

TJH

<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 <sup>th</sup> FLOOR
	SUBJECT	CITY COUNCIL BILL #10-0477-CHARLES VILLAGE COMMUNITY BENEFITS DISTRICT AND MANAGEMENT AUTHORITY

CITY of  
BALTIMORE  
**MEMO**



**TO** DATE: May 27, 2010

The Honorable President and  
Members of the City Council  
City Hall, Room 400  
100 N. Holliday Street

At its regular meeting of May 27, 2010 the Planning Commission considered City Council Bill #10-0477, for the purpose of renewing and continuing the Charles Village Community Benefits District and Management Authority; providing for a special effective; and generally relating to the activities and authority of the Charles Village Community Benefits District and Management Authority.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #10-0477 and adopted the following resolution, nine members being present (nine in favor)

**RESOLVED**, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #10-0477 be passed by the City Council.

If you have questions, please contact Mr. Wolde Ararsa, Chief of Land Use and Urban Design at 410-396-4488.

TJS/WA/ttl

Attachments

- cc:
- Mr. Kaliopé Parthemos, Deputy Mayor
  - Ms. Sophie Dagenais, Chief of Staff
  - Ms. Angela Gibson, Mayor's Office
  - The Honorable Bill Henry, Council Rep. for Planning Commission
  - Mr. David Tanner, BMZA
  - Mr. Geoffrey Veal, Zoning Enforcement, DHCD
  - Ms. Nikol Nabors-Jackson, DHCD
  - Ms. Karen Randle, City Council Services



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### STAFF REPORT



*Thomas J. Stosur*  
Director

**May 27, 2010**

**REQUEST: City Council Bill #10-0477/Charles Village Community Benefits District And Management Authority**

For the purpose of renewing and continuing the Charles Village Community Benefits District and Management Authority; providing for a special effective date; and generally relating to the activities and authority of the Charles Village Community Benefits District and Management Authority.

**RECOMMENDATION:** Approval

**STAFF:** Robert Quilter

**PETITIONERS:** The Administration on behalf of the Charles Village Community Benefits District and Management Authority

#### **SITE/GENERAL AREA**

The Charles Village Community Benefits District is generally bound on the west by Johns Hopkins University Homewood campus and Howard Street, on the north by 33<sup>rd</sup> Street, on the east by Greenmount Avenue and on the south by 20<sup>th</sup> Street. The one-hundred block area consists primarily of two- and three-story rowhouses. The area is mostly residential with three commercial areas: 25<sup>th</sup> and Charles Street, Waverly Main Street along Greenmount Avenue, and the 3100 block of Saint Paul Street.

#### **CONFORMITY TO PLANS**

The continued operation of the Charles Village Community Benefits District is in conformance with Baltimore City's Comprehensive Master Plan, specifically:

- LIVE Goal 1, Objective 3: Maintain and create safe, clean, and healthy neighborhoods.
- LIVE Goal 2: Elevate the design and quality of the City's built environment.
- EARN Goal 1: Strengthen identified growth sectors.
- PLAY Goal 1: Enhance the enjoyment, appreciation, and stewardship of Baltimore's historical and cultural resources.

#### **HISTORY**

- Ordinance #94-0414, approved July 6, 1994, established the Charles Village Community Benefits District.
- Ordinance #95-679, December, 1995, modified the requirements for the Board of Directors.

- Resolution #98-011, approved May 14, 1998, renewed the Charles Village Community Benefits District for four additional years through June, 2002.
- Resolution by the Mayor and City Council #02-28, approved June 10, 2002, renewed as an interim measure the Charles Village Community Benefits District for one additional year, through June 30, 2003.
- Ordinance #02-0349, approved June 10, 2002, conformed the list of entities represented on the Board of Directors of the Charles Village Benefits District and Management Authority to reflect recent organizational and name changes.
- Ordinance #03-574, approved June 23, 2003, renewed the Charles Village Community Benefits District through June 30, 2006.
- Ordinance #06-012, approved June 14, 2006, renewed the Charles Village Community Benefits District through June 30, 2010.

## ANALYSIS

City Council Bill #10-0477 would authorize the Charles Village Community Benefits District and Management Authority to renew and continue for an additional four years, until June 30, 2014.

The Charles Village Community Benefits District (CVCBD) is a one-hundred block area which receives privately provided supplemental security services, along with promotional services. The CVCBD was authorized by ordinance and established by 67% of voters participating in a community-wide voter referendum in 1994. The goal of the CVCBD is to make neighborhoods safer, stronger and better places to live, work and shop. The CVCBD encompasses several neighborhoods: Charles Village, Abell, Harwood, Old Goucher, and parts of Charles North and Remington.

Property owners in the district pay a tax surcharge of twelve cents per \$100 of assessed value. This money has given the management authority an annual budget of roughly \$780,000 in revenue for the current fiscal year. Included in that figure is a \$63,000 contribution from The Johns Hopkins University.

Over the past four years, since the previous renewal was approved, the CVCBD organization has been basically rebuilt. Their focused mission now contains three core services – sanitation, safety and promoting the District. Highlighting the accomplishments of the past four years are the following:

- *A more focused mission* - In 2007, the CVCBD divested their Housing and Economic Revitalization programs and has since concentrated on delivering supplemental sanitation and safety services.
- *Revised By-Laws* - CVCBD recently revised their bylaws to clarify governance issues.
- *Streamlined and Strengthened Administration* - In 2007 and 2008 administrative staff was reduced in order to invest more funds into core services. Beginning in

2006 their financial accounting system was reorganized making it more transparent and easier to understand. This past year a reserve fund of \$50,000 was established in order to make the organization financially healthier. They expect to grow that fund over time.

- *Core Safety and Sanitation Services* – In the past four year period the permanent sanitation staff was increased from 4.5 to 6.5. Every street is now swept weekly. This coming year they expect to increase this staff to 9. Temporary sanitation staff helps sweep streets and remove fall leaves. The Trash Basket Initiative increased the number of daily serviced baskets from 8 to 75. Since 2008 a service agreement with CSX cleans, weeds and controls growth outside of their fenced line on 26<sup>th</sup> Street, between Howard and Loch Raven. In 2008, a new trash truck was purchased with donations from the Abell Foundation, JHU, Baltimore Community Foundation, Anderson Motors and residents. A Citizens-on-Patrol program was established in 2008 in cooperation with the Northern District Police and the four neighborhood associations. In 2009 a Community Safety Programs Coordinator was hired to develop a community based safety program.
- *Communication and Outreach* – A weekly email Crime Alert reaching 150 recipients was established in 2008. A monthly Crime Report reaching 550 recipients was created in 2009. Two newsletters are mailed out to property owners in Charles Village each year. An updated website and YouTube site continues to inform citizens and provide updates on services, events and meetings.

Based on the refocused mission of the CVCBD – having the three core services of sanitation, safety and promoting the District - staff finds the CVCBD is filling its goals and accomplishing its mission and recommends approval of City Council Bill #10-0477.

The Charles Village Civic Association, Charles Village Community Benefits District, Old Goucher Community Association, Old Goucher Business Partnership, Peabody Heights Resident Homeowners Alliance, Harwood Community Association, Abell Improvement Association, Greater Homewood Community Corporation, Remington Neighborhood Alliance, Better Waverly Community Organization, Waverly Improvement Association, Oakenshawe Improvement Association, Johns Hopkins University, Charles North Community Association, North Charles Village Business Association, North Charles Village PUD DR Committee, Greenway Community Association, Tuscany-Canterbury Neighborhood Association and Barclay Leadership Council have been notified of this bill.



**Thomas J. Stosur**  
**Director**