



CHARLES VILLAGE
COMMUNITY BENEFITS DISTRICT

THE DISTRICT BULLETIN

Summer 2002, Volume 7, Number 3

Get Into the Village ♦ Greater Charles Village

WWW.CHARLESVILLAGE.ORG

Quadrant Elections

Tuesday, October 22, 7 pm

Lovely Lane Church, 2200 St. Paul Street

At-large Quad representatives will be elected from the 4 Quads within the CVCBD to serve on the Board for a year beginning January 1, 2003. Each resident, business or property owner who is over the age of 18 and attends the election with proof of residence (photo ID, voting card, recent mail delivery, etc.) is qualified to place one vote for the representative from his Quad. Residents and property owners can nominate themselves or others and should attend the elections to make sure the Quad representative elected represents your neighborhood and is responsive to its concerns. Each candidate will have an opportunity to address his or her Quad constituency and to answer questions before the election.

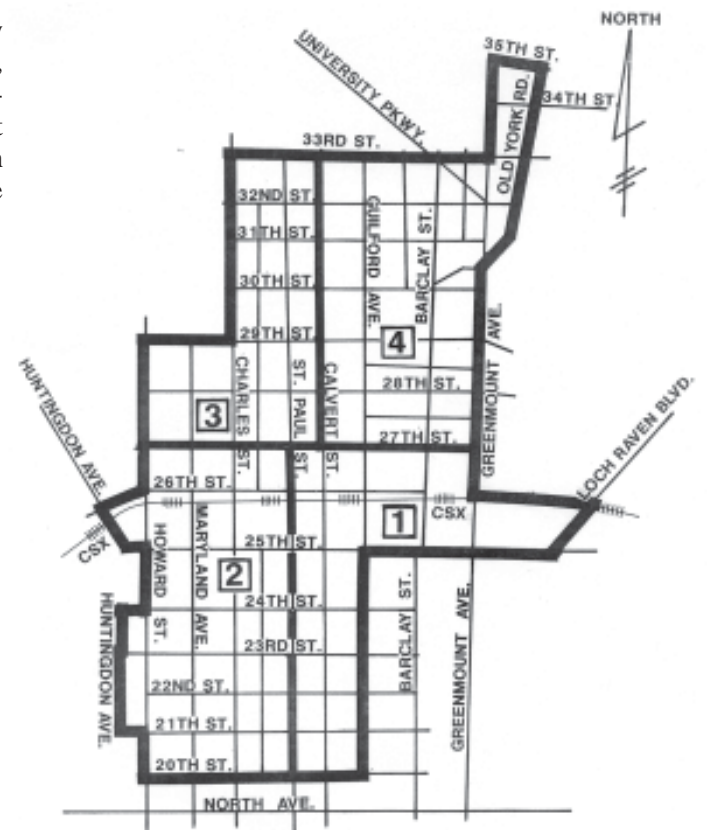
Quad representatives must be 18 years or older, live and vote, conduct business, or own property in the Quad they wish to represent. They are expected to represent the interests of all residents, business owners, and property owners within their quadrant, attend board meetings, serve on committees, and assist with communication and outreach. If you are interested in serving, submit a statement of not more than 100 words to the Board Stewardship Committee c/o the CVCBD office, 2301 North Charles Street, Baltimore MD 21218 or fax to 410-235-5544 **no later than October 18, 2002**. The statements will be made available to all who attend.

October 22 - Come to VOTE and talk with staff about safety, sanitation, and community economic development.

Questions-please call the office at 410-235-4411.

Neighborhood Clean-Up
Saturday, October 12, 8 am-2 pm
Come out and do some fall cleaning
before it turns cold!!!

The CVCBD will have tables with supplies at three locations: Eddie's Supermarket, 304 Ilchester, and the CVCBD office at 2301 North Charles Street. If you need tools or bags these are the places to go. If you know ahead of time what you need please call the CVCBD at 410-235-4411 and we can get them to you.



Lines dividing quadrants run down the middle of the street. For example, if you live on the west side of the 2900 block of Calvert Street you live in Quadrant 3

One Call to City Hall-311

The City of Baltimore has now instituted a system for calling in and tracking complaints. Until recently, calling 311 was to contact the police for non-emergencies. Now 311 has expanded. Is there a pothole in your street, graffiti, rat problem, water leak, broken street sign, an abandoned vehicle, or a burned out street lamp? Do you want to schedule a bulk trash pick-up at your house (3 business days in advance) for your official pick-up day? Then you want to call 311. When you call 311 an operator will ask you what your concern is and then assign a complaint number to it so it can be tracked. You will also have a number so you can call back if there is no action.

