

# **Understanding Ridgely's Delight: Five Paths to Planning Information**

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## **Introduction**

The continued growth of Ridgely's Delight will be determined by its ability to manage change. In order to effectively manage change, Ridgely's Delight must determine what shape it wants to adopt over a period of time.

An effective strategic plan and the process for achieving it will provide Ridgely's Delight with a set of goals and objectives both short and long term, a set of criteria to evaluate proposed changes to the community, and a tool to strengthen Ridgely's Delight's relationship with the outside world.

Creating a strategic plan involves two main activities, learning and visioning. Learning as much as possible about the community helps the community determine a vision for the neighborhood. This document summarizes the elements of the learning phase of the strategic planning process:

- Issues Survey
- Information Gathering Event
- Business Survey
- Physical Survey
- Area Statistics.

Familiarization with this information will prepare retreat participants for a productive, successful day of planning.

## **Issues survey**

### ***Description of Survey***

In January 2004, the strategic planning committee distributed two copies of the survey (see appendix) to every household in Ridgely's Delight. In addition, the committee posted a copy on the neighborhood website and made them available at the February 4 community meeting. Residents were given approximately a month to complete the survey, although surveys were accepted until early March.

The following discussion summarizes the survey results and comments on some interesting findings. The raw results can be found on the Ridgely's Delight webpage, [www.ridgelysdelight.org](http://www.ridgelysdelight.org).

### ***How representative is the issues survey?***

117 people responded to the survey. Assuming that there are 900 residents, two for each of the 450 households, the response rate is approximately 13%. 31% of respondents were renters. The distribution of respondents throughout the neighborhood appears fairly even. 54% of the respondents were from the north side of the neighborhood, 46% from the south. (Count half of Washington Blvd. respondents and half of Fremont St. respondents towards each).

### ***Who lives in Ridgely's Delight?***

One way to answer this question is in terms of the average Ridgely's Delight resident. The average The average respondent:

- is 34 years old
- lives with one other adult
- has no children.
- owns his home
- has lived in Ridgely's Delight for more than three years
- either loves the neighborhood or thinks "it's pretty cool"
- plans on staying in Ridgely's Delight between one and nine more years

Residents work and/or go to school. Most drive and or walk to wherever it is they go.

### ***Board Services***

The board provides many services, two of which were treated in the survey, events and the website. It is important to note the planning committee failed to include a question regarding the newsletter, *Ridgely's Record* – a glaring mistake that will be fixed in future neighborhood surveys.

### ***Events***

The most popular 2003 neighborhood events were the September Baseball Party and the December Holiday Party. Approximately 30% of respondents attended these events and 85% of the attendees reported they "Loved it" for both. The two tot-lot parties and the community meetings were slightly less well attended and most people either "Loved it" or said "It was okay."

Perhaps more importantly, 53% of all respondents did not attend any neighborhood event in 2003.

### ***Website***

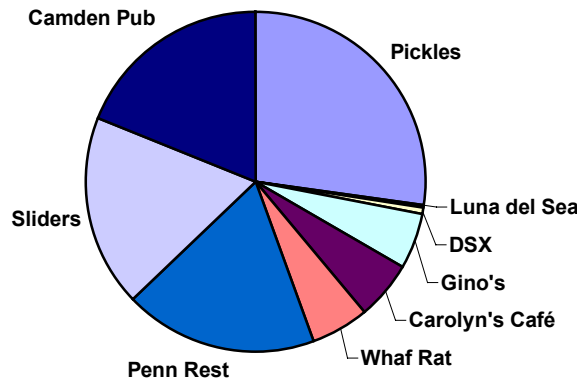
63% of respondents have used the website and 13% use it once a month or more. However, 10% of residents had not yet heard of the website and of the respondents who had heard of it, 26% had never used it.

## ***Near-by Businesses and Services***

The most popular businesses, in terms of visits per month, were the Mobil station and the Ridgely's Mini Mart, 3.25 and 3 visits per month respectively.

On average, respondents dined out in or around Ridgely's Delight six times per month. Of the restaurants and pubs, Pickles is the most popular. Camden Pub, Sliders, and The Penn Restaurant tied as the second most popular dining establishments.

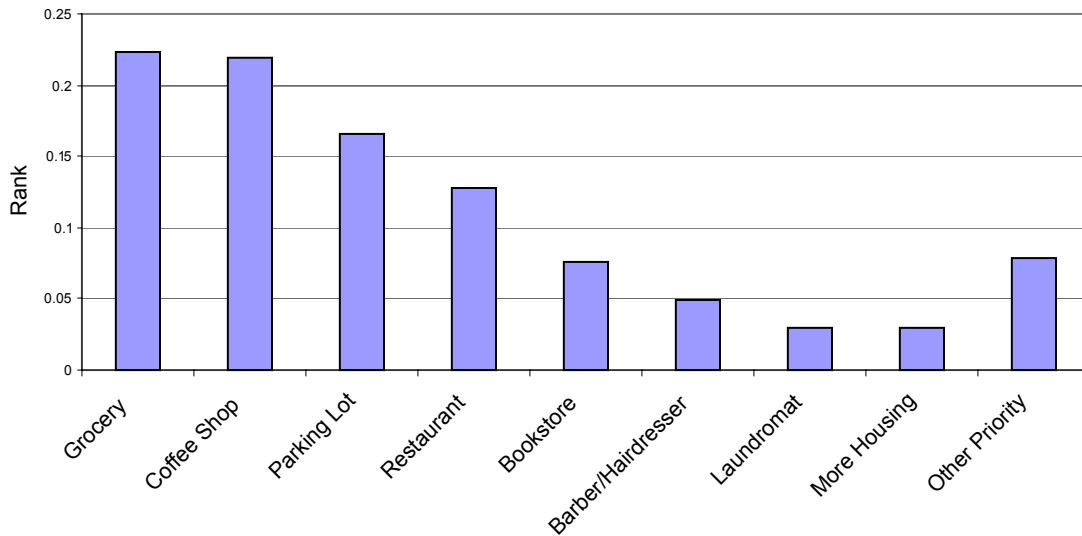
**Restaurants and Pubs: Visits Per Month**



Porters Coffee House, while not heavily visited, had about 5 times more visits than the Daily Grind.

