



Good for Downtown. Good for Baltimore.

### September 2011 Short Report

#### **Retail News**

##### Now Open

**Babe: A Boutique** has moved from its Federal Hill location to 1716 Aliceanna Street in Fells Point. The shop features fashion-forward clothing and accessories for women.

**The Bay Atlantic Club** has moved to 24 W. Franklin Street. This restaurant, run by students of **Baltimore International College**, is open seven days a week serving a seasonal gourmet menu with local and classic favorites.

**Curiosity**, a home décor boutique, is now in the first floor storefront at 1033 S. Charles Street.

**The Corner Bistro and Wine Bar** is now open at 213 Penn Street, serving wines by the glass and bottle, small plates, and bistro entrees.

**Cross Street Kabob House** is now open at 1101 Light Street.

**Dolce Salon** is now open at 1008 Eastern Avenue. The salon offers haircuts and coloring services for men and women, as well as manicures, pedicures, and other spa treatments.

**HeadHunter African Jewels** has opened a second location at 501 Pennsylvania Avenue. The store sells handcrafted jewelry and other accessories for men and women.

**Joe Squared** has opened a second location in Power Plant Live! at 34 Market Place. The new venue offers the same menu as the Station North original, features live music and art displays, and delivers to the local area.

**Mansion Baltimore**, a Miami and Las Vegas-style dance club, is now open at 401 W. Baltimore Street.

**Republic Noodle** has opened up shop at 1121 Light Street. The new BYOB noodle bar and Pan-Asian restaurant focuses on fresh ingredients and all-natural, hormone- and antibiotic-free meats.

**Rye** is now open at 807 S. Broadway. The bar specializes in unique hand-crafted cocktails, charcuterie, and late-night breakfast items.

**Salon Blush** is open for business at 514 St. Paul Place. The salon offers hair styling and skin care treatments as well as makeup products and application.

## Coming Soon

[Brio Tuscan Grille](#) is coming to 100 E. Pratt Street in late February 2012. The restaurant will be open for lunch, dinner, and weekend brunch and will serve flatbreads, salads, pastas, and meat and fish entrees.

[Chipotle Mexican Grill](#) is opening a new location at 1209 N. Charles Street. The fast-casual eatery serves burritos, tacos, and salads and will be open by the end of this year.

[Dog Watch Tavern](#) is coming soon to 711 S. Broadway. The new bar will offer pub fare and a selection of beer in a relaxed atmosphere with entertainment options like video games and a pool table.

[Grilled Cheese & Co.](#) is opening a new location at 1036 Light Street. The menu features several varieties of grilled cheese sandwiches and the restaurant plans to stay open late on weekend nights.

[Oledix Technologies](#) will open its first retail space at 729 E. Pratt Street this fall. The technology company manufactures and markets a variety of touchscreen software products, which will be available for sale at the store.

**O'Real Café** is coming soon to 1010 St. Paul Street. The eatery will sell casual fare.

[Ripley's Believe It or Not](#) will be opening a museum in the Light Street Pavilion of [Harborplace](#) at 200 E. Pratt Street. The entertainment destination focuses on odd, amazing, and unbelievable stories and exhibits.

[Royal Farms](#) is opening a new store at 36 Light Street in February 2012.

Two new retail tenants, [M&T Bank](#) and [7-Eleven](#), have signed leases for space at the mixed-use development currently under construction at 1111 Light Street in Federal Hill. The businesses will move into the space in early 2012.

Several new retailers, including [M&T Bank](#), [Hair Cuttery](#), [Dunkin' Donuts](#), [PNC Bank](#), [Massage Envy](#), [Yogi Castle](#) frozen yogurt shop, and pet supply store [Dogma](#) will be opening this fall in the McHenry Row development in South Baltimore. The two-level [Harris Teeter](#) supermarket is slated to open on December 7<sup>th</sup>.

## **Member News**

750 East Pratt Street, a Class A office building located in City Center, has achieved U.S. Green Building Council LEED for Existing Buildings: Operations and Maintenance Gold certification. The building is owned by [Whiting-Turner Contracting Company](#) and managed by [Cassidy Turley](#), whose Sustainability Services team handled the day-to-day project management required to receive the distinction. Environmentally-friendly features at the building include enhanced energy performance, a tenant education and engagement program, and retrofitted restroom fixtures designed to reduce potable water consumption.

