

DOWNTOWN BALTIMORE INVESTMENT 2018–2028

With over \$6.5 Billion invested in Downtown neighborhoods, the core of our city is on track to be reimagined and reinvigorated with both public and private investment. There has never been a better time to invest in Downtown Baltimore.

PLANNING

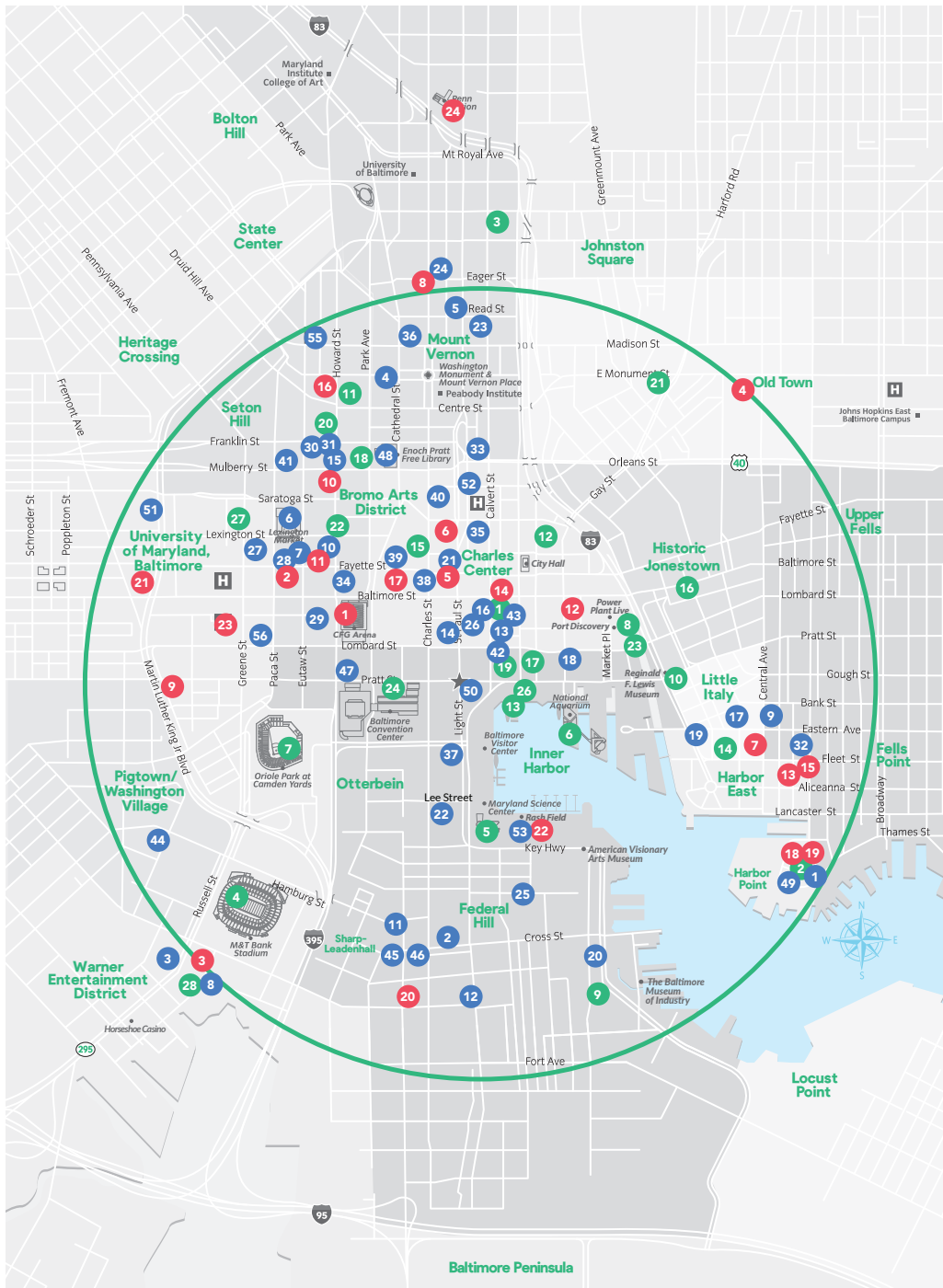
Currently in planning through 2028 is more than \$3.1 billion of projects. Significant investments are lining up, including both ballparks, residential conversions, and a much anticipated update to Harborplace. The State of Maryland's FY23 capital improvement budget awarded \$166 million toward Downtown revitalization efforts, in addition to their investment to move State Center Offices to the Central Business District.

UNDER CONSTRUCTION

Nearly \$1.8 billion in development projects are underway in Downtown neighborhoods. There is much excitement around the redevelopment of Penn Station, Harbor Point's ground up construction, and significant residential conversions in the Central Business District. Several projects focused on arts and entertainment will be strong drivers of increased visitors and activation in the Bromo Arts District, at CFG Arena, and along the Inner Harbor.