Respondents were also asked to choose the three most needed businesses or services in or around Ridgely's. Note that "most needed," "second most needed" and "third most needed" were not weighted differently. Respondents want a grocery or a coffee shop more than any other business.

### Business and Service Priority



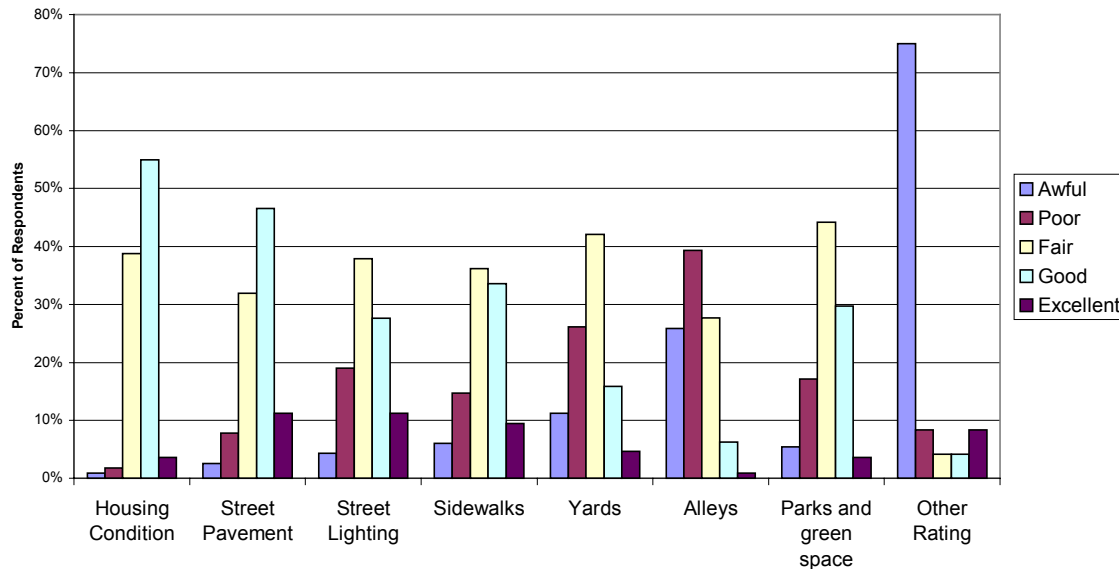
Other ideas suggested by respondents in the “other” slot include:

- Deli
- Video Store
- Drug Store
- Upscale Liquor Store
- No New Businesses
- Bar
- Bagel Shop
- Hardware Store

### ***The Physical State of the Neighborhood***

Respondents assess most of the physical features of the neighborhood as fair or good. However, respondents are particularly concerned about the state of Ridgely’s Delight’s alleyways, with approximately 65% saying the physical state of the alleys is either poor or awful.

## Physical Features



Many respondents reported other write-in entries as being awful. These included:

- Weeds
- Section 8 housing condition<sup>1</sup>
- Absence of Street Sweeper
- Trash
- Parking
- Noise
- Condition of 633 Portland St.
- Careless Dog Owners
- Failing Trees

<sup>1</sup> In 1982, 46 units of low-income housing were developed by Struever Bros, Eccles and Rouse in Ridgely's Delight. The 46 units were located in 6 buildings in the neighborhood. It was a 20-year state funded, project-based development. The subsidy was attached to the building, not the individual tenant. Upon expiration in 2002, the developer did not renew the contract and opted out of the project.

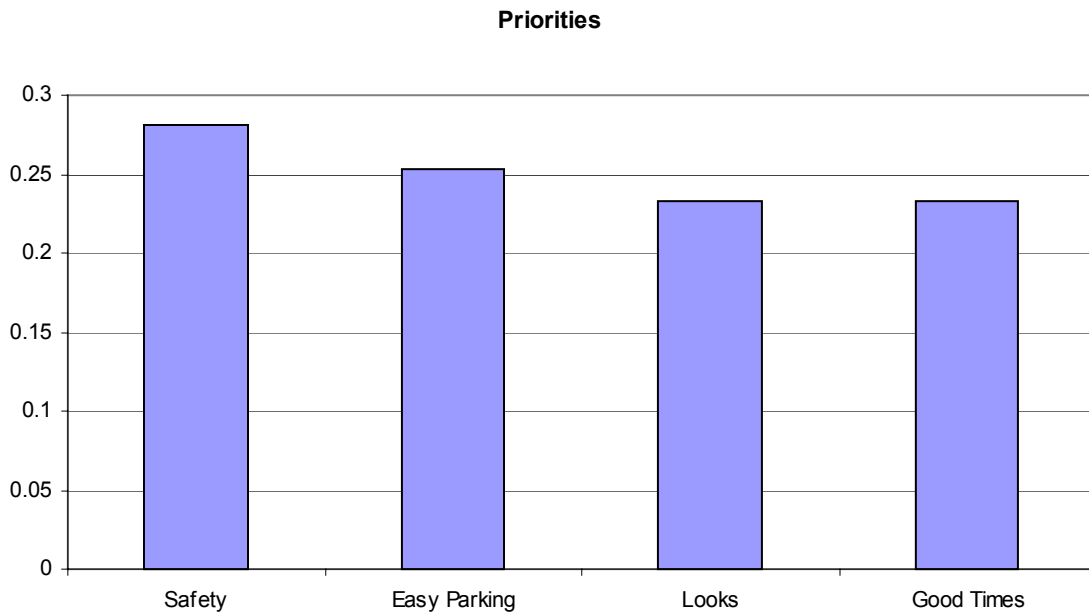
Currently, there are a total of 14 units occupied from 46 units in Ridgely's Delight. The current tenants have been issued vouchers. Bill Struever is working with Betty Jean Murphy of Savannah Properties to take over this project. The plan is to renovate the property for mixed income rental. The empty apartments will be rented to market rate tenants. Our understanding is that the current residents can use their vouchers, as long as they remain good tenants. The apartments available for vouchers will be sprinkled among all six buildings and therefore not concentrated in one location.

