## CONTENTS

3 Downtown Baltimore Development Overview
   3 One-Mile statistics
   4 Investment report
   5 One-Mile Radius Map

6 Charles Center Development
   8 Completed
   13 Under Construction
   13 Planning

14 Inner Harbor Development
   15 Completed
   17 Planning

18 Bromo District/UMD/Pigtown Development
   20 Completed
   23 Planning

24 Mount Vernon Development
   26 Completed
   27 Planning

28 Federal Hill Development
   30 Completed
   32 Under Construction

34 Harbor East/Jonestown/ Little Italy Development
   36 Completed
   37 Under Construction
   37 Planning

38 Downtown Partnership of Baltimore
DOWNTOWN BALTIMORE

OVERVIEW

Downtown Baltimore’s overall economy held steady in 2018, experiencing some dips in office occupancy and retail spending, offset by rises in employment and Class A office rents. Residentially, we maintained our slot as the eleventh most populous downtown in the country, outperforming cities like Miami, Houston, and Atlanta.

2018 Numbers

Employment: 119,690  Residents: 42,913  Office Space: 30.1 million square feet  Hotel Inventory: 9,521

TOP 25 LARGEST U.S. METRO AREAS: ONE-MILE RADIUS STATISTICS

<table>
<thead>
<tr>
<th>Population</th>
<th>Average Household Income</th>
<th>Households over $75,000</th>
<th>Employment</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 New York</td>
<td>$182,179</td>
<td>76,298</td>
<td>991,676</td>
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<td>2 Chicago</td>
<td>$152,480</td>
<td>47,214</td>
<td>350,343</td>
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<td>3 San Francisco</td>
<td>$134,995</td>
<td>35,351</td>
<td>311,813</td>
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<td>4 Boston</td>
<td>$150,246</td>
<td>30,299</td>
<td>281,815</td>
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<tr>
<td>5 Philadelphia</td>
<td>$120,389</td>
<td>26,880</td>
<td>239,358</td>
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<td>6 Houston</td>
<td>$115,819</td>
<td>19,007</td>
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<td>7 Los Angeles</td>
<td>$121,581</td>
<td>17,580</td>
<td>165,729</td>
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<td>8 San Diego</td>
<td>$105,713</td>
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<td>159,101</td>
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<td>9 Baltimore</td>
<td>$105,107</td>
<td>16,120</td>
<td>141,323</td>
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<td>10 Dallas</td>
<td>$101,057</td>
<td>14,347</td>
<td>119,690</td>
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<tr>
<td>11 Minneapolis</td>
<td>$95,963</td>
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<td>99,611</td>
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<td>12 Atlanta</td>
<td>$96,042</td>
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<td>87,590</td>
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<td>14 Charlotte</td>
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<tr>
<td>15 Orlando</td>
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<td>5,949</td>
<td>59,742</td>
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<tr>
<td>16 San Antonio</td>
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<td>4,401</td>
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<td>17 St. Louis</td>
<td>$80,160</td>
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<td>18 Phoenix</td>
<td>$79,995</td>
<td>1,371</td>
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<td>19 Tampa</td>
<td>$71,714</td>
<td>1,369</td>
<td>33,937</td>
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<tr>
<td>20 Detroit</td>
<td>$67,263</td>
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<tr>
<td>21 St. Louis, MO</td>
<td>$56,998</td>
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</table>

GoDowntownBaltimore.com
Downtown Partnership of Baltimore is pleased to present the Downtown Baltimore Development Report, the most comprehensive look at central Maryland’s largest economic center. This report defines "downtown" as the area within a one-mile radius of Pratt and Light streets, which encompasses several neighborhoods (see map on page 5).

Projects under construction as of November 2019 include: 245,700 square feet of office space; 829 housing units (with an additional 1,341 in planning); 447 hotel rooms (with an additional 516 in planning); and, 111,480 square feet of retail space (with an additional 235,449 in planning).

Most often thought of as a business and tourism district, Downtown Baltimore also has Baltimore’s most dense and fastest-growing residential neighborhoods. In 2018, for the second year in a row, this area maintained its position as the eleventh most populous downtown in the United States, with a larger number of residents than the downtowns in Miami, Houston, and Atlanta.

Our previously-released Housing Demand Study projects Downtown Baltimore can absorb 7,000 units between 2017 and 2022, and the current occupancy rate of 96.5% indicates that demand is in line with this projection. Also worth noting is that almost one-quarter of all housing in Downtown Baltimore is affordable by the U.S. Department of Housing and Urban Development standards, a number that exceeds the national average for downtowns.

Investment totals, after peaking in 2018, dropped in 2019, from over $800 million to over $200 million, largely as a result of two sizable mixed-use towers that were delivered at 414 Light and One Light, as well as UMB Health Sciences Facility. Given the known projects in development and planning, investment levels are expected to rise slightly closer to $472 million in 2020 and fall closer to $210 million in 2021.

<table>
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<tr>
<th>PROJECTS</th>
<th>ESTIMATED VALUE</th>
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<tbody>
<tr>
<td>2012</td>
<td>$104,564,000</td>
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<tr>
<td>2013</td>
<td>$188,245,000</td>
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<tr>
<td>2014</td>
<td>$80,905,000</td>
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<td>2015</td>
<td>$165,700,000</td>
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<tr>
<td>2016</td>
<td>$569,654,900</td>
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<td>2017</td>
<td>$412,300,000</td>
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<td>2018</td>
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<td>2019</td>
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<td>2020</td>
<td>$471,550,000</td>
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<td>2021</td>
<td>$211,700,000</td>
</tr>
<tr>
<td>Future</td>
<td>$448,900,000</td>
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### One-Mile Radius Map

Downtown Partnership of Baltimore uses a one-mile radius map to track economic development data for benchmarking, investment tracking, and planning purposes. This data is sourced from Downtown Partnership, individual developers, and CoStar.

