



## December 2009 Short Report

### Retail News

#### Now Open

**7-Eleven** has just opened two new locations at 55 Marketplace and 529 N. Charles Street.

**Harbor East** has introduced five pop-up shops for the Holiday Season at the Legg Mason Tower (100 International Drive). These temporary shops include dresscode by Gita, Patrick Sutton Home, Di(e)ce Boutique, Shine Collective, and Doubledouch Boutique. Small collections from each shop will be available at Legg Mason through December 24<sup>th</sup>.

**Hideaways**, a new bar and restaurant, is now open at 1400 Key Highway in Federal Hill. Hideaways' menu consists of "good ole American food" and pub fare.

**Honey's Treasure Chest Accessories Boutique** is now open at 1005 S. Charles Street. The store features unique accessories, with an emphasis on vintage, costume and ethnic jewelry.

**Langermann's** is now open for breakfast, lunch and dinner at the **The Can Company** at 2400 Boston Street. The restaurant offers Southern inspired food in an upscale atmosphere.

**New Age Dine and Dance (NADDS)** is now open and providing a dining and entertainment option to Mount Vernon at 227 W. Chase Street. NADDS features different entertainment options for every day of the week, from movies, to poetry, to jazz music, as well as a full menu of pub fare and more upscale entrees.

**POE BOYS Oyster Bar and Grill** is open at 1738 Thames Street. The new restaurant and bar serves a reasonably priced seafood menu as well as a late night bar menu, and will offer 18 beers on tap and a game room.

**Subway** has opened a new Downtown Baltimore location at the corner of Charles and Lombard in the new 30 Light parking garage.

**Tapas Adela** is now open at 814 S. Broadway from 5 p.m. until 2 a.m. The newest addition to Kali's Restaurant Group, this upscale restaurant offers traditional Spanish tapas.

**Ullswater Restaurant & Wine Bar** is now open at 554 E. Fort Ave. From the chef and owner of the now-closed Bicycle restaurant, Ullswater serves an Italian-inspired menu with an extensive wine list for lunch and dinner.

**Water Street Tavern** is now open at 102 Water Street. The locally-owned restaurant and bar features a creperie on the bottom floor that will be open for lunch, and a bar and bistro style restaurant above that will be open for lunch, dinner and late night.

**Waterstone Bar and Grille** is now open at 311 W. Madison Street in Seton Hill. This bistro-style restaurant and bar will have daily specials on beer, wine, mixed drinks and food, and will feature live entertainment on the weekends.

### **Coming Soon**

**Field House** will open this winter in **The Can Company** at 2400 Boston Street. This Philadelphia-based sports bar will offer unique American pub fare and moderately priced American classics.

**Salamander Books** will be relocating from its Hampden location to 519 N. Charles Street. The bookstore will continue to sell an diverse inventory of quality used books at this new, larger location in Mount Vernon.

**SubWorks** will open soon at 111 W. Centre Street. Serving soup, salad and subs, this restaurant will offer a casual, quick meal to Mount Vernon employees, residents and visitors.

**Vino Rosina**, a new concept by Rosina Gourmet, will be opening in March of next year in the Bagby Building at 507 S. Exeter Street. The restaurant will feature all the classic sandwiches and café offerings of Rosina Gourmet, but will include a wine bar, some small plates, and more upscale entrée offerings.

### **Member News**

[University of Maryland, Baltimore](#) is competing for \$68 million in federal stimulus funding for lab renovations. They have applied for nine grants and expect to win at least five, totaling around \$33 million. The grants will be awarded between January and April next year.

### **Development News**

Two development projects adjacent to Downtown have been chosen by the [Baltimore Development Corporation](#) to receive the City's \$30.8 million in Recovery Zone Facility Bonds, part of the American Recovery and Reinvestment Act. The **Inn at Penn Station**, a project to redevelop the vacant upper floors of Penn Station into a boutique hotel, has requested \$8.1 million in funds, while the **Marketplace at Fells Point**, a mixed-use project that includes 160 apartments, 28,500 square feet of retail, is seeking \$8 million. BDC will now enter into 90-day Exclusive Negotiating Privileges with the selected development teams.