Trash pick-up. If you live on the north side of 27th Street or above then your trash pick-up is Tuesday and Friday. If you live on the south side of 27th Street or below your trash pick-up is Wednesday and Saturday. Trash should be in closed cans and may be placed in the alley after 5 pm the day before your pick-up.

Bulk trash is the fourth Monday of the month for the most of the district – south and west of Charles and 22nd is the third Monday and east of Greenmount is the second Tuesday. You must call in your bulk trash at least three business days in advance. Call 311 or go online to www.baltimorecitydpw.com/solidwaste/bulk.asp. You can also take your bulk trash to the Sisson Street dump between 28th and 29th Streets Monday through Saturday 9 am to 5 pm. However, you want to go early as often the dumpsters fill up. Modified pick-up trucks are not allowed.

Recycling. Most addresses now have pick-up in the rear; some are still in the front. If you are not sure of your pick-up days or where to place it call 311. Recycling bins are sold for \$12 at the CVCBD office.

Rat problems. Rat Rubout, the city rat eradication program, will bait public areas but not private property. If you need rat poison it can be purchased at the CVCBD office, 2301 N. Charles.

For Sale:
Blue
Plastic
Recycling Bins



The CVCBD has large heavy-duty plastic recycling bins for sale at cost. The bins, which can be used for both in-front and alley pickup hold about 12½ gallons. They are approximately 13" high, 15" deep and 20" wide. The bins are the standard recycling blue with a white recycling log. We are selling them at-cost for \$12 each/2 for \$20. It is strongly recommended that you paint your address on the bin.

Crime is Down

Safety Statistics for the Charles Village Community Benefits District

During the years of operation of the CVCBD, part one crime, which includes everything from shoplifting and smashing a car window to more violent crime such as robbery and rape, has fallen in a consistent manner. If you look at the entire CVCBD which runs from approximately 20th Street to 33rd Street and Greenmount Avenue to Howard Street (see map on front page for specific boundaries) Greater Charles Village has made vast improvements. In 1995 there were over 2,500 part one crimes (the vast majority being car larcenies and shoplifting). The trend continued downward through 1999 when there were 1,758 part one crimes. In 2000 crime went up to 1,976 incidents. Part of the reason for this increase is that a particular category, aggravated assaults, were redefined by the FBI to include incidents that in the past would not have qualified as a part one crime. In 2001 the trend began dropping again to 1,927 incidents. This year the trend is very positive. Through mid-August crime is down substantially in most categories. If the trend continues for the rest of the year, 2002 will be the lowest crime on record during the tenure of the CVCBD. Equally encouraging is that the two largest census tracts, which cover a large portion of the CVCBD, gained over 1,300 people from 1990 to 2000.

While the trend is positive it does not make any difference if you are a victim. Nothing is more upsetting. No one can change the fact after something horrible has happened, but we can work hard to prevent crime from occurring again. In fact, a large percentage of crime in the CVCBD could be prevented if everyone did four things.

1. never leave anything visible in your car, even loose change. It is far too tempting.
2. put an automotive lock (The Club) on your car. Car thieves will usually avoid any hassle.
3. close and lock all accessible doors and windows in your house when you are away or asleep. A large number of burglaries happen simply because doors and windows are left wide open, not because someone smashed through a window.
4. when you are out walking be very aware of your surroundings and what is going on. If you feel uncertain or wary about a situation, especially in more secluded places like an alley, go to a place where there are people immediately. No criminal wants to be seen committing a crime.

If we all follow these suggestions crime would continue falling.

A question people often ask is "how does the CVCBD compare to other neighborhoods?" Finding a neighborhood with the same number of residents and density (approximately 15,000 people), the same number of cash transactions and mixture of businesses (approximately 700), a large number of commuters passing through the community on a daily basis (tens of thousands), and similar surrounding communities is difficult. All of these factors affect criminal activity and make it difficult to "compare" communities. What the CVCBD focuses on is how can we continue reducing the crime rate.