### DMA Boundary

The Downtown Management Authority is Baltimore’s oldest and largest business improvement district, providing services to make sure that the 106-block district is attractive, vibrant, and hospitable. Commercial property owners in the DMA fund these services through an annual surcharge.

### TOTAL PIPELINE

<table>
<thead>
<tr>
<th></th>
<th>COMPLETED ‘17</th>
<th>COMPLETED ‘18</th>
<th>COMPLETED ‘19</th>
<th>UNDER CONSTRUCTION</th>
<th>PLANNING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Units</td>
<td>1,628</td>
<td>1,385</td>
<td>614</td>
<td>829</td>
<td>1,341</td>
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<tr>
<td>Office Square Footage</td>
<td>143,000</td>
<td>285,000</td>
<td>23,000</td>
<td>245,700</td>
<td>300,000</td>
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<tr>
<td>Retail Square Footage</td>
<td>68,200</td>
<td>62,335</td>
<td>104,600</td>
<td>111,480</td>
<td>235,449</td>
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<tr>
<td>Hotel Rooms</td>
<td>293</td>
<td>285</td>
<td>137</td>
<td>447</td>
<td>516</td>
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</table>
CONVERSIONS & DENSITY

AS A NEIGHBORHOOD, Charles Center is often overlooked in the storyline about Baltimore’s development as newer, high visibility developments in Harbor East, Harbor Point, and Port Covington draw deserved attention. Charles Center still leads in employment density and boasts the city’s fastest-growing residential Census Tract. And, quietly, over the past 15 years, has been home to more than 68 major development projects, including the new mixed-use tower at One Light.
NAMED AFTER the large scale development project in the 1950’s led by James Rouse, Charles Center has been most often been referred to as the Central Business District or simply, Downtown. However, Downtown is a much larger geographic region made up of individual neighborhoods whose names reflect their personality or history. The residents, businesses, and community call this neighborhood Charles Center, and you should too.
CHARLES CENTER DEVELOPMENT

COMPLETED PROJECTS

1. 11 E. Saratoga Street
   11 E. SARATOGA STREET
   - Investment Amount: Declined to Disclose
   - Phase Type: Completed
   - Phase Year: 2017
   - Housing Rental Units: 20
   - Developer: 11 E. Saratoga Street LLC  
     (Baltimore, MD)
   - Architect: Graver Architects  
     (Baltimore, MD)
   - Contractor: 11 E. Saratoga Street LLC  
     (Baltimore, MD)

2. 225 N. Calvert Apartments
   225 N. CALVERT STREET
   - Investment Amount: $75,000,000
   - Phase Type: Completed
   - Phase Year: 2018
   - Housing Rental Units: 346
   - Parking Spaces: 440
   - Retail Square Footage: 9,535
   - Developer: Monument Realty  
     (Washington, DC)
   - Architect: Hord Coplan Macht, Inc.  
     (Baltimore, MD)
   - Contractor: James G. Davis Construction  
     Corp. (Rockville, MD)

3. 2 Hopkins
   2 HOPKINS PLAZA
   - Investment Amount: Declined to Disclose
   - Phase Type: Completed
   - Phase Year: 2017
   - Housing Rental Units: 182
   - Office Square Footage: 143,000
   - Parking Spaces: 330
   - Retail Square Footage: 26,000
   - Developer: Berman Enterprises  
     (Rockville, MD)
   - Architect: BCT Architects  
     (Baltimore, MD)
   - Contractor: Berman Enterprises  
     (Rockville, MD)

4. 300 St. Paul Street
   300 ST. PAUL STREET
   - Investment Amount: Declined to Disclose
   - Phase Type: Completed
   - Phase Year: 2018
   - Housing Rental Units: 278
   - Retail Square Footage: 2,697
   - Developer: PMC Property Group  
     (Baltimore, MD)
   - Contractor: PMC Property Group  
     (Baltimore, MD)
   - Architect: STRATA Architects  
     (New York, NY)
5 Cigar Factory Lofts
21 S. CALVERT STREET

Investment Amount: $1,000,000
Phase Type: Completed
Phase Year: 2017
Housing Rental Units: 6
Retail Square Footage: 1,200
Developer: 21 S. Calvert LLC (Baltimore, MD)
Contractor: Edgemont Builders (Baltimore, MD)
Architect: SETO Architects (Baltimore, MD)

6 Totman Building
208 E. REDWOOD STREET

Investment Amount: $3,950,000
Phase Type: Completed
Phase Year: 2018
Housing Rental Units: 20
Developer: Trademark Properties (Fulton, MD)

7 The Appraiser’s Building
103 S. GAY STREET

Investment Amount: Declined to Disclose
Phase Type: Completed
Phase Year: 2017
Market Rate Rental Units: 137
Retail Square Footage: 1,200
Developer: PMC Property Group (Baltimore, MD)
Contractor: Edgemont Builders (Baltimore, MD)
Architect: SETO Architects (Baltimore, MD)

8 Marriott Delta Hotel
1 E. REDWOOD STREET

Investment Amount: $25,000,000
Phase Type: Completed
Phase Year: 2017
Hotel Rooms: 150
Retail Square Footage: 5,000
Developer: Tran Group (New York, NY)
Contractor: Arc Construction Services, Inc. (Baltimore, MD)
Architect: Aurora Architects (Ashburn, VA)
CHARLES CENTER DEVELOPMENT

