**OCDC**
OCEAN CITY DEVELOPMENT CORPORATION

# SPOTLIGHT

THE NEWSLETTER OF
THE OCEAN CITY DEVELOPMENT CORPORATION,
A NOT FOR PROFIT ORGANIZATION.

## New Developments IN DOWNTOWN

Over the past year there have been several new developments in the downtown area. Such new development increases the tax base for the Town of Ocean City, Worcester County, and State of Maryland.

Four of these projects are highlighted below:

### HOTEL MONTE CARLO SUITES
The DiFilippo family constructed a seven unit hotel, at 1107 Baltimore Ave., that was ready for the 2009 summer season.

### DOUGH ROLLER RESTAURANT
After a fire destroyed this popular eatery in 2008, the Gibbs Family built a new and larger restaurant. Located at S. Division St. and Boardwalk, this restaurant opened in April 2009.

*Dough Roller Restaurant*

### AMERICANA SUITES
This 16 unit rental suites with employee housing opened in 2009. It is located at Philadelphia Avenue and 10th Street.
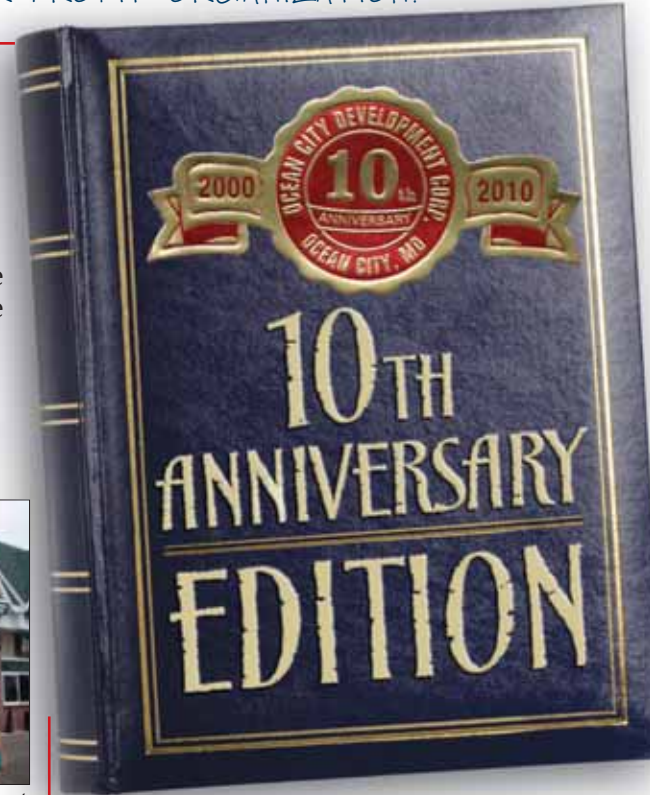
### SLEEP INN SUITES & HOTEL
This 84 unit hotel is located at Baltimore Avenue and 1st Street. This new hotel opened during the summer 2009 season. The first floor is to contain an eatery.

*Sleep Inn Suites & Hotel*

## STATE OF MARYLAND PROVIDES FUNDING AWARD FOR OCDC PROJECT

The OCDC has received a funding award of $50,000 from the Maryland Department of Housing & Community Development. This award, from the State's Community Legacy Program will be used to continue the success of the OCDC Façade Program.

**10TH ANNIVERSARY EDITION**

2000
10th ANNIVERSARY
2010
OCEAN CITY DEVELOPMENT CORP.
OCEAN CITY, MD

## 2000-2010 RETROSPECTIVE

## MDDA AWARDS

In December 2009 the Maryland Downtown Development Association presented three awards to projects in Downtown Ocean City:

**TARRY-A-WHILE GUEST HOUSE** –
1st place award in
"Bricks and Mortar" category

**SUNSET PARK** –
1st place award in
"Streetscapes" category

**OCDC VIDEO** –
Honorable mention in "Promotions and Marketing" category

**OCDC**

# STATEMENT FROM THE OCDC
## President

GREETINGS,

WE APPRECIATE YOU FOR TAKING TIME TO READ THIS YEAR'S NEWSLETTER.