## ***Priorities and Issues***

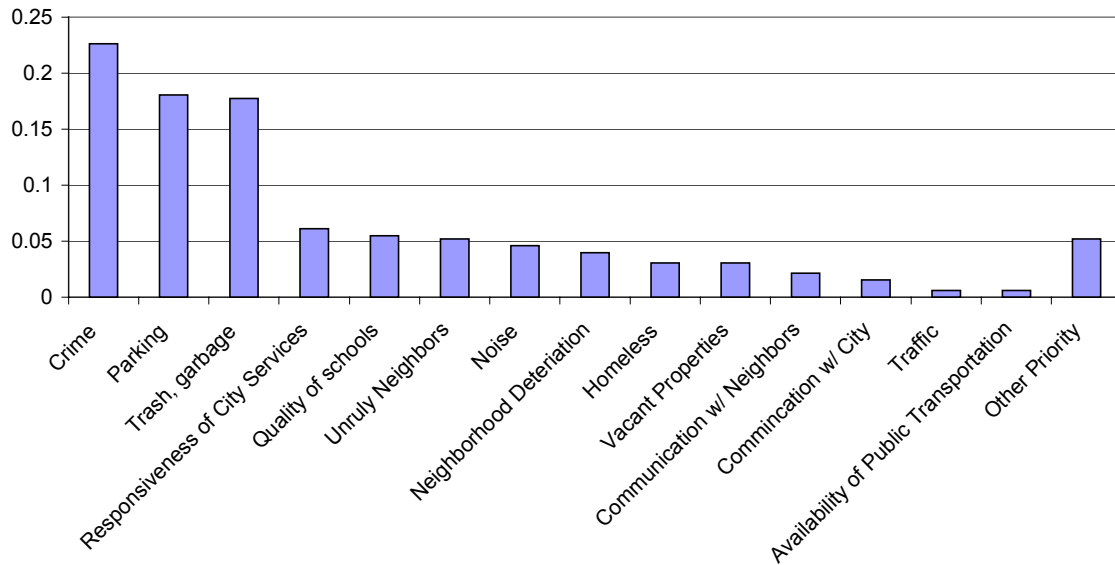
There were two kinds of questions designed to elicit priorities and issues. The first used pairwise relative comparisons, e.g. “Compared to parking how important is safety” to determine overarching priorities. The second used a simple rank ordering, e.g., “What are the three biggest issues.”

The two methods agree in that the greatest priority, safety, is closely related to the biggest issue, crime.

Interestingly, the differences between the four priority categories, safety, easy parking, looks, and good times were very small. This indicates that respondents had difficulty separating and prioritizing the options. Further, this result suggests that the four are closely interrelated.



### Issues

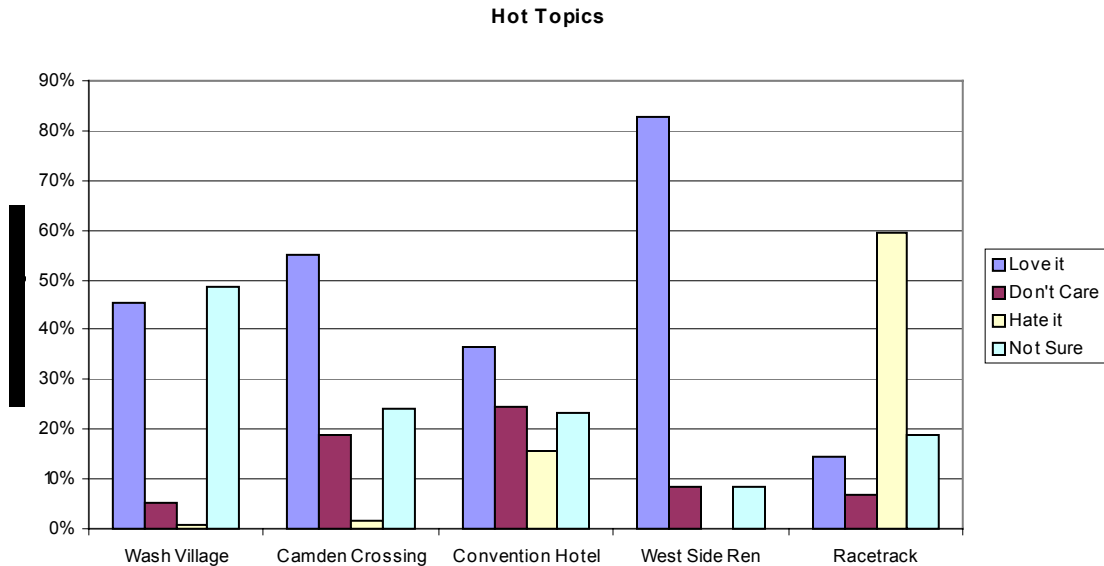


In addition, respondents filled in their own issues:

- Condition of Section 8 housing
- Absence of non-public gathering places
- Speeding on Washington Blvd
- 633 Portland St.
- The need for a fence around Ridgely's Delight
- Insufficient plantings
- Parking too strict
- Car horns
- Restaurants not committed to neighborhood
- Absentee landlords
- Too many transient tenants

### ***Hot Topics Surrounding Ridgely's***

Respondents were clearly happy with the West Side Renaissance, and most were happy with Camden Crossing. Those respondents aware of the changes in Washington Village are happy about the changes, but many respondents said they were "not sure." This could indicate that they are not aware of the changes. Respondents clearly hate the downtown racetrack.



## Information-gathering Event

### *Description of Event*

The strategic planning committee invited the neighborhood to an April 10, 2004 BBQ in the tot lot on the corner of Melvin Drive and Penn St. Like the issues survey, the purpose of the BBQ was to learn from our neighbors, but in a more intimate, personal fashion. We asked participants two related questions:

1. *Where do you think Ridgely's Delight will be in 3 – 5 years?*
2. *Where do you want Ridgely's Delight to be in 3 – 5 years?*

### **Feedback**

**Kerri Uehlein**, Eislen St., A former student in the school of social work, she stayed in Ridgely's Delight after graduating.