COMPLETED PROJECTS

9 One Light Street
5–11 LIGHT STREET & 105–115 E. BALTIMORE STREET

- **Investment Amount:** $175,000,000
- **Phase Type:** Completed
- **Phase Year:** 2018
- **Housing Rental Units:** 280
- **Office Square Footage:** 281,000
- **Parking Spaces:** 646
- **Retail Square Footage:** 10,700
- **Developer:** Madison Marquette (Washington, D.C.) and Metropolitan Partnership Ltd. (Reston, VA)
- **Contractor:** URS/AECOM (Washington, DC)
- **Architect:** URS/AECOM (Washington, DC)

10 Crowne Plaza Hotel
101 W. FAYETTE STREET

- **Investment:** $20,000,000
- **Phase Type:** Completed
- **Phase Year:** 2018
- **Hotel Rooms:** 385
- **Developer:** McSam Hotel Group (Great Neck, NY)

11 Staybridge Suites Hotel
17 COMMERCE STREET

- **Investment Amount:** $18,000,000
- **Phase Type:** Completed
- **Phase Year:** 2017
- **Hotel Rooms:** 101
- **Developer:** Tanis Hospitality Management, LLC (Baltimore, MD)
- **Contractor:** SC3 Construction Company (Alexandria, VA)
- **Architect:** Kann Partners (Baltimore, MD)
**Candlewood Suites**  
101 N. CHARLES STREET

- **Investment Amount:** $14,000,000  
- **Phase Year:** 2019  
- **Hotel Rooms:** 102  
- **Retail Square Feet:** 1,500

**Developer:** Sunset Hotel Group  
(Edgewood, MD)  
**Contractor:** SC3 Construction  
(Harrisburg, PA)

**405 W. Redwood**  
405 W. REDWOOD ST

- **Investment Amount:** Decline to disclose  
- **Phase Type:** Completed  
- **Phase Year:** 2019  
- **Housing Rental Units:** 35

**Developer:** David S. Brown Enterprises  
(Owings Mills, MD)

---

**The Courtland**  
415 SAINT PAUL PLACE

- **Investment Amount:** Decline to disclose  
- **Phase Type:** Completed  
- **Phase Year:** 2019  
- **Housing Rental Units:** 15

**Developer:** Chasen Construction & Development  
(Baltimore, MD)  
and Stanton Park Development  
(Washington, DC)

**Baltimore Loft Apartments**  
8–12 E. FAYETTE STREET

- **Investment Amount:** Declined to disclose  
- **Phase Type:** Completed  
- **Phase Year:** 2017  
- **Housing Rental Units:** 20

**Developer:** Cambridge Holdings, LLC  
(Herndon, VA)
### 16 Preston Gardens Improvements

**ST. PAUL STREET BETWEEN CENTRE & SARATOGA STREETS**

- **Investment Amount:** $6,400,000
- **Phase Type:** Completed
- **Phase Year:** 2018
- **Developer:** City of Baltimore and Downtown Partnership of Baltimore
- **Contractor:** Monumental Paving (Baltimore, MD)
- **Architect:** Mahan Rykiel (Baltimore, MD) and Flora Teeter (Baltimore, MD)

### 17 L on Liberty

**105–107 CLAY STREET & 208–216 N. LIBERTY STREET**

- **Investment Amount:** $17,000,000
- **Phase Type:** Completed
- **Phase Year:** 2019
- **Affordable Housing Units:** 71
- **Developer:** HTA Development, LLC (Columbia, MD)
- **Contractor:** Hamel Builders (Elkridge, MD)
- **Architect:** Peter Fillat Architects (Baltimore, MD)
Under Construction

18 Hilton Garden Inn
25 S. Calvert Street

Investment Amount: $2,200,000
Phase Type: Under Construction
Phase Year: 2020
Hotel Rooms: 151
Developer: All Star Hotels, LLC
Contractor: TBD
Architect: TBD

19 Peale Center for Baltimore History and Architecture
225 N. Holliday Street

Investment Amount: $5,000,000
Phase Type: Under Construction
Phase Year: 2021
Cultural Square Footage: 8,400
Office Square Footage: 1,600
Retail Square Footage: 700
Developer: The Peale Center for Baltimore History and Architecture
Contractor: Ruff Roofers, Inc. (Baltimore, MD)
Architect: SMP Architects (Baltimore, MD)

20 Browns Arcade
322 N. Charles Street

Investment: Declined to disclose
Phase: Under construction
Phase Year: 2020
Developer: GL Capital (Columbia, MD)
Contractor: Elite Construction (Baltimore, MD)

Planning

<table>
<thead>
<tr>
<th>Name</th>
<th>Investment Amount</th>
<th>Contractor</th>
<th>Developer</th>
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<tbody>
<tr>
<td>22 220 W. Baltimore Street</td>
<td>$2,200,000</td>
<td>TBD</td>
<td>TBD</td>
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Charles Center, one of the oldest neighborhoods in Baltimore, is being completely remade thanks to 68 major developments over the past fifteen years. This is an unparalleled rate of activity helped, in no small part, by the apartment tax credit program that resulted from our Downtown Housing initiative and has made Charles Center Baltimore’s fastest-growing and extremely diverse residential Census Tract.
Downtown Management Authority Boundaries

- Heritage Crossing
- Poppleton
- Hollins Market
- Pigtown/Washington Village
- Federal Hill
- Sharp-Leadenhall
- Fells Point Upper Harbor
- Johns Hopkins Square
- Station North
- Bolton Hill
- State Center
- Upton Westport
- Covington Locust Point
- President St
- Guilford Ave
- Inner Harbor
- Bromo District
- Charles Center
- Inner Harbor Development Map

Development Map
COMPLETED PROJECTS

1 McKeldin Plaza Renovation

PRATT AND LIGHT STREET

McKeldin Plaza sits on the boundary between Charles Center and the Inner Harbor. A multi-year project to revitalize this important public space began in 2016 and the latest improvement—a water feature and new memorial elements honoring Governor McKeldin—were completed in 2019. The Plaza’s new design is the result of an extensive public process to create a more open and adaptable space available for use all year-long.