THIS YEAR THE OCDC IS CELEBRATING ITS TENTH YEAR ANNIVERSARY AND IS PROUD TO HIGHLIGHT NOT ONLY ITS PROJECTS OVER THE PAST YEAR, BUT OVER THE PAST TEN YEARS. OUR SCOPE OF PROJECTS AND PROGRAMS IS DIVERSE; RANGING FROM NEW CONSTRUCTION TO RENOVATION TO PUBLIC ART. BUT EACH IS CRITICAL TO MAKING DOWNTOWN OCEAN CITY AN INTERESTING AND EXCITING PLACE FOR PEOPLE TO LIVE, WORK, AND ENJOY.

THE OCDC IS WELL AWARE OF THE TRYING ECONOMIC CIRCUMSTANCES THAT WE ALL FACE, YET WE HAVE NEVER BEEN BUSIER. IT IS OUR PLAN TO WORK THROUGH THESE TIMES. WE SEE OPPORTUNITY IN THE CURRENT FINANCIAL CLIMATE. WITH YOUR HELP AND CONTINUED SUPPORT THE OCDC WILL CONTINUE TO BE A VIABLE PLAYER IN OCEAN CITY'S FUTURE.

GREG SHOCKLEY
OCDC PRESIDENT

## YES WE'RE OPEN

## INTERESTED IN OPENING A BUSINESS IN Downtown?

If you are interested in a new business venture in downtown Ocean City, contact the OCDC for assistance with locations and availability.

# Façade IMPROVEMENT PROGRAM

During 2009 the OCDC completed 18 façade projects in downtown Ocean City. There are currently 13 projects underway at the present time. This is the most façade program activity the OCDC has seen and is a good indicator for the need of this program.

*Top Photo*
**ENGLISH CONDOMINIUMS**
808 St. Louis Avenue

*Center Photo*
**THE ADMIRAL**
Baltimore Ave. & 9th Street

*Bottom Photo*
**TONY'S PIZZA**
Philadelphia Ave. and 15th Street

# SUNSET PARK Special EVENTS

During the summer of 2009, the OCDC partnered with other area nonprofit organizations to provide six concerts at Sunset Park in downtown Ocean City. For 2010 the OCDC is planning to continue these special events in addition to the two other events to be run by the Town of Ocean City, called Sunset Party Nights. Such events will occur on Tuesday evenings during July and August from 7:00 pm to 9:00 pm. The OC Recreation Boosters will sell beer and wine as a fundraiser during these eight music events.

*Sunset Park looking West*

# OCDC 2009 ANNUAL *Awards*

At its May 2009 Annual Meeting, the Ocean City Development Corporation provided several awards for actions promoting and enhancing the downtown area of Ocean City:

## FAÇADE PROJECTS:

**107 12TH STREET** and **10 11TH STREET** - Yoli Fiore
**901 BALTIMORE AVENUE** and **102 9TH STREET**
- Candy Kitchen Shoppes

## NEW DEVELOPMENT PROJECTS:

**THE CORK BAR BUILDING** at 3 Wicomico Street
-The Dolle Family
**DOUGH ROLLER RESTAURANT** at Boardwalk & S. Division Street
- The Gibbs Family

## PROFESSIONAL ASSISTANCE:

**BLAINE SMITH**, Zoning Administrator, Town of Ocean City

# OCDC/ART DAVIS MEMORIAL GOLF TOURNAMENT

In October 2009 the OCDC held its 9th Annual Golf Tournament to raise funds for its downtown redevelopment program. Sysco Eastern Maryland, LLC. was this year's sponsor for our golf tournament. This year was the OCDC's best golf tournament fundraising event.