"The strength is in the neighborhood's diversity, in terms of color, occupation and age, and I'd like it to stay that way".

**Debra Rhodes**, a 50 year resident of Ridgely's Delight who currently lives on S. Fremont St.

“It’s getting better, the community is getting better. The playground needs to be fixed – I know that. Quiet neighborhood, quiet community.”

“Sticking together is the most important thing, and we already do that – but we want more.”

**Joel Schneider**, an engineer who moved into his S. Paca St. house last year.

“The neighborhood could be more beautiful, more aesthetically appealing. I’d like to see the renovations that have been happening continue. I think that’s really exciting.”

“I feel lucky that such nice people live in my neighborhood. But, there are a lot of people in this neighborhood that don’t show up to any community events.”

**Kelly Zilliox**, 24, a school teacher who has lived in Ridgely’s Delight for a year. She has a house on Washington Blvd under contract.

“Ridgely’s Delight is improving – a lot of people are buying homes here. I see it as a community. Ridgely’s Delight is small enough to have that community and neighborhood feel”.

“The age range of residents is a definite strength”.

“I think it’s important to bring in a lot more people – including renters. A small group can only do so much”.

**Angela Perry (Wells)**, a 43 year resident of Ridgely’s Delight who lives on S. Fremont.

“From the changes I’ve seen, it’s gotten a lot better. It’s more calm now, less crime, and I’ve been more comfortable than ever before. I’d love for it to stay as it is. I’m very contented with the neighbors and I want to be able to stay. I’d love for my daughter to be able to stay.”

**Angelina Mason**, a four year resident of Ridgely’s Delight, rented for one year before buying a house three years ago.

“More and more people are going to be buying here as short term investments, but I’d like to see more people consider Ridgely’s Delight as a permanent place to live – as opposed to a short term place to live up until they have a family. It doesn’t have to be young people with families in their future. You can target people who have already had families or

target singles. But, I would like people with families to stay in Ridgely's, but that's as much a Baltimore issue as it is a Ridgely's Delight issue".

"I would also like to see more communication between the different ends of the neighborhood, north and south".

## **Business Survey**

"The neighborhood is improving." This is the overwhelming response of more than 20 business owners to a survey conducted by the Strategic Planning Committee in March 2004.

### ***Opportunities***

Problems remain, but local businessmen and women have a positive view of Ridgely's Delight as a place to do business. Several respondents noted the strategic location of the community. We are close to highways, rail, the airport and downtown. In addition the community is easy to find and direct clients to.

Another plus is the rise in property values. In addition to attracting more homeowners, it may also draw better landlords as current owners seek to cash out on their investments.

The increasing rate and quality of renovation and development was pointed out as a positive for Ridgely's Delight. One major property was completed last year; Atlas Storage was converted into high-end apartments. Construction has begun on the conversion of the former Lions Club to condominiums. In addition, the Babe Ruth Museum is planning a major renovation this fall, a change that could bring a long-needed meeting room to the community.

### ***Barriers***

Some problems were mentioned in the survey. Primary among these is parking. Most respondents saw the lack of parking as a deterrent to conducting business in this neighborhood. The importance of parking as an issue depended on the type of business being surveyed, but it was mentioned as an issue by almost everyone.

Crime and safety was another barrier to progress noted by most owners, particularly car break-ins and robberies. West of Martin Luther King Blvd., the western border of the neighborhood, is seen as a "high crime area," although this appears to be improving also. The President of Fraternity Federal Savings and Loan, located in the 700 block of Washington Blvd., "is now comfortable enough to put in an ATM" at his location. The number of homeless people walking through the Ridgely's Delight was also seen as a negative.

The appearance of the neighborhood was a negative for one businessman. Cosmetic upgrades of homes and less trash would improve the community. Another respondent mentioned a specific development problem with one property on Portland Street.

### ***Summary***

Although parking and crime are persistent problems, business owners see Ridgely's Delight as a good place to do business. And they see it as a place that is getting better.

## **Physical Survey**

### ***Summary of Urban Renewal Plan and Relevant Zoning Ordinances***

The Mayor and City Council approved *The Urban Renewal Plan: Ridgely's Delight Urban Renewal Project* on March 31, 1975. The renewal plan, in conjunction with the zoning ordinance, details what can and cannot happen in terms of the physical structures in Ridgely's Delight, and in this section we summarize what we feel are the relevant aspects. It is important to note that we are not experts, and this is our understanding of just a few aspects of the renewal plan and the zoning districts. (The zoning ordinances can be found on the city's webpages at <http://www.baltimorecity.gov/government/planning>).

The principal means of physical control is zoning, and other than the non-conforming uses, there are four different kinds of zoning districts in Ridgely's Delight:

- R-9 Residential – Most of our neighborhood is zoned R-9.
- M-2-2 Industrial – This district applies to all the properties facing Pratt St.
- B-2-2 Community Business – This district covers the Mobil Station
- O-R-3 Office Residential – This covers 300 Russell Street

In addition, there are several non-conforming uses in the neighborhood. These allow for uses that predate the renewal plan to continue, and include the following properties:

- 213 Penn Street, Tavern
- 633 Portland Street, Tavern
- 612-616 Washington Boulevard, Equipment Supply Storage
- 625 Washington Boulevard, Foundry, Machine Shop
- 641 Washington Boulevard, Office Supply Storage
- 669 Melvin Drive, Display Studio

Properties that cease to be used in the proscribed way for a period of 12 – 18 months, depending on the class of non-conforming use, will then be forced to comply with the zoning regulations in the district it's located. This is designed to phase out the non-conforming use. As such, many properties on the original list of non-conforming uses are no longer non-conforming. All of the properties listed above are zoned R-9 residential.

The details of R-9 residential districts are numerous and complex. Basically, it allows for the sorts of uses seen throughout the neighborhood (except for the non-conforming ones)<sup>2</sup>. The thing to remember about R-9 zoning is that it forbids commercial use.

