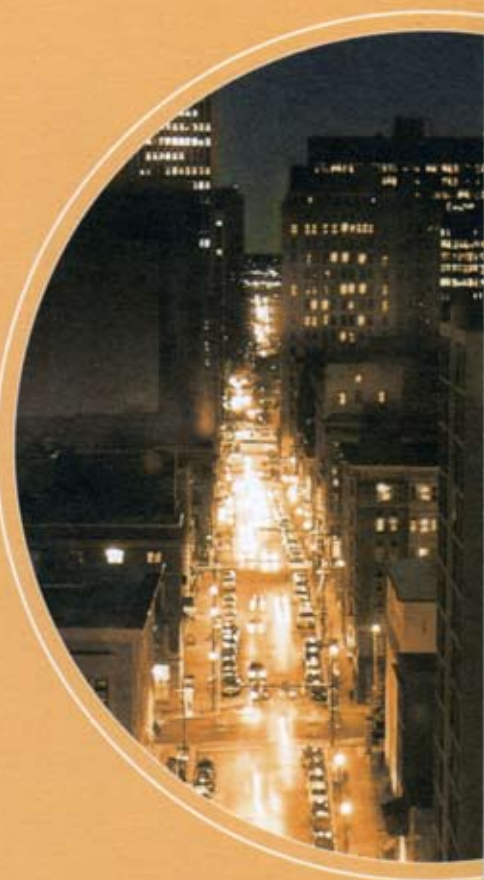


Charles Street
Development Corporation

2008 Progress Report





THE MISSION

The mission of the Charles Street Development Corporation is, through public and private sector efforts, to promote this historic corridor from the Inner Harbor to Johns Hopkins University as the place to shop, work, dine, live and visit in a safe, hospitable, pleasing and culturally rich environment. Guided by a volunteer board of directors, the corporation will encourage vibrant retail and residential development in an environmentally sustainable manner.

GOALS

- Bring about the implementation of targeted, significant private and public capital improvements
- Encourage and support developer interest in the corridor
- Serve as an information exchange for the area's stakeholders
- Advocate for the needs of the corridor



THE CHARLES STREET TROLLEY

Since 2004, CSDC has been studying the feasibility of a trolley line connecting the Inner Harbor with Charles Village. The CSDC leadership and consulting team continue to work with the City of Baltimore, the State of Maryland, major cultural and educational institutions, neighborhoods, and businesses along the corridor to develop a trolley line.

CSDC believes that a trolley would promote sustained and consistent economic growth in the Charles Street corridor, as well as provide convenient transit and improve urban life. A trolley would act as an exciting and efficient connection, linking visitors to the Inner Harbor with many of the cultural and entertainment destinations in the corridor.

www.charlesstreet.org/trolley



ENOCH PRATT FREE LIBRARY

BASILICA OF THE ASSUMPTION

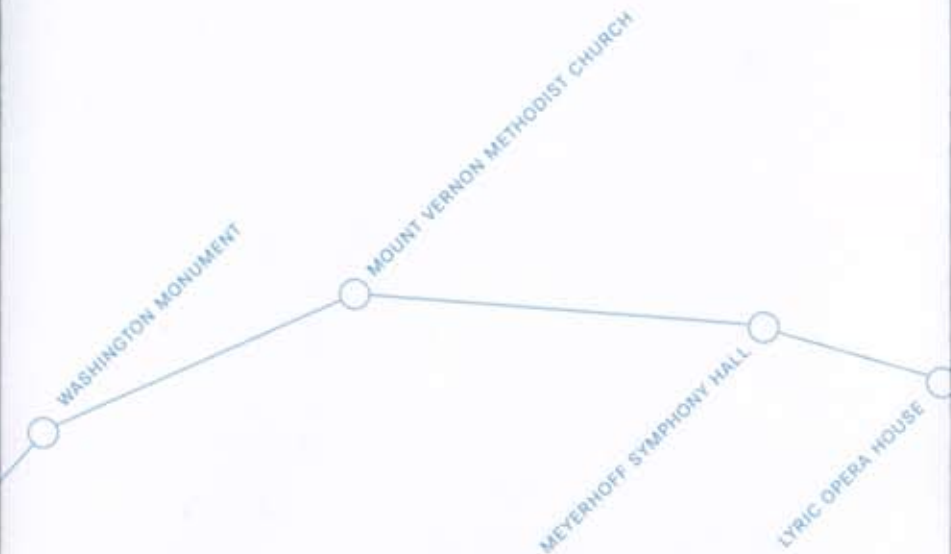
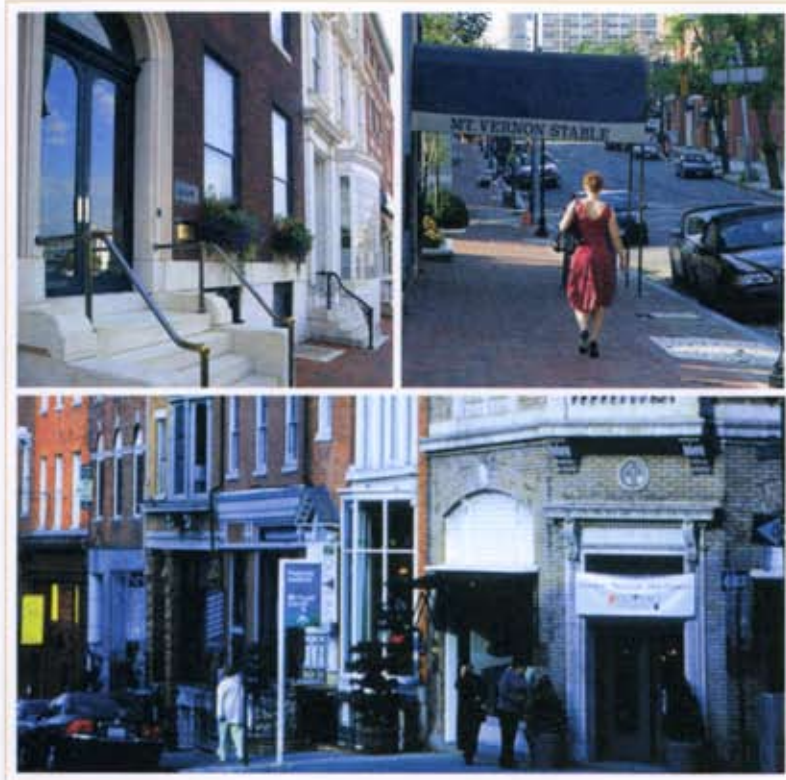
FIRST UNITARIAN CHURCH