Some of the strategies employed include the following:

- When there is a spike in crime in a particular area we put more safety officers there. For instance this summer there was a string of robberies in one area. After speaking with northern district police we placed the safety officers in that area. The number of robberies fell.
- When there was a rise in car larcenies in the southern part of the district (12 in 28 days), our officers placed reminder cards on windshields for people not to leave items in the car and patrolled more in that area. During the next 28 days there were only 3 car larcenies.
- When the off-duty police are working for the CVCBD they always ride in the jeep to cover more territory. The off-duty police have made several arrests in the last few months, even though their focus is prevention, not arrests. (When our officer arrests someone they usually have to leave the CVCBD thus reducing our coverage.)

These are just some of the things we do to try to reduce and prevent crime. Crime can be prevented if we all continue working together as a community to take appropriate steps and remain aware at all times.

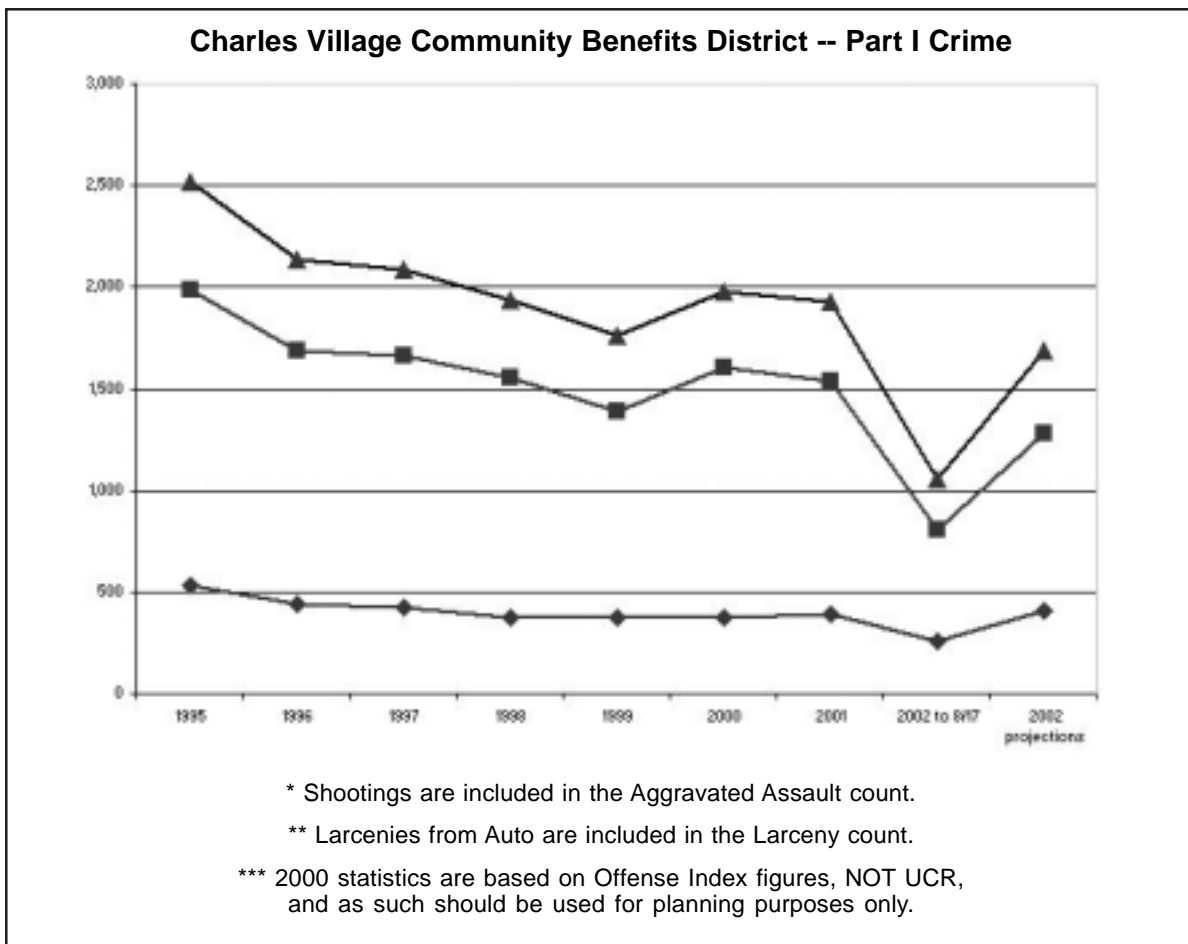
Housing Values Rising

The past two years have been an incredible time for real estate in much of the CVCBD. Housing prices are rising, the number of days that homes are on the market is falling, and even those homes that have been on the market for a long time are now selling. Between January 1st and August 31st of this year 41 single-family homes (this excludes multi-family apartments) were sold or were under contract. Nine homes sold for over \$200,000 and twelve between \$100,000 and \$200,000. Ten home were priced between \$50,000 to \$100,000. Ten home sold for under \$50,000. Many of those selling for under \$50,000 were slated for rehabilitation. The average price for these 41 homes is \$111,668. The average days these homes were listed on the market was 27.5. If four of these properties are removed from the list, the average days on the market plummets to 15.5. The exciting news is that homes are selling throughout most of the district, along with the main thoroughfares of St Paul and Calvert.

What is driving this desire for housing in the CVCBD? There is a combination of reasons ranging from national factors such as low interest rates and a tight market, to local factors such as a desire for great architecture in an exciting, safe, and beautiful community. Another significant reason is that the growing investment in the area is attracting even more investment. Projects such as the upcoming \$8 million historic renovation of the "Census Building" at 26th and Howard into loft apartments encourages smaller investments in individual homes and gives a growing confidence to potential homebuyers that this is the place to be. While real estate markets can range over time, the long-term outlook for Greater Charles Village is very bright.

VOTE
OCTOBER 22
 FOR YOUR CVCBD
 REPRESENTATIVES

NOVEMBER 5
 FOR YOUR STATE
 REPRESENTATIVES



Amanda Morgan

Welcome to our New Volunteer Coordinator

Welcome to **Amanda Morgan**, the new CVCBD Volunteer Coordinator. Amanda will head up the CVCBD VISTA program, which brings volunteers to the community for a year to assist with projects. She will also work with the different associations in the CVCBD to help them, as well as work on specific projects such as tree plantings and the Painted Ladies Contest, which is slated for this spring. She says she is "looking forward to bridging community members."

