1112 W. Saratoga Street
452. 1114 W. Saratoga Street
453. 1116 W. Saratoga Street
454. 1118 W. Saratoga Street
455. 1120 W. Saratoga Street
456. 1121 W. Saratoga Street
457. 1122 W. Saratoga Street
458. 1123 W. Saratoga Street
459. 1125 W. Saratoga Street
460. 1127 W. Saratoga Street
461. 1128 W. Saratoga Street
462. 1129 W. Saratoga Street
463. 1130 W. Saratoga Street
464. 1131 W. Saratoga Street
465. 1132 W. Saratoga Street
466. 1133 W. Saratoga Street
467. 1134 W. Saratoga Street
468. 1135 W. Saratoga Street
469. 1137 W. Saratoga Street
470. 1139 W. Saratoga Street
471. 1141 W. Saratoga Street
472. 1143 W. Saratoga Street
473. 1145 W. Saratoga Street
474. 1212 W. Saratoga Street
475. 1215 W. Saratoga Street

476. 1124/26 W. Saratoga Street
[*Note H*]

478. 906/912 W. Saratoga Street
479. 914-934 W. Saratoga Street
[*Note I*]

481. 13 N. Schroeder Street
482. 15 N. Schroeder Street
483. 17 N. Schroeder Street
484. 19 N. Schroeder Street
485. 21 N. Schroeder Street

486. 101 N. Schroeder Street
487. 103 N. Schroeder Street
488. 105 N. Schroeder Street
489. 107 N. Schroeder Street
490. 109 N. Schroeder Street

491. 111 N. Schroeder Street
492. 113 N. Schroeder Street
493. 115 N. Schroeder Street
494. 117 N. Schroeder Street
495. 119 N. Schroeder Street
496. 121 N. Schroeder Street
497. 123 N. Schroeder Street
498. 125 N. Schroeder Street
499. 127 N. Schroeder Street
500. 129 N. Schroeder Street

501. 207 N. Schroeder Street
502. 209 N. Schroeder Street
503. 211 N. Schroeder Street
504. 213 N. Schroeder Street
505. 215 N. Schroeder Street
506. 217 N. Schroeder Street
507. 219 N. Schroeder Street
508. 221 N. Schroeder Street
509. 223 N. Schroeder Street
510. 225 N. Schroeder Street
511. 227 N. Schroeder Street
512. 229 N. Schroeder Street
513. 231 N. Schroeder Street
514. 233 N. Schroeder Street
515. 235 N. Schroeder Street
516. 237 N. Schroeder Street
517. 239 N. Schroeder Street
518. 241 N. Schroeder Street
519. 243 N. Schroeder Street
520. 245 N. Schroeder Street
521. 247 N. Schroeder Street
522. 249 N. Schroeder Street
523. 251 N. Schroeder Street
524. 253 N. Schroeder Street
525. 255 N. Schroeder Street
526. 257 N. Schroeder Street
527. 259 N. Schroeder Street
528. 261 N. Schroeder Street
529. 263 N. Schroeder Street

530. 303 N. Schroeder Street
531. 305 N. Schroeder Street
532. 307 N. Schroeder Street
533. 308 N. Schroeder Street
534. 309 N. Schroeder Street
535. 310 N. Schroeder Street
536. 311 N. Schroeder Street
537. 312 N. Schroeder Street
538. 313 N. Schroeder Street
539. 314 N. Schroeder Street
540. 315 N. Schroeder Street

541. 316 N. Schroeder Street
542. 318 N. Schroeder Street
543. 320 N. Schroeder Street
544. 322 N. Schroeder Street
545. 324 N. Schroeder Street
546. 326 N. Schroeder Street
547. 328 N. Schroeder Street

548. 913 Vine Street [*Note J*]
549. 920 Vine Street
550. 921 Vine Street

551. 1101 Vine Street
552. 1103 Vine Street
553. 1105 Vine Street
554. 1107 Vine Street
555. Block 0172, Lot 148a

Dlr06-0707-3rd/26Mar07

Note A: Property 57, 22 S. Arlington Street, was deleted by Amendment 10.

Note B: Properties 74, 872 W. Baltimore Street; 75, 888 W. Baltimore Street; 76, 890 W. Baltimore Street; 77, 892 W. Baltimore Street; 78, 894 W. Baltimore Street; 79, 896 W. Baltimore Street; 80, 896½ W. Baltimore Street; and 81, 898 W. Baltimore Street; were deleted by Amendment 10.

Note C: Original properties 168, 1100 Cloney Street; 169, 1102 Cloney Street; 170, 1104 Cloney Street; and 171, 1106 Cloney Street; were deleted by Amendment 10.

Note D: Properties 244, 10 N. Fremont Avenue; and 245, 12 N. Fremont Avenue; were deleted by Amendment 10.

Note E: Properties 342, 8 S. Poppleton Street; and 343, 10 S. Poppleton Street; were deleted by Amendment 10.

Note F: Properties 373, 1102 Sarah Ann Street; 375, 1104 Sarah Ann Street; 377, 1106 Sarah Ann Street; 379, 1108 Sarah Ann Street; 381, 1110 Sarah Ann Street; 383, 1112 Sarah Ann Street; 385, 1114 Sarah Ann Street; 387, 1116 Sarah Ann Street; 389, 390 and 391, 1118, 1120, and 1122 Sarah Ann Street; were deleted by Amendment 11.

Note G: Property 448, 1106 W. Saratoga Street, was deleted by Amendment 11.

Note H: Property 477, 902/904 W. Saratoga Street, was deleted by Amendment 11.

Note I: Property 480, 3 N. Schroeder Street, was deleted by Amendment 10.

Note J: Original property 548, 329 N. Schroeder Street, was deleted by Amendment 10.

12-2006