Investment Amount: $5,300,000  
Phase Type: Completed   
Phase Year: 2019  
Developer: Downtown Partnership of Baltimore   
Architect: Mahan Rykiel (Baltimore, MD) \nZiger Snead (Baltimore, MD) \nAyers Saint Gross (Baltimore, MD) \nLand Collective (Philadelphia, PA)   
Contractor: Bensky Construction (Catonsville, MD) \nPotts & Callahan (Baltimore, MD)
### COMPLETED PROJECTS

#### 414 Light Street

*414 LIGHT STREET*

**Investment Amount:** $150,000,000  
**Phase Type:** Completed  
**Phase Year:** 2018  
**Housing Rental Units:** 394  
**Parking Spaces:** 469  
**Retail Square Footage:** 21,100

**Developer:** Questar Properties, Inc. (Baltimore, MD)  
**Contractor:** Lendlease (Washington, DC)  
**Architect:** Solomon Cordwell Buenz (Chicago, IL)

### PLANNING

**Rash Field Redevelopment**

300 KEY HIGHWAY

**Investment Amount:** $16,500,000  
**Phase Type:** Planning  
**Phase Year:** 2021

The Park will be built in two phases. Phase I will include two playground areas—a nature park and a kinetic playground, a skatepark, a shade lawn, and a pavilion featuring a waterfront cafe and a green roof overlook. Phase II will create a new beach experience for families and beach volleyball players, transform the bleachers into ambling walking and jogging paths, establish butterfly and bird labs, build new youth sports fields and create a game lawn. Phase I will break ground in January 2020 and is projected to open by Spring 2021.

**Developer:** City of Baltimore and Waterfront Partnership of Baltimore  
**Architect:** Mahan Rykiel Associates (Baltimore, MD)
In 2008, Baltimore City formally adopted Downtown Partnership of Baltimore’s Pratt Street Master Plan, a comprehensive set of improvements over 16 blocks. Since then, Baltimore’s busiest corridor has become more pedestrian friendly, added new retail and office space, and seen both office occupancy and leasing rates rise dramatically. Next up for this neighborhood is ground-up developments along the unit block and 300 west block of Pratt Street bringing additional office and retail square footage to Baltimore’s most active street.

<table>
<thead>
<tr>
<th>NAME</th>
<th>INVESTMENT AMOUNT</th>
<th>CONTRACTOR</th>
<th>DEVELOPER</th>
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<tbody>
<tr>
<td><strong>4 BCCC Harbor Campus</strong></td>
<td>TBD</td>
<td>TBD</td>
<td>Baltimore City Community College</td>
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<td>— Bard Building Redevelopment</td>
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<td>TBD</td>
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<tr>
<td>50 MARKET PLACE</td>
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<td>TBD</td>
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<tr>
<td><strong>5 10 E. Pratt</strong></td>
<td>$15,000,000</td>
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<td>Corporate Office Properties Trust (Columbia, MD)</td>
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<td>10 E. PRATT STREET</td>
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<td><strong>6 300 W. Pratt Street Retail Buildout</strong></td>
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<td>TBD</td>
<td>MLR Partners Mark Renbaum (Baltimore, MD)</td>
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<td>300 W. PRATT STREET</td>
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<td>TBD</td>
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<tr>
<td><strong>7 401 S. Charles Street Tower</strong></td>
<td>$150,000,000</td>
<td>Lendlease Contractors</td>
<td>Questar Properties (Pikesville)</td>
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<tr>
<td>401 S. CHARLES STREET</td>
<td>TBD</td>
<td>TBD</td>
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THE BROMO TOWER ARTS AND ENTERTAINMENT DISTRICT is part of a collaborative effort to improve the Howard Street corridor, which includes the area around Lexington Market. The past few years have seen buildings in this neighborhood revitalized into theatres and art spaces, as well as apartments and University of Maryland Baltimore educational buildings. Of all the areas in Downtown, Bromo has seen the most development activity in the past two years, as made demonstrated by the many projects noted on the map to the right.
Downtown Management Authority Boundaries

- Heritage Crossing
- Pigtown/Washington Village
- University of Maryland, Baltimore
- Otterbein
- Sharp-Leadenhall
- Bromo District
- Fells Point
- Intraharbor
- Charles Center
- Locust Point
- President St
- Guilford Ave
- Inner Harbor
- Bromo District
- University of Maryland, Baltimore

Development Map


**Bromo Arts District**

**Completed Projects**

**1. UMMC Coordinated Care Center**

- **Investment Amount:** $2,000,000
- **Phase Type:** Completed
- **Phase Year:** 2017
- **Developer:** University of Maryland Medical Center
- **Contractor:** Whiting-Turner Contracting Company (Towson, MD)

**2. La Quinta Hotel**

- **Investment Amount:** $3,500,000
- **Phase Type:** Completed
- **Phase Year:** 2017
- **Hotel Rooms:** 42
- **Developer:** Front Street Development (Odenton, MD)
- **Contractor:** Summit Construction (Baltimore, MD)
- **Architect:** MWT Architecture, PC (Buffalo, NY)

**Arts District Tax Incentives**

Artists, arts organizations and other creative enterprises operating in the Bromo Arts District have the opportunity to take advantage of tax incentives afforded by the District’s official state designation as an Arts & Entertainment District. The Arts & Entertainment District Program is administered by the Maryland Secretary of Commerce. Activities related to revenue and taxes are administered by the Maryland Department of Assessments and Taxation and the Comptroller.