Amanda has a background in marketing and family studies. She is a graduate of the University of Maryland at College Park and Western High School. Welcome to the neighborhood!

Visit CVCBD online at www.charlesvillage.org

Community Economic Development Activities

Census Building Rezoned. The CVCBD is proud to participated in the rezoning of the “Census Building” at North Howard and 26th Streets. Working with members of the Charles Village Civic Association and Old Goucher Community Association over 300 signatures were gathered in support of the zoning change from industrial to office-residential. After working legislation through the Planning Commission and City Council, volunteers showed up in force at the Board of Municipal Zoning Appeals for the last step in the process. This removes the last hurdle for the historic redevelopment of the largest building in the CVCBD, which will cost approximately \$8 million. The building will house 93 loft apartments and work should begin in the coming months. This warehouse building has been a blight on the surrounding neighborhood for many years. With the successful rezoning, we are already seeing a rise in the value of properties on Maryland Ave and 26th and 27th Streets. The residents of this building will have a positive affect on the 25th Street businesses and bring additional tax revenues to the area.

Old Goucher. Pauline Davis, the CVCBD Economic Development Officer, has given much-needed support to the businesses in Old Goucher in dealing with Baltimore City pertaining to trash, loitering, and beautification. A Korean business meeting in conjunction with Waverly’s merchants in the spring was successful. Another meeting is scheduled in October with Joshua Lee of the Mayor’s Office of Neighborhoods, to give business people and merchants “Holiday Hints.”

No Longer Vacant. The CVCBD assisted in the transfer of office/shop/apartment buildings between 20th and 27th Streets to new ownership. These buildings, some of which had languished vacant for years, have sold for significantly more than in the past. Particularly important is the fact that four of the new owners moved businesses into their new building. Owner occupancy is a positive signal for neighborhood improvement.

Facade Grants. Another healthy sign is the number of new facade grants applied for by businesses. After the full amount was committed, other property or business owners improved five facades without benefit of the grant, simply because they felt the neighborhood now warranted the investment. For a grant investment of \$40,000, the Village has or will receive an investment of \$186,000 in curb appeal. An additional grant of \$40,000 was recently received, and six businesses are currently working on their applications

Housing and Historic Tax Credits. The CVCBD and the community have attracted new homebuyers to the perimeters of Greater Charles Village by assisting buyers with Historic Preservation Guidelines and historic tax credits. Many properties within the Old Goucher Community qualify for historic tax credits and using Community Legacy grant funds, the CVCBD links buyers with a consultant available at no additional charge to assist with the review of historic properties. The CVCBD participated in the Live Baltimore Housing Fair on September 14th. Attendance at the CVCBD booth last year resulted in 5 new homebuyers for Charles Village. We are waiting to see the outcome for 2002.