**CENTER STAGE** has launched a new season pass designed for young professionals who wish to explore the theater's offerings. The "GO Pass" costs \$38 per season and includes tickets to an unlimited number of shows as well as the ability to purchase up to two discounted \$20 guest tickets for any show. The pass is sponsored by **PNC Bank** and City Paper.

**CH2M HILL**, a Denver-based program management, construction management and design firm, has acquired state and local government transportation contracts from Booz Allen Hamilton. Booz Allen will focus on its core federal government work.

**Charles Street Development Corporation** and **University of Baltimore** are hosting a Small Business Lending Fair on Tuesday, September 25<sup>th</sup> from 9 am – 1 pm at the UB Thumel Business Center at 11 W. Mount Royal Ave. There is no cost to attend the event, which will connect local and national banks with small businesses to build relationships and discuss lending opportunities. Representatives from the Small Business Administration, the Small Business Development Center, and **Baltimore Development Corporation** will provide resources including strategic, marketing, and financing advice. For additional information, please contact Kristin Speaker at [kspeaker@charlesstreet.org](mailto:kspeaker@charlesstreet.org).

**Floura Teeter Landscape Architects, Inc.** participated in the annual international Park(ing) Day on September 16<sup>th</sup> by transforming the metered parking spaces in front of their offices at 306 W. Franklin Street into a temporary public social space. The event highlighted urban gardening and sustainable food preparation, including cooking demonstrations by Patchwork Catering.

The **Intercontinental Harbor Court Hotel** unveiled a brand new apiary this month. The apiary, located in the third-floor courtyard, is the first of its kind among Downtown hotels and will be maintained by a local nonprofit organization called Baltimore Honey. The beehives could produce as much as ten quarts of honey per year, some of which will be incorporated into items on the hotel's restaurant and catering menus. The bees will also help pollinate the hotel's seventh-floor garden which is used to produce mint, rosemary, thyme, and other herbs for use in the hotel kitchens.

**Marks, Thomas Architects** has been awarded the Design of the Village of Crossroads, which will be the 10<sup>th</sup> affordable senior community that the firm has designed for **Associated Catholic Charities, Inc.** Marks, Thomas is also proud to announce that Miller's Court has won an Award of Merit for Socially Responsible Development from the National Association of Housing and Redevelopment Officials. The project redeveloped an abandoned industrial property in a transitional neighborhood into a mixed-use development with residential, retail, and office space designed specifically for teachers and non-profits.

The **National Aquarium in Baltimore, Inc.** has recently opened a renovated eatery called Harbor Market Kitchen. The new menu was modeled on the farm-to-table movement and highlights local ingredients, seasonal produce, and sustainable meats, seafood, and cheeses. Harbor Market Kitchen also uses recycled, compostable materials and bamboo plates and bowls.

**Reznick Group** has been selected as one of ten finalists for the Better Business Bureau of Greater Maryland 2011 Torch Award for Marketplace Excellence. The Torch Award recognizes local businesses for their high level of ethical practices. To qualify for a Torch Award, a panel of judges evaluates applicants for evidence of ethical standards of behavior, a steadfast reputation

over time, and company policies that demonstrate ethics and truth in sales and management practices in the workplace.

The [Walters Art Museum](#) has received a donation of about 300 pieces of art and has been promised an additional \$4 million bequest in order to endow a center for the study, conservation, interpretation and display of the arts of the ancient Americas. This donation from Santa Fe resident John Bourne will be combined with a gift of \$3.25 million received in 2009 from the Ziff family of New York City to support staff positions, the acquisition of new pieces, and exhibit development.

Several DPOB member businesses have been named among thirty finalists in [Baltimore Business Journal](#)'s "Best Places to Work 2011" contest. [The Ulman Cancer Fund for Young Adults, Rosenberg | Martin | Greenberg, LLP](#), and [The Shelter Group](#) were all recognized in a recent public announcement. They will be honored at an awards luncheon later this month. The annual ULI Baltimore Wavemaker Awards event will be held on Thursday, October 6<sup>th</sup> from 6-9 pm at the Legg Mason Tower at 100 International Drive. For more information, please visit [www.wavemakerawards.org](http://www.wavemakerawards.org).