**Income Tax Subtraction Modification**

Qualifying artists who own or rent residential real property in Baltimore City and who conduct business in the Bromo Tower A&E District may be eligible for a Maryland personal income tax subtraction modification to eliminate state and local income tax on their income from the sale, publication, or production within the District of their artistic work that is written, composed, or executed within the District. This includes income derived from internet, mail order, and catalog sales of artistic work that is shipped from within the District to buyers in another location, if the qualifying artist created that artistic work within the District.

**Admission & Amusement Tax Exemption**

Enterprises dedicated to visual or performing arts located within the A&E District are exempt from the collection of the State of Maryland’s Admissions and Amusement Tax. Businesses must qualify for the exemption and notification must be provided to the State of Maryland’s Comptroller’s Office in order to be eligible.

**Arts and Entertainment Districts Property Tax Credit**

Artists or arts and entertainment enterprises may receive a 10-year property tax credit for renovated buildings that provide live-work space for artists and/or space for arts and entertainment enterprises. The property tax credit is prorated to reflect the proportion of a rehabbed building and only applies to improvements made to the property. Property owners renovating live-work spaces in an A&E district can contact the MD State Department of Assessments and Taxation to determine the building’s eligibility. Within 90 days following receipt of a tax assessment, property owners must file a tax credit application with the City’s Department of Finance.
3 500 Park Avenue
500 PARK AVENUE & FRANKLIN STREET

- **Investment Amount:** $28,000,000
- **Phase Type:** Completed
- **Phase Year:** 2017
- **Housing Rental Units:** 153
- **Parking Spaces:** 140
- **Retail Square Footage:** 4,000

**Developer:**
The Time Group
(Baltimore, MD)

**Contractor:**
Kinsley Construction
(Timonium, MD)

**Architect:**
Alexander Design Studio
(Ellicott City, MD)

---

4 Le Mondo
404–412 N. HOWARD STREET

- **Investment Amount:** $8,000,000
- **Phase Type:** Completed
- **Phase Year:** 2019
- **Cultural Square Footage:** 30,000
- **Retail Square Footage:** 1,500

**Developer:**
Howard Street Incubator, LLC (Baltimore, MD)

**Contractor:**
Harbor Development, LLC
(Baltimore, MD)

**Architect:**
Peter Fillat Architects
(Baltimore, MD)

---

3 UMB–Health Sciences Facility
670 W. BALTIMORE STREET

- **Investment Amount:** $304,500,000
- **Phase Type:** Completed
- **Phase Year:** 2018

**Developer:**
University of Maryland
(Baltimore, MD)

**Contractor:**
Barton Malow
(Baltimore, MD)

**Architect:**
Design Collective
(Baltimore, MD)

---

6 Bathhouse Square
904–906 WASHINGTON BOULEVARD

- **Investment Amount:** $2,000,000
- **Phase Type:** Completed
- **Phase Year:** 2019
- **Housing Rental Units:** 8
- **Retail Square Footage:** 1,700

**Developer:**
SAA|EVI Development
(Baltimore, MD)

**Contractor:**
Commercial Construction
(Hanover, MD)

**Architect:**
Mosley Architects
(Baltimore, MD)
7 Paca House Renovation
116 N. PACA STREET

- Investment Amount: $19,000,000
- Phase Type: Under Construction
- Phase Year: 2019
- Housing Rental Units: 92
- Architect: Waldon Studio Architects (Washington, DC)
- Developer: Somerset Development (Washington, DC)
- Contractor: Harkins Builders (Columbia, MD)

8 Howard Row
407-415 N. HOWARD STREET

- Investment Amount: Declined to Disclose
- Phase Type: Under Construction
- Phase Year: 2019
- Housing Rental Units: 41
- Retail Square Footage: 5,280
- Developer: Poverni Sheikh Group (Baltimore, MD)
- Contractor: Permira Construction (Baltimore, MD)
- Architect: Urban Design Group, LLC (Baltimore, MD)

9 Mother Mary Lange School
732 W. LEXINGTON STREET

- Investment Amount: $23,000,000
- Phase Type: Under Construction
- Phase Year: 2020
- Cultural Square Footage: 60,000
- Developer: Archdiocese of Baltimore
- Contractor: Whiting Turner (Baltimore, MD)
- Architect: JMT Architecture (Baltimore, MD)

10 Hammerjacks
1300-1320 RUSSELL STREET

- Investment Amount: $14,000,000
- Phase Type: Under Construction
- Phase Year: 2019
- Cultural Square Footage: 60,000
- Developer: Hammerjacks Entertainment (Baltimore, MD)
- Contractor: Morgan Keller Construction (Columbia, MD)
- Architect: JDesign Collective (Baltimore, MD)
PLANNING

Millions of dollars have been channeled to revitalization projects in the Bromo, including renovation of the Drovers Bank Building and the creation of a new shed at Lexington Market. These projects complement smaller developments along Howard Street, such as the opening of the Le Mondo art space.

<table>
<thead>
<tr>
<th>NAME</th>
<th>INVESTMENT AMOUNT</th>
<th>PHASE YEAR</th>
<th>ETA COMPLETE DATE</th>
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<td>$40,000,000</td>
<td>2021</td>
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<td>Baltimore City</td>
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<td>2020</td>
<td>TBD</td>
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<td>Park Avenue Partners LLC</td>
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<td>4/1/20</td>
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<td>9/15/22</td>
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<td>Hunter Briggs &amp; Company</td>
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<td>2/1/20</td>
<td>1/1/20</td>
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<td><strong>UMB Bio Park III</strong></td>
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<td>Wexford Science and Technology, LLC</td>
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<td><strong>423-425 N. Howard Street</strong></td>
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<td><strong>Four Ten Lofts</strong></td>
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Typically confined to restoration of residential properties, Mt. Vernon is enjoying a spurt of development activity with investments in the guest and restaurant spaces at Hotel Revival, and the $40M redevelopment of the Eddie’s Market property on Eager Street. Down the hill to the east, recently-renovated Center Stage, the opening of affordable apartments at Franklin Lofts & Flats, and Calvert Lofts have brought new residents and patrons into this historic neighborhood.
A NEW 10-STORY APARTMENT BUILDING is coming to 5 W. Eager Street. The current tenant, Eddie's of Mount Vernon is relocating to the ground floor retail space at nearby apartment building, The Belvedere. Residential developments have been sweeping through Downtown neighborhoods, and according the Downtown Partnership's Outlook 2022, we have the capacity to absorb more than 7,000 market-rate housing units over the next few years.
### COMPLETED PROJECTS