Housing Watch. An inventory of vacant/abandoned or nuisance properties was compiled by the CVCBD and is being aggressively followed through with the City’s housing department. Although this was a difficult program to launch due to constant management changes in the housing inspection department, monthly meetings with the inspectors and state’s attorney have recently yielded positive results. Five high priority cases were forwarded to the State’s Attorneys office for prosecution, the first cases accepted in over a year.

A database created by the CVCBD is being used by the management of the city’s housing inspection division to help make inspection assignments and monitor the progress and code compliance of properties in Charles Village. These are homes brought to the attention of the CVCBD through the community associations. The Housing Court Watch Program staffed by Peter Duvall is still being slowed by management changes at our Northern District inspection office. Northern District’s supervisor has changed twice since spring. Nonetheless, we have managed to get the problems with a few houses resolved with empty houses becoming reoccupied or under renovation. \



Also, unresolved problems with a few property owners has led to the acceptance of cases for prosecution by our district’s assistant states attorney. We are pressuring the city to either prosecute or clear the hundreds of old notices on properties within the CVCBD.

One recent success is the bringing to market of a home in the 2600 block of Calvert Street. Working with a volunteer on the block and the sister of the property owner, the CVCBD found a developer who has restored the home and is selling it to a homeowner. The house had a hole in the roof, was full of cats, and had been neglected for decades. It is now a “Painted Lady” and is part of the amazing real estate trend in that block.

Unfortunately the problems with some houses are nearly impossible to resolve though code enforcement because they have no clear owner. In these cases we depend on a developer or investor who is willing to step in and acquire the property using either the tax sale or the vacant house receivership process. These processes can be slow and frustrating but can lead to a good outcome for both the developer and the neighborhood.

(continued, next page)

Business News

Waverly rates ★★★★★. The *Baltimore Sun* gave Denise Washington’s tea room, **Thir Tea First Street Café** (414 E 31st Street), four stars for food, service and ambiance, a singular honor.

Vivian Needum, owner of **Alice Forever** vintage clothing shop (3360 Greenmount) was a featured entrepreneur in the *Baltimore Business Journal*. And the **Chris Rock** movie producers rented a number of her bridal gowns for props.

The **Brake Service Co.** (Jerry Bruns, owner) at 3302 Barclay has painted the doors and put up new awnings in the small auto service buildings, using Main Street facade matching funds.

Mr. James Sung, owner of **Red Shed** (3105 Greenmount), has purchased the vacant Provident Bank building next to his store and is remodeling it into a deli lunch counter and service bakery, featuring baked goods from his Ellicott City bakery.

Lou and Char Sharkey of **Pete’s Grille** (3130 Greenmount) have repainted the interior, put in new stools (no more wobbly legs), and installed new appliances and other equipment as part of a long-range remodeling effort. Don’t worry, Pete’s faithful, the down-home ambience is still there, and Lou is as cheerfully cranky as ever.

Look for more rehabilitations in the next few months as owners match facade funds and Community Legacy rehab funds to bring our commercial buildings back to their original luster and add new amenities.

Construction will begin in 2003 on the new **BP Amoco** convenience store, café and service station at 33rd and Greenmount. BP has obtained all city approvals (and community sign-offs) for the \$2-3 million project. The Safe & Smart Center and its mural have been preserved. The new project features a secure outdoor eating area, and almost one-fourth of the site will be turned into green space.

Representatives of the surrounding community associations and the business community are working with the Baltimore Main Streets architect on revising the design for the new **Giant Supermarket** to be built at 33rd and Old York. These dedicated volunteers have worked with the developer, Vanguard Equities, the architect for Giant, and the City to come up with recommendations for a more urban-style market, using compatible materials, and providing friendly pedestrian access to the business district. As of this writing, the corporate proposal has been reviewed and commented upon twice by the Design Advisory Panel, and it has incorporated community suggestions in its revisions, as well. The project is scheduled to go before the Planning Commission in October. If the main elements of the site plan and design are agreed upon, City approvals will be forthcoming and site work will begin this winter, with construction and equipment installation in spring and summer 2003.