PEABODY INSTITUTE

WALTERS ART MUSEUM

STREETSCAPE INITIATIVE

CSDC has advocated for improvements to the streetscape on Charles Street between Madison Street and North Avenue. This \$11 million initiative is currently under construction and due to be completed in 2009. The new design includes brick and concrete pavers, granite curbs, new trees and cobblestone tree wells, benches, trash receptacles, and Victorian-style pedestrian lighting. This phase of the design compliments the streetscape improvements that have occurred south of the Washington Monument.



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Charles Theatre

MIDDLETON EVANS
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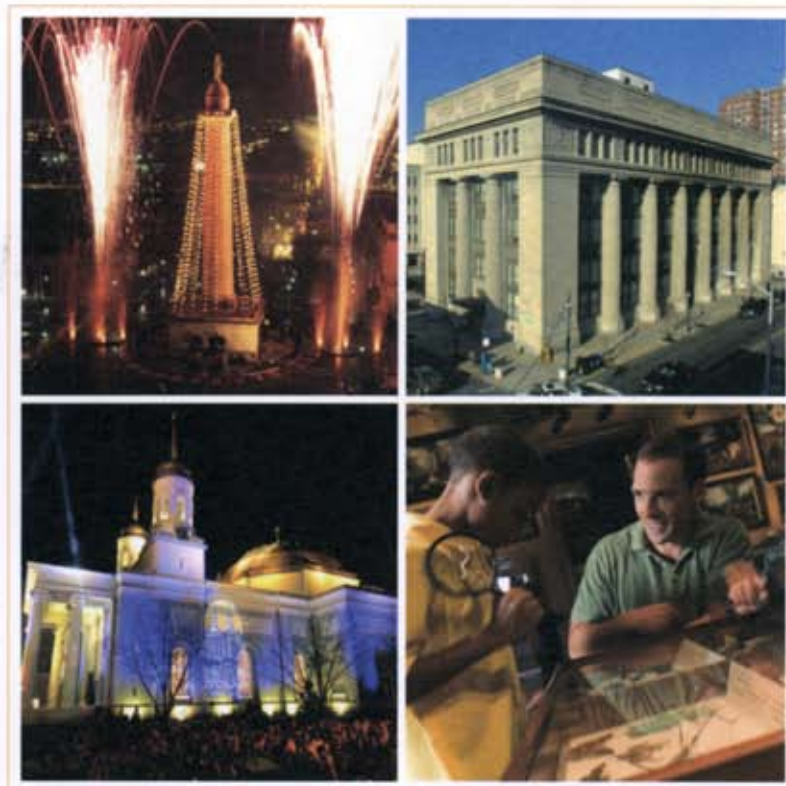
BASILICA HISTORIC TRUST
Basilica at night

CHARLES STREET HISTORY

Baltimore's Charles Street is one of the oldest thoroughfares in North America and has been an important residential and retail center since the mid-nineteenth century.

Charles Street's late-nineteenth and early twentieth century architecture is highlighted by many impressive churches and cathedrals, such as the first Catholic Church in the nation, as well as Baltimore's first Anglican and Unitarian churches. Mount Vernon Square is the site of the nation's first monument to George Washington and houses many of Baltimore's most important cultural institutions, including the Walters Art Museum and the Peabody Conservatory, one of the finest conservatories of music in the world.

Johns Hopkins University's Homewood campus is located further north in the Charles Village Neighborhood next to the Baltimore Museum of Art, whose collections range from American furniture and decorative arts to Impressionism, early 20th century and contemporary art, including the largest collection of Matisse paintings outside of Europe.



MARYLAND INSTITUTE COLLEGE OF ART

UNIVERSITY OF BALTIMORE

PENN STATION

BALTIMORE VITAL STATISTICS

Baltimore City's current population is almost 700,000, with over 2.5 million living within a one-hour drive of the City. The neighborhoods in the Charles Street corridor, including Baltimore's City Center, are home to more than 37,000 residents. Downtown's workforce has reached over 100,000 and the student population at the City's major higher education campuses totals more than 75,000 each year. All of these signs point to the fact that Baltimore is a growing city and Charles Street, the City's premier corridor, is ripe for development.

STATION NORTH ARTS AND ENTERTAINMENT DISTRICT

THE BALTIMORE MUSEUM OF ART

JOHNS HOPKINS