#### 1. 605 Park Avenue Renovation
605 PARK AVENUE

- **Investment Amount:** Declined to Disclose
- **Phase Type:** Completed
- **Phase Year:** 2017
- **Housing Rental Units:** 23
- **Parking Spaces:** 3
- **Developer:** WRH Property Holdings, LLC (Baltimore, MD)
- **Contractor:** J. Cole Builders (Odenton, MD)
- **Architect:** Jim Wilson (Baltimore, MD)

#### 2. 510 St. Paul Place Conversion
510 ST. PAUL PLACE

- **Investment Amount:** Declined to Disclose
- **Phase Type:** Completed
- **Phase Year:** 2017
- **Housing Rental Units:** 8
- **Developer:** Jeanne Ho (Baltimore, MD)
- **Contractor:** Chateau Ridge Home Services (Baltimore, MD)
- **Architect:** Jerryn McCray Architects (Baltimore, MD)

#### 3. Center Stage Renovations
700 N. CALVERT STREET

- **Investment Amount:** $22,310,423
- **Phase Type:** Completed
- **Phase Year:** 2017
- **Cultural Square Footage:** 5,000
- **Developer:** Center Stage (Baltimore, MD)
- **Contractor:** Whiting-Turner Contracting Co. (Baltimore, MD)
- **Architect:** Cho Benn Holback + Associates (Baltimore, MD)

#### 4. Hotel Revival
101 W. MONUMENT STREET

- **Investment Amount:** Declined to disclose
- **Phase Type:** Completed
- **Phase Year:** 2018
- **Hotel Rooms:** 107
- **Retail Square Footage:** 4,000
- **Developer:** Joie de Vivre Hospitality (San Francisco, CA)
- **Contractor:** J C Porter Construction (Timonium, MD)
- **Architect:** SM+P Architects (Baltimore, MD)
5 **Franklin Lofts & Flats**  
20 E. FRANKLIN STREET

Investment Amount: $15,000,000  
Phase Type: Completed  
Phase Year: 2017  
Affordable Housing Units: 41  
Parking Spaces: 11  
Developer: Osprey Property Company LLC (Annapolis, MD)  
Contractor: Hamel Builders (Elkridge, MD)  
Architect: Cho Benn Holback + Associates (Baltimore, MD)

6 **Calvert Lofts**  
816-824 N. CALVERT STREET

Investment Amount: $8,800,000  
Phase Type: Completed  
Phase Year: 2017  
Housing Rental Units: 56  
Parking Spaces: 25  
Retail Square Footage: 10,000  
Developer: Zahlco Construction and Design (Baltimore, MD)  
Contractor: Zahlco Construction and Design (Baltimore, MD)  
Architect: SETO Architects (Baltimore, MD)

### PLANNING

The redevelopment of the Eddie's Market property on Eager Street is one of the largest development projects in Mt. Vernon in some time, while new activity is occurring in existing properties such as the Hotel Revival and along Read Street. And, just outside the one-mile radius data boundary, the famed Grand Central will soon be redeveloped into the City House Charles with office space and ground floor retail. It's an exciting time for the Mount Vernon neighborhood.

<table>
<thead>
<tr>
<th>NAME</th>
<th>INVESTMENT AMOUNT</th>
<th>CONTRACTOR</th>
<th>DEVELOPER</th>
</tr>
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<tbody>
<tr>
<td><strong>Eddie's Market Redevelopment</strong></td>
<td>$40,000,000</td>
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<td>13 West Eager LLC (Baltimore, MD)</td>
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<td><strong>Latrobe Building Hotel</strong></td>
<td>$3,000,000</td>
<td>Southway Builders (Baltimore, MD)</td>
<td>ASH NYC (New York, NY)</td>
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</table>
FEDERAL HILL AND SHARP LEADENHALL, two of Baltimore’s most historic neighborhoods, are enjoying healthy growth with new mixed-use projects and new storefront retail leases. The past year was defined by three major projects: mixed-use development at Stadium Square and Banner Hill, and the redevelopment of the public Cross Street Market. Retail and dining may attract the most attention, but the neighborhood has a healthy mix of office uses that includes several tech start-ups and professional services. Anchored by strong elementary and middle schools, residential demand for single-family homes in the neighborhood is extremely high, complemented by young professional renters in townhouse and multi-unit properties.
RESIDENTIAL DEVELOPMENT has also spread into Federal Hill, with several multi-housing units joining the robust landscape of row homes. These developments have added much-needed parking to the neighborhood, adding more than 1,000 new parking spaces to compliment the more than 900 new housing units.
**FEDERAL HILL DEVELOPMENT**

## COMPLETED PROJECTS

### 1. 1238-1242 Light Street Apartments
1238-1242 LIGHT STREET

- **Investment Amount:** Declined to disclose
- **Phase Type:** Completed
- **Phase Year:** 2018
- **Housing Rental Units:** 22
- **Parking Spaces:** 14
- **Retail Square Footage:** 1,500
- **Developer:** WRH Property Holdings LLC (Baltimore, MD)
- **Contractor:** J. Cole Builders (Baltimore, MD)
- **Architect:** SETO Architects (Baltimore, MD)