### ***Description of Survey***

A subcommittee of the Strategic Planning Committee surveyed all the property in Ridgely's Delight, both private homes and public areas, to determine the needs of the community. This was done to locate problem properties and to see if specific areas of the neighborhood were in need of major physical upgrades.

#### **Public Areas**

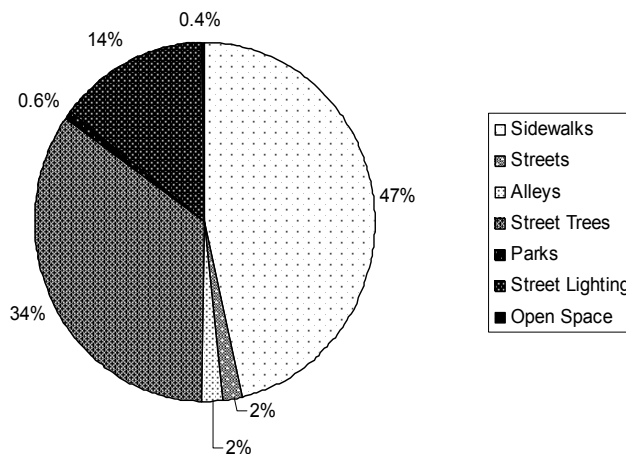
The assessment of public properties involved the documentation of public property that was at the time of the assessment either failing, damaged or absent. The assessment was divided into 9 sections, of which problems associated with sidewalks, streets, alleys, street trees, parks, playgrounds, street lighting, open space and parking were identified and mapped (see appendix for tabular summary).

In total there were 261 problems identified in the public survey, of which the most prevalent items were associated with sidewalks, street trees and street lighting. Problems associated with sidewalks consisted of 46% of all total, problems associated with street trees consisted of 33% of the total and problems associated with street lighting consisted of 14% of the total. The most documented problem was missing tree grates. A total of 71 tree grates were documented missing.

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<sup>2</sup> R-9 Zoning has conditional uses, and this is relevant to the property at 637 Washington Boulevard. The owner intends to convert part of the property to a bed and breakfast, which can be permitted if the planning commission wants to permit it.

### Public Areas: Identified Problems



Numerous deficiencies were noted in the public areas throughout the neighborhood, and no part of the community is without needs. The Strategic Planning Committee will need to prioritize these concerns.

1. Broken, cracked and damaged sidewalks are a major area of concern in Ridgelys' Delight, particularly near trees. Because many of the sidewalks are narrow, this makes walking difficult.
2. Numerous trees are missing or dead.
3. Street repairs are needed on Washington Blvd. and Paca St.
4. More than 20 street lights were out, but this was corrected by the City after the subcommittee reported the problem. Many street light poles were missing plates. Fremont Avenue is too dark and badly needs more lights.
5. Maintenance of the Dover St. Park is a problem.
6. Alley footways are badly in need of maintenance.

### Private Areas

The exterior (front and rear) and grounds of residential and commercial properties were assessed throughout the neighborhood. The assessment of the grounds was divided into 7 sections, of which the condition of the following items were rated excellent, good, fair or poor: 1.) driveway/parking/pad, 2.) walkways, 3.) fences, 4.) patio, 5.) porch cover, 6.) vegetation/grading and 7.) retaining wall. Additional details describing the condition of the grounds were provided for items that were graded as poor.

The assessment of the exterior was divided into 7 sections, of which the material type and the condition of the following items were rated excellent, good, fair or poor: 1.) doors, 2.) windows, 3.) electrical fixtures, 4.) exterior walls, 5.) flashing/trim, 6.) eaves/sofits/facia and 7.) foundation. Additional details describing the condition of the exterior items were provided for items that were graded as poor.

Approximately 75% of the private area physical survey is completed. Once the surveys are completed and the results tabulated, the Strategic Planning Committee intends to provide a general description of the quality of the housing stock of Ridgely's Delight. In particular, we will identify areas within the community that have exceptional esthetic value, document the number and location of homes undergoing rehabilitation, and homes that are non-conforming or need improvements. In addition, by investigating City assessment records the Strategic Planning Committee plans to identify homeowner and rental properties within Ridgely's Delight.

## **Area Statistics**

Ridgely's Delight is a small neighborhood, and as a result, it is difficult to find statistics that apply only to Ridgely's. Nevertheless, the City's Planning Department has disassembled some basic census data and reassembled it into neighborhoods.

The following three graphs show the change in

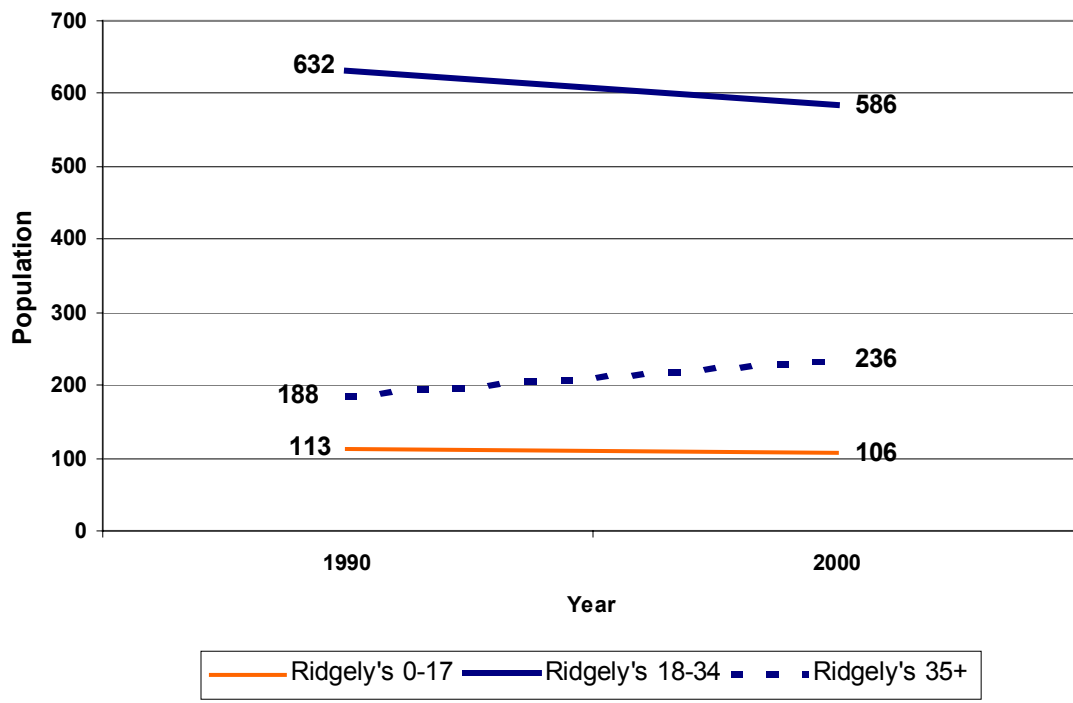
- 1) the ages of Ridgely's Delight residents
- 2) the race of Ridgely's residents
- 3) housing characteristics from 1990 to 2000.