## **Development News**

### City Center

[Anderson, Coe & King, L.L.P.](#), a law firm, has signed a lease for 12,392 SF of office space at **7 St. Paul Street**. The company will move into the space starting in February 2012. [Cassidy Turley](#) helped to broker this deal.

Charm City Cupcakes, a local bakery, has signed a lease for 841 SF of office space at **10-12 N. Calvert Street**.

Discepolo LLP, a law firm that handles civil and criminal cases with an emphasis on personal injuries involving carbon monoxide and medical malpractice, has signed a lease for nearly 7,000 SF of office space at **111 S. Calvert Street**. The firm moved its offices here from Lutherville in late August. [CB Richard Ellis](#) represented the landlord and [Cassidy Turley](#) represented the tenant in this transaction.

The Law Office of Matthew E. Kiely, Esq. has signed a lease for 738 SF of office space at **201 N. Charles Street**. [Cassidy Turley](#) and [Stratford Realty Management Co. LLC](#) helped to broker this deal.

### Inner Harbor

Construction continues at **Pierce's Park** in preparation for an opening this fall. A living willow tunnel was added to the park in August, and additional components, including benches, engraved pavers, a sculpture, and a musical fence, will be installed in the next two months.

Maryland's 9/11 memorial was completed this month and unveiled at a ceremony marking the 10<sup>th</sup> anniversary of the attacks. The memorial is located at the **World Trade Center Baltimore** and includes three twisted steel columns engraved with the names and birth dates of the Marylanders who lost their lives. Baltimore architecture firm [Ziger/Snead, LLP Architects](#) designed the

memorial, which is the only monument nationwide to feature artifacts from all three sites of the 9/11 attacks.

[Oledix Technologies, LLC](#), a technology firm, has signed a lease for 6,722 SF of office space and 5,753 SF of retail space at **729 E. Pratt Street**.

U.S. Business Interiors Inc. has renewed its lease for 1,830 SF of office space at **575 S. Charles Street**. [MacKenzie Commercial Real Estate Services, LLC](#) helped to broker this deal.

### Mount Vernon

The **1201 North Charles Street Apartments** at the **corner of N. Charles and Biddle Streets** are set to open within the next month. The residential redevelopment of the former Danny's restaurant space includes 29 new apartments with 10-foot ceilings, hardwood floors, and upscale kitchens.

### Adjacent Neighborhoods

The Charm City Circulator has been awarded nearly \$1.6 million in federal funds to expand service to **Fort McHenry** within the next year. The new year-round route will be the fourth bus line in the system and will connect visitors and residents to the historic South Baltimore landmark and adjoining neighborhoods.

Construction has begun on a \$32 million residential project at **1901 S. Charles Street** in South Baltimore. The developer, Chesapeake Realty Partners, is converting the former P. Kennedy foundry building into 193 high-end apartments. The project is slated for completion in mid-2012.

The \$120 million **McHenry Row** development project at **1500 Woodall Street** in Locust Point is wrapping up construction and more than a dozen new retailers are expected to open their doors within the next few months. All but one floor of the 48,000 SF office building has been leased and preleasing has begun for the project's 250 apartments, which will be ready for occupancy in October.

The renovations to the south shed at **Broadway Market** in the **700-block of S. Broadway** have been completed and five tenants have reopened their businesses in the new space. The \$750,000 improvement project includes new flooring, upgraded stalls, installation of bright lights, and a new coat of paint on the exterior wood frame. The north market will also undergo major redevelopment within the next few years. Both locations are part of a total \$56 million redevelopment project designed to bring new retail, residential, and office space to the area.

Two properties that were the subjects of recent [Baltimore Development Corporation](#) RFPs will soon be turned over for development. **2101-2111 Pennsylvania Avenue**, the site of the former Sphinx Club complex, will be acquired by Sphinx Club Complex, LLC and converted to a mixed-use development tied into the Negro League Baseball Museum project. **925-937 Washington Boulevard**, five vacant properties in the Pigtown/Washington Village neighborhood, will be sold to Historic Pigtown Development II, LLC. The developers plan to turn two of the buildings into residential units and demolish the others to build community open space and a mixed-use retail and residential development.