### 2. Banner Hill
611 S. CHARLES STREET

- **Investment Amount:** $95,000,000
- **Phase Type:** Completed
- **Phase Year:** 2017
- **Housing Rental Units:** 349
- **Parking Spaces:** 333
- **Developer:** ZOM Mid-Atlantic, Inc. (Washington, DC)
- **Contractor:** Clark Builders Group (Arlington, VA)
- **Architect:** Torti Gallas and Partners, Inc. (Silver Spring, MD)

### 3. Bainbridge Federal Hill
1100 KEY HIGHWAY

- **Investment Amount:** Declined to disclose
- **Phase Type:** Completed
- **Housing Rental Units:** 224
- **Phase Year:** 2019
- **Parking Spaces:** 225
- **Developer:** The Bainbridge Companies (Bethesda, MD)
- **Contractor:** Clark Builders Group (Arlington, VA)
- **Architect:** Hord Coplan Macht (Baltimore, MD)

### 4. Stadium Square
101 W. CROSS STREET

- **Investment Amount:** $80,000,000
- **Phase Type:** Completed
- **Phase Year:** 2017
- **Housing Rental Units:** 299
- **Parking Spaces:** 480
- **Retail Square Footage:** 12,000
- **Developer:** The Hanover Company (Houston, TX)
- **Contractor:** The Hanover Company (Houston, TX)
- **Architect:** Design Collective (Baltimore, MD)
5 Wheelhouse
7 W. CROSS STREET

Investment Amount: Declined to disclose
Phase Type: Completed
Phase Year: 2019
Housing Rental Units: 29
Retail Square Footage: 5,500
Contractor: 28 Walker Development (Baltimore, MD)

6 Federal Point Townhomes
49–57 W. WEST STREET & 101 W. ROPEWALK LANE

Investment Amount: $3,200,000
Phase Type: Completed
Phase Year: 2017
Developer: Aaron Stubbs (Baltimore, MD)
Contractor: Aaron Stubbs (Baltimore, MD)
Architect: SETO Architects (Baltimore, MD)

7 Cross Street Market
1065 S. CHARLES STREET

Investment Amount: $8,000,000
Phase Type: Completed
Phase Year: 2019
Parking Spaces: No
Retail Square Footage: 31,800
Developer: Caves Valley Partners (Towson, MD)
Contractor: MacKenzie Contracting Co. (Baltimore, MD)
Architect: BCT Architects (Baltimore, MD)
**FEDERAL HILL DEVELOPMENT**

### COMPLETED PROJECTS

#### 8 Union Bros.
**Office Redevelopment**
37 W. CROSS STREET

- **Investment Amount:** $7,000,000
- **Phase Type:** Completed
- **Phase Year:** 2019
- **Office Square Footage:** 23,000
- **Retail Square Footage:** 10,500
- **Developer:** 37 W. Cross St. LLC (Baltimore, MD)
- **Contractor:** F.M. Harvey Construction (Hunt Valley, MD)
- **Architect:** Marks, Thomas Architects (Baltimore, MD)

### UNDER CONSTRUCTION

#### 9 1401 S. Hanover Street
**Townhomes**
1401 S. HANOVER STREET

- **Investment Amount:** $5,000,000
- **Phase Type:** Under Construction
- **Phase Year:** 2020
- **Developer:** Chance Development (Baltimore, MD)
- **Contractor:** Clean Air Heating & Air Conditioning Co., Inc (Baltimore, MD)
- **Architect:** SETO Architects

#### 10 Leadenhall Community Center
1021 LEADENHALL STREET

- **Investment Amount:** $1,050,000
- **Phase Type:** Under Construction
- **Phase Year:** 2018
- **Developer:** Caves Valley Partners (Towson, MD)
- **Contractor:** T Brooks Inc. (Towson, MD)
- **Architect:** Architecture by Design (Baltimore, MD)
PLANNING

The future of South Baltimore lies within Port Covington and Locust Point, both of which have seen tremendous development. With access to I-95 to the south and the major employment center of the region to the north, interest in these neighborhoods is inevitable.

just south of Downtown is the much talked about Port Covington, a 235-acre master-planned, mixed-use redevelopment project being led by Weller Development. With the existing Baltimore Sun Building and the new Sagamore Spirit Campus, the landscape has already changed. More buildings are in the works, some slated for construction in 2020. The city and Downtown stakeholders are preparing for the changes that come along with this type of large development, including new offices and residential options—hopefully attracting businesses and residents from outside the city lines. Interestingly, there is renewed interest in the neighborhoods that exist between Federal Hill and Port Covington, with local developers taking aim at Riverside and other South Baltimore neighborhoods for future development.

One area of much interest in the past few years is Locust Point, which brought a much-needed Harris Teeter grocery store and retail through the McHenry Row development.
FROM THE GROUND UP

HARBOR EAST continues to see considerable new development activity, from Harbor Point on the water’s edge up Central Avenue past the new Whole Foods to the True Hotel By Hilton at the corner of Eastern Avenue. New restaurant concepts from The Atlas Group have filled storefront retail spaces from Harbor East over to Fells Point, with the newest concept Choptank—a 275 seat seafood restaurant in the south shed of the Broadway Market. The 17,600-square-foot north shed underwent a $3.2 million overhaul in 2018, re-opening with retail vendors in spring of 2019. These developments have made way for the next wave of projects in planning for the neighborhood, listed below.
Development Map
1 Four Seasons Residences Baltimore
200 INTERNATIONAL DRIVE

**Investment Amount:** $120,000,000
**Phase Type:** Completed
**Phase Year:** 2017
**Housing Sale Units:** 62
**Developer:** Harbor East Management Group, LLC (Baltimore, MD)
**Contractor:** Armada Hoffler (Virginia Beach, VA)
**Architect:** Beatty, Harvey, Coco Architects, LLP (Baltimore, MD)