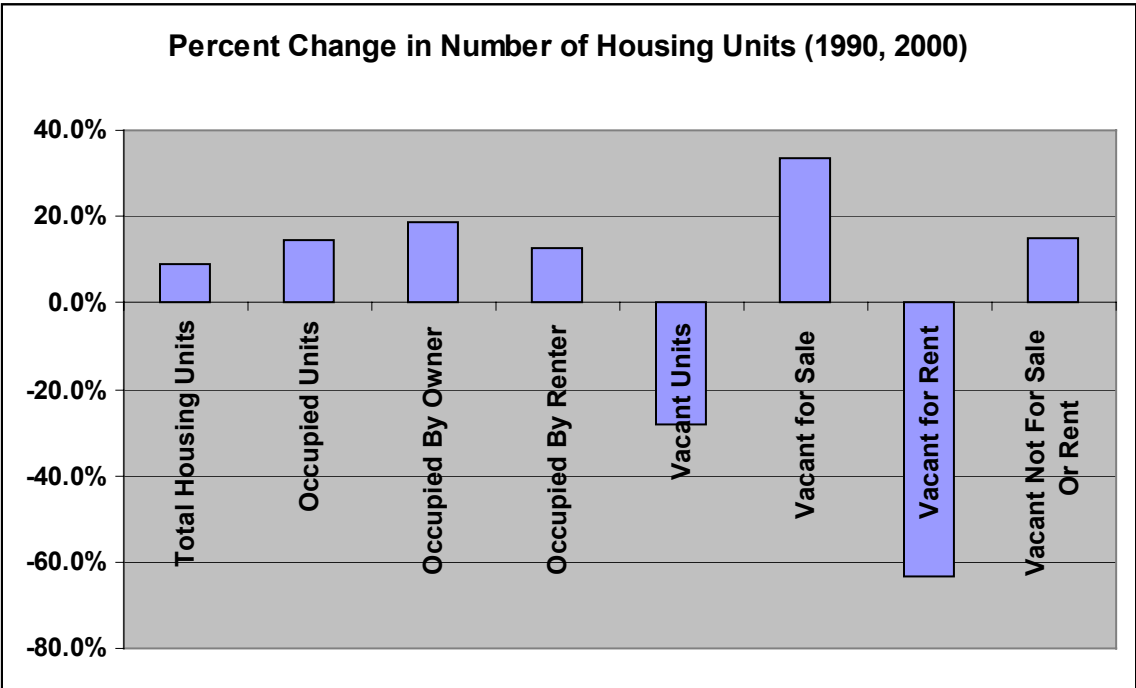
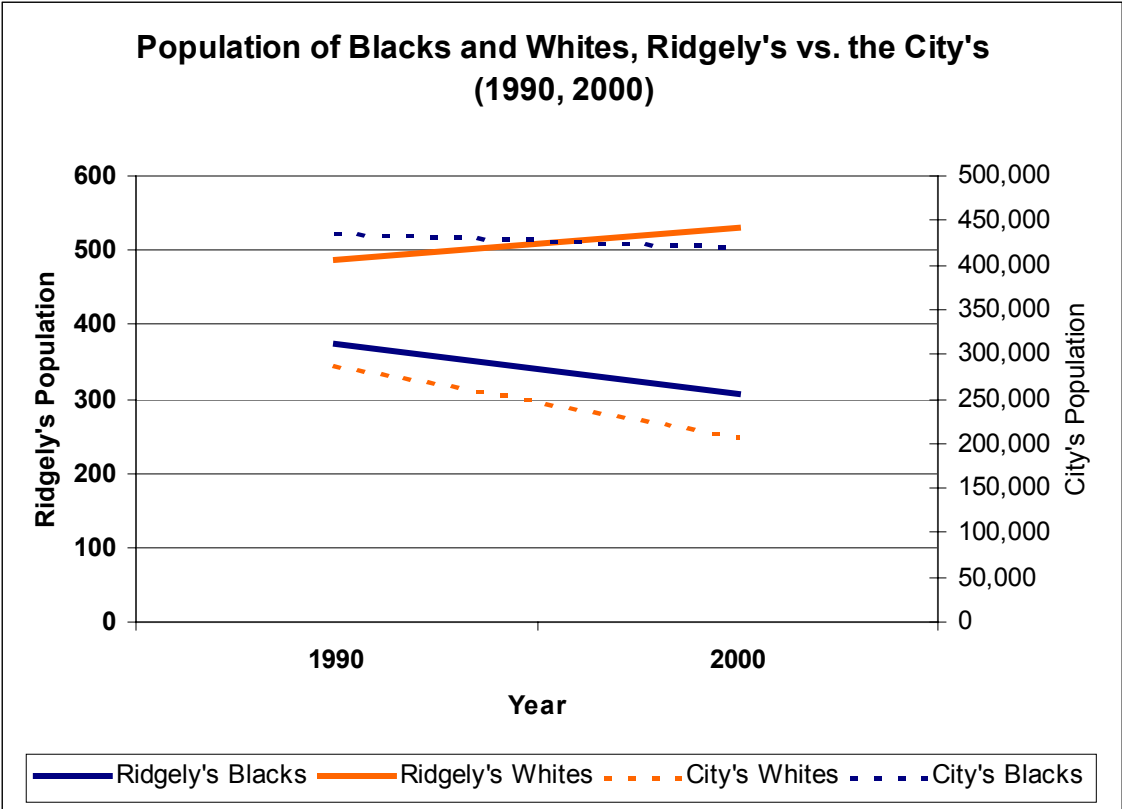
The first and second graphs show that younger people (less than 35 years of age) and black people are leaving Ridgely's Delight; people who are older than 35 and white people are moving into Ridgely's Delight.