*Igor Conev, Mann Properties; Jim Guinan III & Mike Reynolds of Northern Waterproofing & Restoration; and Kirk Parsons of Engineering & Technical Consultants*

# OCDC PUBLIC *Art*

The Art League of Ocean City painted two additional utility boxes along Philadelphia Avenue in downtown Ocean City. To date volunteers from the Art League have completed twelve utility boxes.
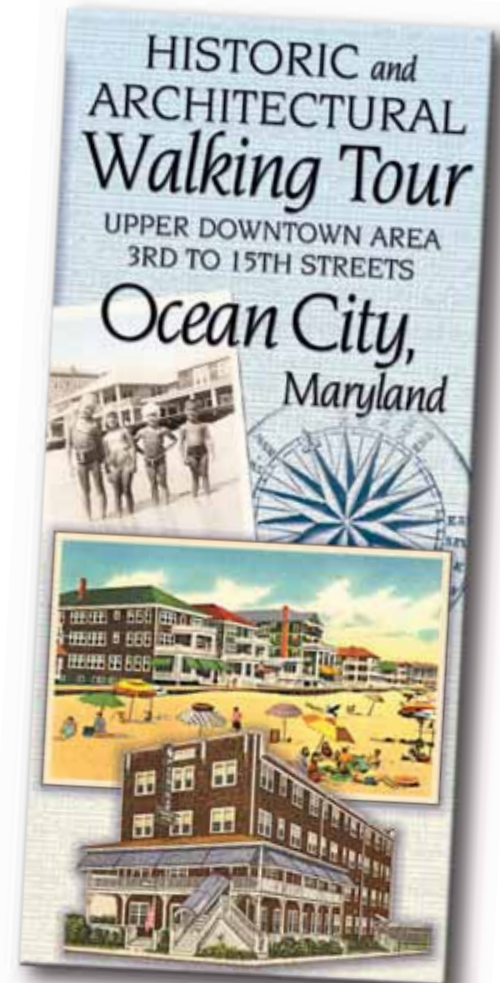
The OCDC commissioned the renovation of the original wall murals on Dorchester Street. The original mural depicting "Old Ocean City" paintings was installed in 2004. The OCDC continues to clean and clear coat its murals and utility boxes each year.



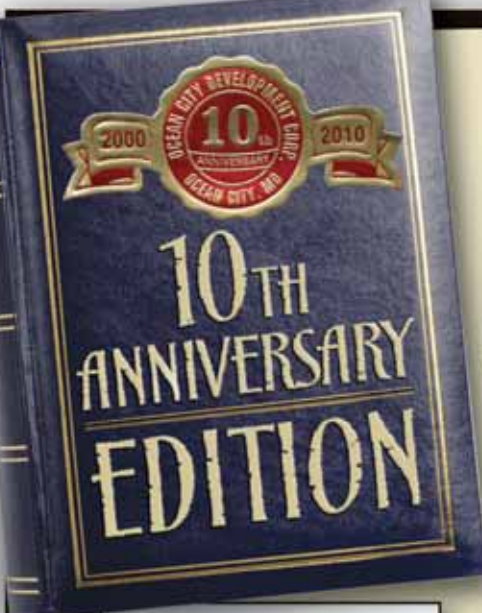*Philadelphia Avenue & S. Division Street*

# DOWNTOWN WALKING TOUR
## offered to local groups

The OCDC offers free walking tours to local civic organizations and homeowner associations in Ocean City. This is a great way to see and hear firsthand about the history of downtown Ocean City as well as the revitalization projects underway. For additional information about these free walking tours contact the OCDC office at (410) 289-7739.



HISTORIC and ARCHITECTURAL Walking Tour UPPER DOWNTOWN AREA 3RD TO 15TH STREETS Ocean City, Maryland

**The OCDC in partnership with the Downtown Association completed a new walking tour brochure of the upper downtown area of Ocean City between 3rd and 17th Streets.**

**These new brochures are available to the public by contacting the OCDC or Downtown Association as well as other locations in the downtown area.**