2 Ronald McDonald House
1 AISQUITH STREET

**Investment Amount:** $30,000,000
**Phase Type:** Completed
**Phase Year:** 2018
**Office Square Footage:** 4,000
**Parking Spaces:** 67
**Developer:** Ronald McDonald House (Baltimore, MD)
**Contractor:** Whiting-Turner Contracting Company (Baltimore, MD)
**Architect:** Beatty, Harvey, Coco Architects, LLP (Baltimore, MD)

3 1405 Point
1405 POINT STREET

**Investment Amount:** $93,000,000
**Phase Type:** Completed
**Phase Year:** 2018
**Housing Rental Units:** 289
**Parking Spaces:** 58
**Retail Square Footage:** 18,000
**Developer:** Beatty Development Group (Baltimore, MD)
**Contractor:** Armada Hoffler (Virginia Beach, VA)
**Architect:** Beatty, Harvey, Coco Architects, LLP (Baltimore, MD)

4 National Aquarium Animal Care and Rescue Center
901 E. FAYETTE STREET

**Investment Amount:** $20,000,000
**Phase Type:** Completed
**Phase Year:** 2018
**Cultural Square Footage:** 56,339
**Developer:** National Aquarium (Baltimore, MD)
**Architect:** Design Collective (Baltimore, MD)
**The Sandlot**
1000 WILLS STREET

- **Investment Amount:** Declined to Disclose
- **Phase Type:** Completed
- **Phase Year:** 2019
- **Retail Square Footage:** 4,000
- **Developer:** Beatty Development Group (Baltimore, MD), The Foodshed Company (Baltimore, MD)
- **Architect:** Beatty, Harvey, Coco Architects, LLP (Baltimore, MD)

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**Liberty Harbor East**
711 S. CENTRAL AVENUE

- **Investment Amount:** $170,000,000
- **Phase Type:** Completed
- **Phase Year:** 2019
- **Housing Rental Units:** 282
- **Housing Sale Units:** 35
- **Parking Spaces:** 575
- **Retail Square Footage:** 53,500
- **Developer:** Harbor East Management Group (Baltimore, MD)
- **Contractor:** Bozzuto Contracting Company (Greenbelt, MD)
- **Architect:** Hickok Cole Architects (Washington, DC)

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**Point Place Residences**
803 S. CAROLINE STREET

- **Investment Amount:** Declined to disclose
- **Phase Type:** Completed
- **Phase Year:** 2018
- **Housing Rental Units:** 12
- **Contractor:** Stoney Creek Capital LLC (Orange County, CA)
UNDER CONSTRUCTION

7 Hendler Creamery
1100 E. BALTIMORE STREET & 1107 E. FAYETTE STREET

Investment Amount: $75,000,000
Phase Type: Under Construction
Phase Year: 2019
Housing Rental Units: 296
Retail Square Footage: 20,000
Developer: Commercial Development, Inc. (Hanover, MD)
Architect: Design Collective (Baltimore, MD)

8 Avalon
801 EASTERN AVENUE

Investment Amount: $130,000,000
Phase Type: Under Construction
Phase Year: 2020
Housing Rental Units: 380
Office Square Footage: 3,100
Parking Spaces: Yes
Retail Square Footage: 8,000
Developer/Contractor: AvalonBay (Arlington, VA)
Architect: Hord Coplan Macht (Baltimore, MD)

9 Hilton Tru Hotel
415 S. CENTRAL AVENUE

Investment Amount: $21,000,000
Phase Type: Under Construction
Phase Year: 2020
Hotel Rooms: 140
Retail Square Footage: 74,000
Developer: Century Engineering, (Hunt Valley, MD)
Contractor: Wilson Construction & Fences (Hyattsville, MD)
Architect: KTM Architect (Port Chester, NY)

10 Wills Wharf
1201 WILLS STREET

Investment Amount: $109,500,000
Phase Type: Under Construction
Phase Year: 2020
Office Square Footage: 236,000
Hotel Rooms: 156
Retail Square Footage: 3,000
Developer: Beatty Development Group (Baltimore, MD)
Contractor: Armada Hoffler (Baltimore, MD)
Architect: Beatty, Harvey, Coco Architects (Baltimore, MD)

PLANNING

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The Downtown Partnership of Baltimore is your connection to everything that’s happening in Maryland’s largest business center, cultural district, and fastest-growing neighborhoods.

Guided by research-driven strategies, Downtown Partnership of Baltimore (DPOB) fosters economic development through business recruitment and retention, real estate development, residential outreach, and urban planning.

This Development Report is just one of our unique data sets that give business and governmental leaders insight into the central Maryland’s largest office district, residential market, and tourist destination, allowing them to conduct construction project analysis, residential demand, retail trends, and hotel occupancy rates.

This Development Activity Report is a summary of major development and construction projects in Downtown. DPOB tracks major development/construction projects through the year. This research and outreach received contributions from more than 100 developers, architects, and contractors and resulted in updates to many projects. While our database of projects is constantly being updated, for the purposes of this publication, all data reflects project status, design, and information as of November 2019. Although every attempt was made to ensure the quality of the information contained in this document, DPOB received some responses to which projects declined to disclose information. In addition, we make no warranty or guarantee as to its accuracy, completeness, or usefulness for any given purpose.

DOWNTOWN PARTNERSHIP RESOURCES & REPORTS
Head to our website for more economic development resources, including the State of Downtown Baltimore Report, 2018 Food & Beverage Snapshot, Outlook 2022: Market Rate Housing Demand, the Downtown Strategic Plan, and more. GoDowntownBaltimore.com

THANK YOU TO KINSLEY CONSTRUCTION for sponsoring the 2019 Development Report and Developer’s Reception.