Hollywood Comes to Waverly

The new **Chris Rock** movie, *Head of State*, has been filming at several locations in Waverly. The business area plays the role of his fictional alderman’s district in D.C. The movie company transformed a vacant tax office into a bridal shop, and filmed interiors in **Foot Action** and a vacant store. Thanks to Charles Village resident and location scout Annie Applegarth for getting our area and Baltimore some positive publicity. Watch for friends and neighbors “on the street” when the movie is released.



Main Street Moves Forward

The CV Waverly Main Street, in consultation with CVCBD and National Main Street, revamped its board structure, and elected a new advisory board in June 2002. It now consists of four business members and four other stakeholders. Business board members include: Tim Slajchert, (**Vinson’s Animal Hospital**, 3015 Greenmount), Theresa Marable, (**No Limit Communications**, 3330 Greenmount), Denise Washington, **Thir Tea First Street Café** (414 East 31st), and Kyong Yun (**Black Stone Men’s Wear**, 3210 Greenmount), with alternate James Shin (**Kids Go Round**, 3203 Greenmount). Other stakeholder representatives are Winifred dePalma, Bill Miller, Salem Reiner and Lorinda Riddle. Main Street sincerely thanks all the founding board members who helped inaugurate this

new program, and built a strong foundation for us to move to the next phase of execution.

Join the CV Waverly Main Street Association and help us continue our revitalization efforts—we’re gaining momentum. Buy a membership and/or become a volunteer. Call Charles Village Waverly Main Street at 410-235-5989, email waverlybusiness@hotmail.com, or visit the website at www.charlesvillage.org.

Charles Village Waverly Main Street is a Charles Village Community Benefits District program. Winkie Campbell-Notar, program manager.

CVCBD Board of Directors

President

Frank Jannuzi

Old Goucher Business Partnership

Vice President

Sharon Guida

Charles Village Civic Association

Treasurer

Charles Baker

Old Goucher Community Association

Secretary

Diane Brunetti

Quad #3

Morgan Allyn

Abell Improvement Association

Delano Bailey

Old Goucher Community Association

Matthew Bradley

Better Greenmount Alliance

Dave Briggs

Better Greenmount Alliance

Richard Burnham

Old Goucher Business Partnership

James Carroll

Quad #1

Emily Chalmers

Quad #4

Andy Chen

Quad #2

Lilly Fields

Harwood/26ers Community Association

Karen Homann

Abell Improvement Association

Morris Hunt

Charles Village Civic Association

Edna McAbier

Harwood/26ers Community Association

Otis Rolley

Mayor's Representative

Louis Rosenstock

North Charles Business Association

NON-VOTING MEMBERS

Reverend William Au

St Philip and James Church

Non-profit representative

The Honorable Paula Johnson Branch

City Council President Representative

Tami Metz

Remington Neighborhood Alliance

Eleanor Montgomery

Better Waverly Community Organization

Salem Reinor

Johns Hopkins University

Non-profit representative

(Economic Development, continued)

Please contact Peter Duvall at pwduvall@yahoo.com or 410-235-4411 extension 19, if you have made a housing complaint through Baltimore City's 311 system. He will work to follow it through with the Housing Inspection Department.

Charles/25th Street Urban Renewal Ordinance. The Community Review Panel as required by the URO has assembled and began meeting over the summer. The goal of the panel is to review exterior plans for minor or major changes to building exteriors, including signage. At this time, the group is developing bylaws. If a homeowner or business owner wishes to improve their building's exterior, or have new signage, their first stop is the permit department (417 Fayette Street). Depending on the extent of the work or size of the sign, this request will either be approved by the Planning Department, or forwarded by Planning to the Community Review Panel. The Community Review Panel then has 45 days to approve, disapprove, or return the request to Planning with suggestions. This panel is made up of representatives from the business, non-profit, and residential communities.

The District Bulletin is published by the Charles Village Community Benefits District.

We welcome submissions of articles and announcements. We prefer submissions on disk in Word or WordPerfect (Windows platform). Photos to accompany submissions are encouraged.

Please include your name and phone number (fax and email if applicable).

Designed by: *Kelley Ray, KAR Creative Solutions*

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**CHARLES VILLAGE
COMMUNITY BENEFITS DISTRICT**