**10TH ANNIVERSARY EDITION**
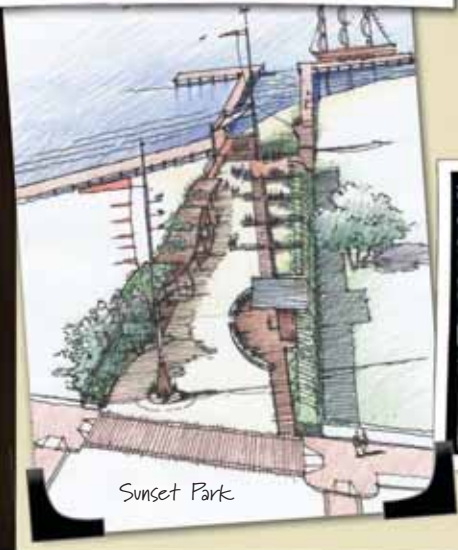


# OCDC
OCEAN CITY DEVELOPMENT CORPORATION

## Land Acquisition

The OCDC and Town of Ocean City have purchased two downtown properties with the intent of redeveloping these properties in the future. They are:

**111 DORCHESTER STREET**

**110 SOMERSET STREET**

# Capital Projects

### TARRY-A-WHILE GUEST HOUSE -
This 1897 structure was destined for demolition to make room for a new construction project. The OCDC and Town of Ocean City moved this three story structure to its new location at 108 Dorchester Street. It was fully renovated and now serves as the OCDC office and provides employee housing.

### STREETSCAPE OF SOUTH 1ST STREET -
Completed in 2006 this project created an attractive pedestrian way between the Boardwalk and Baltimore Avenue. This brick paver walkway removed the vehicular traffic from the street increasing the safety for pedestrians walking between the Trimper Amusement ride areas. Public art is also imbedded on this street.

### SOMERSET PLAZA – Completed in 2002 this
project transformed a dead end street abutting the Boardwalk into a semi-pedestrian way, which provides a direct linkage to the Boardwalk and inner blocks of downtown Ocean City. Besides the attractive look with its brickpavers and tree canopy, the plaza allows space for special events and uses in the public right of way.

### SUNSET PARK – Opened for the 2007 summer
season, this linear park is Ocean City's newest public park and is located on the Bay along South Division Street. Since completion, the Town of Ocean City and OCDC have partnered to provide various music events at this beautiful location.

### DOWNTOWN ENTRANCEWAY SIGN -
Using a Community Legacy Program grant, the OCDC installed this new welcome sign to downtown Ocean City. The sign is located at the foot of the Route 50 bridge on City owned property.


Tarry-A-While Guest House


S. 1st St. Before


South 1st Street


Special Events on Somerset Plaza


Somerset Plaza


Sunset Park Before


Sunset Park


Welcome to Downtown Ocean City


Sunset Park


Sunset Park


Sunset Park

## Property Values

During this first decade of the new century,
substantial redevelopment in the downtown area produced
significant tax revenues for the City, County and State of Maryland.
Between 2000 and 2008,
taxable values of total downtown properties
(between the Inlet and 4th Street)
increased 299%.



*Before*

*8 Somerset Street*

*After*

## Façade Improvement Program

Since 2002, the OCDC has received several funding awards from the
Maryland Department of Housing and Community Development to implement
its façade program. This program consists of providing matching funds to assist
businesses and property owners to renovate the exterior of buildings.
To date, this OCDC program has been used to renovate 75 buildings in
downtown Ocean City. Seven other buildings are presently being renovated.
Over $3.1 million of private investment has been spent in these older buildings.
Many of these "before and after" photos of completed
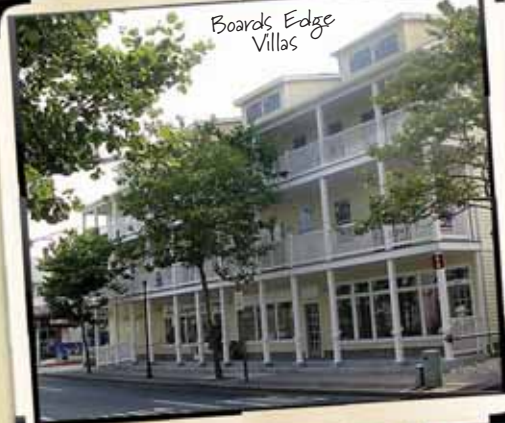facade projects can be viewed at www.ocdc.org



*108 5th Street*

*Before*

*After*

## New Developments



*Boards Edge Villas*



*Belmont Towers*



*Cork Bar Building*



*Dough Roller Restaurant / Breakers Hotel*



*Dumser's Dairyland Building*

## Plaque Program

*Ocean City Landmarks*
**The Taylor House**
*106 S. Baltimore Avenue*
*1905*

Bronze plaques have been installed on twenty various buildings, in downtown, to recognize their historic significance. Fifty more plaques are proposed for buildings in the upper downtown area.