The third graph shows a few different things. First, occupancy in Ridgely's Delight has increased – fewer vacancies. Second, since 1990 vacant properties are trending towards being for sale versus being for rent.

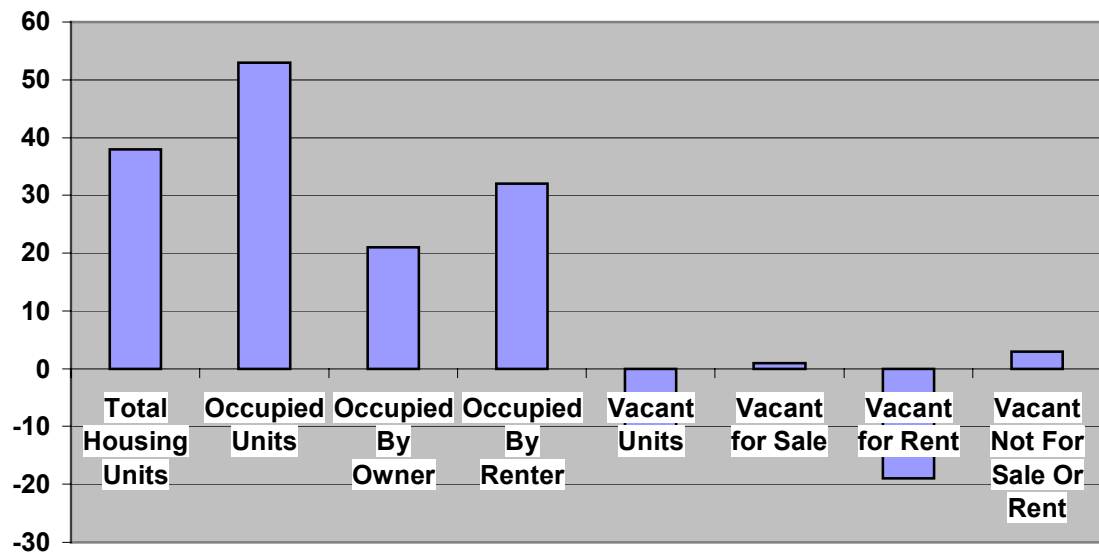
The strategic planning committee acknowledges the fact that we are a long way from the year 2000 but we feel that this information can be used to establish a basic trend.

### Ridgely's Delight Population By Age





**Change in Number of Housing Units (1990, 2000)**



# Ridgely's Delight Neighborhood Survey

*Developing a delightful neighborhood*

## Instructions

Please complete this survey so that the Ridgely's Delight Strategic Planning Committee can develop a plan that best represents those who live here. Skip any question that makes you feel uncomfortable, but please keep in mind that the more you answer the better we will be able to serve you. All responses will be kept confidential.

1. What street do you live on?

2. What is your street number? (Optional)

3. What do you do? Check all that apply.

Work	Go to School	Raise Children	Retired	Other
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. How do you get to wherever it is you go every day? Check all that apply.

Walk	Drive	Bus/Light Rail	Train	Other
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. How long does it take for you to go to work, school or wherever you go most days? In other words, how long is your commute?

Work at home	Less than 10 min	Between 10 and 30 min	More than 30 min
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. What is the greatest acceptable distance that you should have to walk from your parking spot to your home?

A few feet	Less than a block	Less than 2 blocks	Less than 3 blocks	N/A I have offstreet parking
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. How many adults live in your home?

8. What are their ages?

9. How many children live in your home?

10. If children live with you, what are their ages?

11. Do you plan to move when your children are of school age?  Yes or  No  Don't want/have kids

12. How many cars are in your household?

13. Do you  rent or  own your home? (Check one.)

14. How long have you lived in Ridgely's? Check one.

Less than 1 year	Between 1 and 3 years	Between 3 and 9 years	More than 9 years
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

15. How much longer do you plan on staying in Ridgely's?

Less than 1 year	Between 1 and 3 years	Between 3 and 9 years	More than 9 years	Not sure
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

16. Overall, how satisfied are you with the neighborhood?

Very (Love it)	It's pretty cool	Take it or leave	Not a lot	Not at all (Hate it)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

17. How often do you visit the neighborhood website (www.ridgelysdelight.org) for information?

Once a month or more	Every 2-6 months	Less than once/year	Never	What website?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

18. How many times per month do you visit these businesses in and around the neighborhood?

Sliders	<input type="text"/>	Ridgely's Mini-Mart	<input type="text"/>
Pickles	<input type="text"/>	Mobil	<input type="text"/>
Camden Pub	<input type="text"/>	Daily Grind	<input type="text"/>
Gino's	<input type="text"/>	DSX	<input type="text"/>
Carolyn's Cafe	<input type="text"/>	Penn Restaurant	<input type="text"/>
McDonald's	<input type="text"/>	Porters Coffee House	<input type="text"/>
Wharf Rat	<input type="text"/>	Sav-a-Lot	<input type="text"/>
Luna del Sea	<input type="text"/>		

19. In the past year, what neighborhood events have you gone to? And, how satisfied were you with the event?

	I went to event	Loved it	It was OK	It was bad
August Tot-lot Party	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
September Baseball Party	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
October Tot-lot Party	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
December Holiday Party	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community or Board Meeting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

20. What services, stores, or businesses do you feel are missing or need improvement in Ridgely's? Write 1 next to the most needed, 2 next to the second most needed and 3 next to the third most needed.