### Mount Vernon

The Mount Vernon Conservancy has selected the Olin Partnership to create a vision for improvements and restoration of **Mount Vernon Park**. After the plan is submitted in March 2010, the Conservancy intends on launching a fundraising campaign to complete the work.

Sonesta, a Boston-based hotel and resort owner, has been named the operator for the hotel planned for **301 N. Charles Street**. Construction on the luxury boutique hotel and spa is slated to begin next spring.

### Camden Yards

The Maryland Board of Public Works has approved a \$12.2 million contract with Pepco for energy-efficiency upgrades at **Camden Yards** and **M&T Bank Stadium**. The upgrades will reduce energy use by 19%, reduce water use by 13%, and save the state \$16 million over the next 11 years. The retrofits and updates will begin by the end of December.

### Inner Harbor

**Inside LaCrosse**, a magazine, website, and TV show covering the world of lacrosse, has signed a 6,190 square foot lease at the Pier IV office building.

The **Ritz-Carlton Residences** has sold a \$12.6 million penthouse condo to Tom Clancy. The condo, comprised of three units, includes six balconies, a private theater, and three semi-private elevators. Ritz-Carlton is now considering combining more condo units due to increased interest in the option.

### City Center

[David S. Brown Enterprises](#) has revealed plans for the **Mechanic Centre** development. The 30-story mixed use development will feature 160 hotel rooms, 250 residential units, and 107,000 square feet of retail space. Currently in planning and engineering stages, the project could begin in 2011.

### Federal Hill & South Baltimore

The International Property Awards has named **Silo Point** the best high-rise development in the Americas. Judged by a panel of 52 international professionals, Silo Point beat out other entries from the US, South America, the Caribbean, and Central America.

A seven-story mixed-use project called **Riverside Lofts** is planned for a former industrial parcel near the intersection of Key Highway and Lawrence Street. Plans call for a Walgreens, up to 120 apartments, and 170-space parking garage. Construction is scheduled to start by late 2010.

**Contracting Resources Group** has moved to newly renovated office space at 1133 Light Street in Federal Hill. CRG helps companies negotiate and navigate contracts with the Federal government in areas such as vehicle attainment, training, and Federal government sales and marketing plans.

### Harbor East

The [Johns Hopkins University Carey Business School](#) has secured space at the new **Legg Mason Tower**. The school has leased 80,000 square feet of space on four floors and will begin conducting classes from that location by fall 2010.

#### Adjacent Neighborhoods

The [Baltimore Development Corporation](#) has selected Seawall Development Company and [Cormony Development](#) to redevelop the **Parkway Theatre** and adjacent properties in Station North. Their \$12.2 million proposal includes a performing arts venue, bar, and museum to accommodate a wide variety of programs, including concerts, live theater, children's entertainment, movies, and lectures. [Ziger/Snead](#) and [Cho Benn Holback](#) will lead the design team.

[Turner Development Group](#) has received \$21 million in stimulus funds to jump-start development at **Westport**. Construction on the first phase of the Westport development is expected by late 2010.

The **Inn at the Black Olive** is scheduled to open in March 2010 in Fells Point. The \$6 million project being developed by the owners of the Black Olive restaurant will have 12 upscale guest suites, a gourmet market, banquet facility, and wine bar. Not only will they be seeking LEED Platinum certification, the project aims to be a model for environmentally-friendly design by using the latest ideas in green technology.

Plans have been unveiled for the **Anderson Automotive site** in central Baltimore. Walker Developments, Inc and Lawrence Cager are teaming up to bring the City's first Lowe's hardware store, a grocery store, bank, pharmacy, and other retail, up to 70 residential units, and parking. The project is currently moving through City approval processes.