# OCDC Employee Housing

The OCDC completed its third season of managing housing for the Ocean City Beach Patrol employees. In 2007, the Tarry-A-While Guest House at 108 Dorchester Street was opened after extensive renovations. This facility provides thirteen beds for the OCBP employees. For the past two years, the OCDC has managed the Somerset Street building. This house provides decent and affordable housing to ten other OCBP employees. Overall, the OCDC provides and manages housing for over ten percent of total Beach Patrol employees.

# Public Art Projects:

WHITE MARLIN SCULPTURE & WATER FEATURE
Entry Park

EAGLE SCULPTURE (SPILLIN' THE WIND)
at 142nd Street

"THE EDUCATOR" BRONZE SCULPTURE
at Ocean City Library at 100 Street

SEAHAWK SCULPTURE
at Philadelphia Avenue and 4th Street

PAINTING OF 18 UTILITY BOXES

PAVER ART
on west side of Philadelphia Avenue and South 1st Street between Boardwalk and Baltimore Avenue

DORCHESTER STREET WALL MURALS

ENLARGED "OLD OCEAN CITY" POSTCARDS
on Caroline Street

# OCDC Funding Sources

TOWN OF OCEAN CITY • WORCESTER COUNTY
GRANTS • DUES • CONTRIBUTIONS

GOLF TOURNAMENTS
to date the OCDC raised over $120,000 from these nine events

*Golf Tournament Sponsors*

PUBLIC ART FUNDRAISERS
OCDC public art is provided by private contributions

INLET PARKING LOT FUND
a special fund established by the Town of Ocean City that reserves funds generated by the Inlet Parking Lot for revitalization efforts.

# Marketing

OCDC VIDEO
The OCDC, in conjunction with Comcast Spotlight, completed a short promotional video highlighting its successes and projects since its commencement in 2000. The video can be viewed at www.ocdc.org.

NEWSLETTERS
OCDC provides an insert of its newsletters into the Ocean City Spring newsletter which is distributed to all property owners in Ocean City.

WALKING TOURS
to homeowner, business and civil associations

## Awards

Besides the three MDDA awards received by the OCDC in 2009,
the OCDC also received the following
two MDDA awards and one DHCD award in 2006:

"Streetscapes" Category –
**SOUTH 1ST STREET STREETSCAPE**

"Planning & Economic Development" Category –
**UPPER DOWNTOWN DESIGN STANDARDS**

Commitment to Excellence Award (DHCD)
"Community Building" Category -
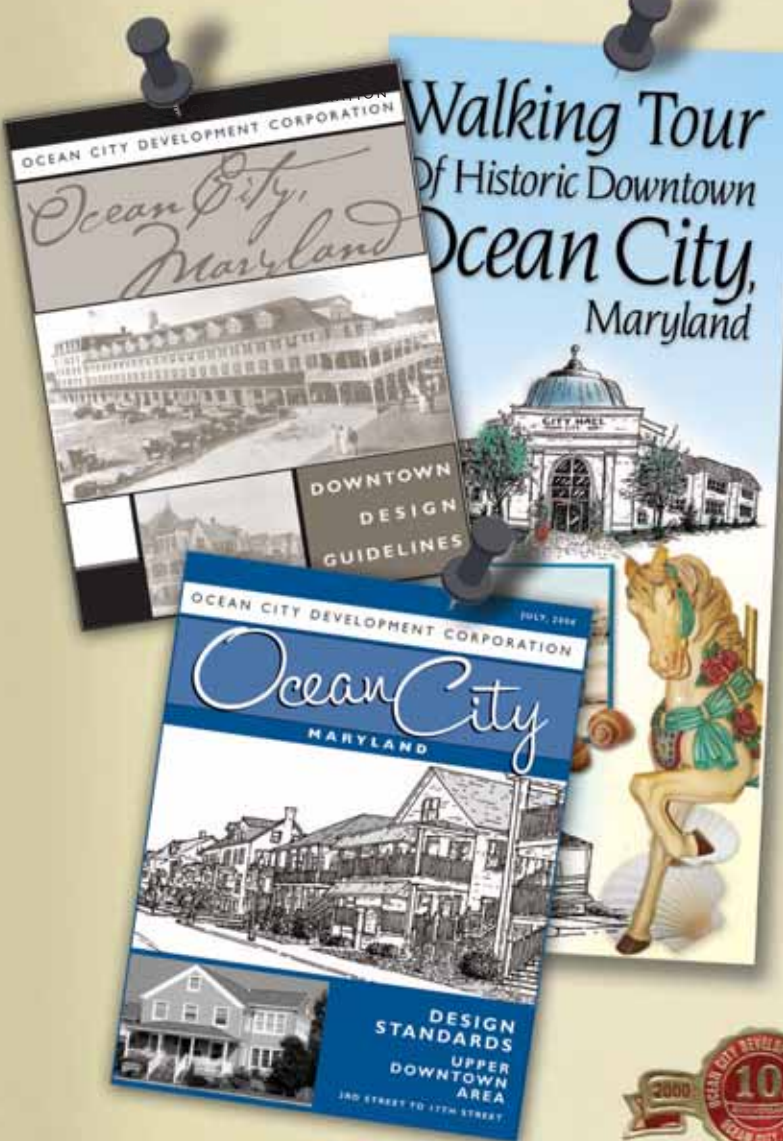**OCDC FAÇADE IMPROVEMENT PROGRAM**

## Plans & Brochures:

**DOWNTOWN DESIGN MANUAL**
**UPPER DOWNTOWN DESIGN MANUAL**
**DOWNTOWN WALKING TOUR BROCHURE**
**UPPER DOWNTOWN WALKING TOUR BROCHURE**
**COMMUNITY LEGACY PLAN**

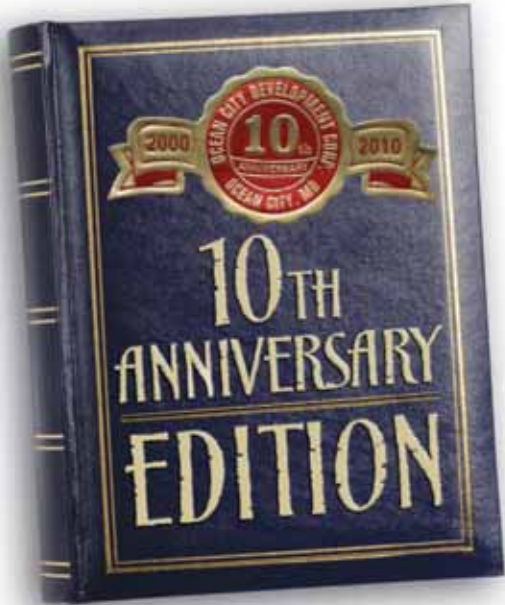## OCDC Award Winners

**2001 DOWNTOWN DESIGN COMMITTEE**
for the Downtown Design Manual (Inlet to 3rd St.)

**2002 DON TIMMONS**
for the construction of the Dumser's Dairyland
building on Philadelphia Avenue

**2003 EARL CANTINE**
for his volunteer work on Somerset Plaza

**2004 JESSE HOUSTON**
Director of City Planning &
Community Development Department,
for his ongoing efforts assisting the OCDC

**2005 KATE BUNTING FAMILY PARTNERSHIP & BO RUGGERIO**
for new construction of Belmont Towers mixed-use
project at Boardwalk and Dorchester Street