Grocery	<input type="checkbox"/>	Parking Lot	<input type="checkbox"/>
Restaurant	<input type="checkbox"/>	More Housing	<input type="checkbox"/>
Bookstore	<input type="checkbox"/>	Barber/Hairdresser	<input type="checkbox"/>
Laundromat	<input type="checkbox"/>	Other	<input type="checkbox"/>
Coffee Shop	<input type="checkbox"/>	_____	

21. Compared to having a neighborhood where folks often get together to have a good time, how important is convenient parking?

<b>EASY PARKING</b>	Much more	Some-what more	About the Same	Some-what less	Much Less	<b>GOOD TIMES</b>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

22. Compared to having a neighborhood that looks good, how important is having a neighborhood that is safe?

<b>SAFETY</b>	Much more	Some-what more	About the Same	Some-what less	Much Less	<b>LOOKS</b>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

23. Compared to having a neighborhood that is safe, how important is having a neighborhood with convenient parking?

<b>EASY PARKING</b>	Much more	Some-what more	About the Same	Some-what less	Much Less	<b>SAFETY</b>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

24. Compared to having a neighborhood that is safe, how important is having a neighborhood where folks often get together to have a good time?

<b>GOOD TIMES</b>	Much more	Some-what more	About the Same	Some-what less	Much Less	<b>SAFETY</b>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

25. Compared to having a neighborhood that looks good, how important is having a neighborhood where neighbors often get together to have a good time?

<b>GOOD TIMES</b>	Much more	Some-what more	About the Same	Some-what less	Much Less	<b>LOOKS</b>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

26. Compared to having a neighborhood that looks good, how important is having a neighborhood with convenient parking?

<b>EASY PARKING</b>	Much more	Some-what more	About the Same	Some-what less	Much Less	<b>LOOKS</b>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

27. How would you rate the following features of Ridgely's?

Excellent = 5, Good = 4, Fair = 3, Poor = 2, Awful = 1

Housing Condition	<input type="checkbox"/>
Street Pavement	<input type="checkbox"/>
Street Lighting	<input type="checkbox"/>
Sidewalks	<input type="checkbox"/>
Yards	<input type="checkbox"/>
Alleys	<input type="checkbox"/>
Parks and green space	<input type="checkbox"/>
Other _____	<input type="checkbox"/>

28. What are the 3 biggest issues in or around the neighborhood? Write 1 next to the biggest problem, 2 next to the second biggest problem, and 3 next to the third biggest problem. (Continued next column).

Traffic	<input type="checkbox"/>
Trash, garbage, and dog poop	<input type="checkbox"/>
Parking	<input type="checkbox"/>
Quality of schools	<input type="checkbox"/>
Availability of public transportation	<input type="checkbox"/>
Noise (Stadiums, trucks, trains, etc.)	<input type="checkbox"/>
Crime	<input type="checkbox"/>
Unruly neighbors	<input type="checkbox"/>
Homeless	<input type="checkbox"/>
Neighborhood Deterioration	<input type="checkbox"/>
Lack of communication with neighbors	<input type="checkbox"/>
Vacant Properties	<input type="checkbox"/>
Responsiveness of City services	<input type="checkbox"/>
Lack of communication with city government	<input type="checkbox"/>
Other _____	<input type="checkbox"/>

29. I would like to see the following 3 improvements in Ridgely's. Write 1 next to the most desired, 2 next to the next most desired, and 3 next to the third most desired.

Clean up yards, streets, alleys, and areas in front of homes	<input type="checkbox"/>
Upgrade neighborhood housing (maintenance and renovation)	<input type="checkbox"/>
Add and improve street lighting	<input type="checkbox"/>
Restrict on-street parking (fewer permits per household)	<input type="checkbox"/>
Improve street pavement condition	<input type="checkbox"/>
Improve and maintain sidewalks	<input type="checkbox"/>
Replace dying trees with healthy ones	<input type="checkbox"/>
Improve parks and green space	<input type="checkbox"/>
Add recreational facilities	<input type="checkbox"/>
Other _____	<input type="checkbox"/>

30. How do you feel about the following proposed project or legislation?

	Love it	Don't Care	Hate it	Not Sure
Washington Village Main Street Program	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Camden Crossing – new garage townhomes along Scott Street	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convention Hotel across from Camden Yards in the parking lots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
West Side Renaissance – new shops, homes, and services on and around Howard St.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Racetrack/Slots in Camden Industrial Park south of Ridgely's	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Thanks for your time!

## Public Areas Identified Problems & Number of Occurrences

Code	Description	Quantity
<b>Sidewalks</b>		
A-1	Common cracks	12
A-2	Major cracks	14
A-3	Surface raised/settled	20
A-4	Eroded	9
A-6	Poor drainage	3
A-7	Over grown	14
A-8	Root intrusion	19
A-9	Deterioration	5
A-10	Private/public conflict	15
A-11	Potential utility complications	6
A-12	Electric pole placement conflict	4
Total		121
Percent of total		46%
<b>Streets</b>		
B-1	Common cracks	2
B-2	Major cracks	2
B-3	Surface raised/settled	1
B-9	Deterioration	1
Total		6
Percent of total		2%
<b>Alleys</b>		
C-4	Common cracks	1
C-7	Over grown	5
Total		6
Percent of total		2%
<b>Street Trees</b>		
D-1	Broken tree grate	5
D-2	Missing tree grate (1)	4
D-3	Missing tree grate (2)	71
D-6	Root exposure	2
D-7	Dead tree	1
D-9	Aged tree	2
D-10	Branch/utility conflict	3
Total		88
Percent of total		34%
<b>Parks</b>		
E-9	Maintenance-terrain	1
E-10	Lacking signage	1
Total		2
Percent of total		0.6%
<b>Street Lighting</b>		
H-1	Chipped street light pole	1
H-4	Missing street light	2
H-6	Missing door	9
H-8	Inconsistency of pole design	1
H-10	Street light malfunction	23
Total		37
Percent of total		14%
<b>Open Space</b>		

I-3	Maintenance-grass	1
Total		1
Percent of total		0.4%