**2006 GIBBS FAMILY**
for construction of Dough Roller Restaurant/
Breakers Hotel at Boardwalk and 3rd Street

**MARK ELLIOTT**
for construction of Elliott's On The Avenue building
and façade project at Elliott's Hardware store

**ART DAVIS**
for Lifetime professional assistance
to downtown and OCDC Board member

**2007 PINNACLE DESIGN**
for construction of Board's Edge Villas on Baltimore Ave.

**TERRY MCGEAN,**
City Engineer, for professional assistance

**2008 EUNICE SORIN**
for generous donation to public art program
at Ocean City Library

**RICHARD MALONE,**
City Public Works Department, for professional assistance
in moving and renovating the Tarry-A-While Guest House

**L.A. SAWYER**
for construction of the Isabella townhouse project on 1st St.

**WRIGHT FAMILY**
for construction of residential building at 110 Wilmington Lane

**2009 FIORE ENTERPRISES, INC.**
for façade projects

**CANDY KITCHEN SHOPPES**
for façade projects

**DOLLE FAMILY**
for the construction of the Cork Bar Building on Wicomico St.

**GIBBS FAMILY**
for the construction of the Dough Roller Restaurant
at Boardwalk and South Division Street

**BLAINE SMITH,**
City Zoning Administrator, for professional assistance

## SPOTLIGHT



10TH ANNIVERSARY EDITION

# THE OCDC

108 Dorchester Street, Ocean City, Maryland 21842

## 410-289-7739 • www.ocdc.org

The Ocean City Development Corporation is a nonprofit organization that was formed in 2000 and charged with revitalizing downtown Ocean City. The Town of Ocean City, Worcester County Commissioners, private contributions, membership dues, grants, and fundraisers fund the OCDC. The OCDC's fifteen member Board of Directors is elected by its membership, and is comprised of business owners, residents, and property owners of the downtown area and surrounding areas. The OCDC employs a full time executive director and a part time administrative assistant. The OCDC also has 10 committees comprised of members who provide countless hours of volunteer hours and remain the core of the OCDC organization.

# OCDC OFFICERS

**Greg Shockley,** President

**Bob Givarz,** Vice President

**Todd Ferrante,** Treasurer

**Charles Barrett,** Secretary

**Jay Knerr,** Past President

**Igor Conev**

**Louise Gulyas**

**G. Hale Harrison**

**Wayne Hartman**

**Marion Hayward-Chambers**

**Neil T. Hitchcock**

**C. Terry Hough**

**John C. Lewis**

**Macky Stansell**

**Chris Trimper**

**Glenn Irwin,**
        Executive Director

# MEMBERSHIP

Membership in the Ocean City Development Corporation is open to any resident of Ocean City, Maryland or any person or entity having an interest in the economic or community development in Downtown Ocean City.

Membership is for one (1) fiscal year from July 1 – June 30 and Annual Dues are based on submission of application during OCDC'S fiscal year and are as follows:
$100.00 - July to Sept.
$ 75.00 - Oct. to Dec.
$ 50.00 - Jan. to March
$ 25.00 - April to June

Membership with the OCDC allows one to vote for Board members, an invitation to our annual meeting, sit on committees as they become established, and receive updates on the activities of the OCDC.

**An application can be obtained by calling our office at (410) 289-7739, or by visiting our website at www.ocdc.org.**

Financial information about OCDC can be accessed through our website.

# OCDC VISION

*Pedestrian Friendly Corridors*

*Attractive buildings, which reflect a traditional theme and are properly designed and maintained*

*Mixed-use buildings*

*Buildings that are adaptable with an architectural variety*

*A distinct character separate from the rest of Ocean City*

*Landscape used as a space definer in public spaces for shade and air quality*

*Perceivable neighborhoods or districts*

*An incentive system for preserving special and historic buildings*

*Attractively screened parking*

*Multiple means of transportation*

*A fee in lieu of parking program to create centralized parking facilities*



*"We envision an economically sound and socially healthy downtown Ocean City, Maryland where revitalization has capitalized on the positive aspects of the area to create a sense of character, charm, and community for both residents and visitors."*
**-OCDC BOARD OF DIRECTORS**