COMPLETED

More than a handful of projects have been completed in the past few years, bringing on line \$1.5 billion in development. The renovation of the Enoch Pratt Central Library, Lexington Market, and Topgolf are key completions, as well as a short but strong list of hotel properties including Hotel Ulysses, Tru by Hilton, SpringHill Suites, and Canopy by Hilton. And the story arch of residential conversions remains consistent, with nearly 25 completed projects centered around Downtown living.



One-mile radius of Pratt & Light Streets, which is used to collect economic development data for Downtown Baltimore.

PLANNING

\$3,151,750,000

ENTERTAINMENT/HOSPITALITY

- 1) **Chesapeake Shakespeare Company***
7 S. Calvert St
- 2) **Harbor Point Park**
Caroline & Thames St
- 3) **Horizon House (Prime Rib)**
1101 N. Calvert Street
- 4) **M&T Bank Stadium**
1101 Russell St
- 5) **Maryland Science Center***
601 Light St
- 6) **National Aquarium***
501 E. Pratt St
- 7) **Oriole Park at Camden Yards***
333 W. Camden St
- 8) **Port Discovery Children's Museum***
35 Market Place
- 9) **Pride of Baltimore***
1240 Key Hwy
- 10) **Reginald F. Lewis Museum***
830 E. Pratt St
- 11) **SquashWise**
601 N. Howard St
- 12) **The Peale***
225 Holliday Street
- 13) **USS Constellation***
301 E. Pratt St

HOUSING

- 14) **900 Fleet**
- 15) **Fidelity & Deposit Building**
210 N. Charles St
- 16) **Jonestown Mews**
921–923 E. Baltimore St

MULTI-USE

- 17) **300 E. Pratt St**
- 18) **Dwell on Park**
400–414 Park Ave
- 19) **Harborplace**
200 E. Pratt
- 20) **Mayfair Place**
502–506 N. Howard St

- 21) **Old Towne Mall / Perkins Homes**
1101 Hillen St
- 22) **The Compass**
Howard & Lexington St

PUBLIC INVESTMENT

- 23) **Bard Building***
710 E. Lombard St
- 24) **Baltimore Convention Center***
1 W. Pratt
- 25) **DPOB CIP State Funds***
Various Locations
- 26) **Inner Harbor Promenade**
- 27) **UMB School of Social Work**
600 W. Lexington St
- 28) **Warner Street District Streetscaping**

UNDER CONSTRUCTION

\$1,864,800,000

ENTERTAINMENT/HOSPITALITY

- 1) **CFG Arena**
201 W. Baltimore St
- 2) **Hippodrome Theatre**
M&T Bank Pavilion
12 N. Eutaw St
- 3) **The Paramount**
1300 Warner St

HOUSING

- 4) **1234 McElderry**
- 5) **19 E. Fayette St**
- 6) **222 St. Paul Pl**
- 7) **506 S. Central Ave**
- 8) **7 W. Eager St Development**
- 9) **733–737 W. Pratt St**
- 10) **Crook Horner**
301–305 N. Howard St
- 11) **Downtown 107 Apartments**
300 W. Fayette St
- 12) **Guardian House**
17–23 S. Gay St
- 13) **The Anne**
1400 Aliceanna St
- 14) **The Plaza**
1 S. Calvert St

- 15) **The Whitney**
600 S. Caroline St
- 16) **The Xander**
600 N. Howard St
- 17) **Vivo Living**
101 W. Fayette St

MULTI-USE

- 18) **T. Rowe Price Headquarters & Point Park**
1307 Point St
- 19) **Allied | Harbor Point North & South Tower**
900 S. Caroline St

PUBLIC INVESTMENT

- 20) **Ladder Co. 6**
1227 S. Hanover St
- 21) **UMB Biopark**
4 N. Martin Luther King Jr Blvd
- 22) **Rash Field Phase II***
300 Key Hwy.
- 23) **UMMC Cancer Center**
22 S. Greene St
- 24) **Penn Station**
1500 N. Charles St

COMPLETED

\$1,569,950,000

ENTERTAINMENT/HOSPITALITY

- 1) **Canopy by Hilton Baltimore**
1201 Wills St
- 2) **Cross Street Market**
1065 S. Charles St
- 3) **Hammerjacks**
1300–1320 Russell St
- 4) **Hotel Revival**
101 W. Monument St
- 5) **Hotel Ulysses**
2 E. Read St
- 6) **Lexington Market**
400 W. Lexington Street
- 7) **SpringHill Suites Baltimore**
400 W. Fayette St
- 8) **Topgolf**
1411 Warner St
- 9) **Tru by Hilton**
411 S. Central Ave

HOUSING

- 10) **114 N. Howard St Apartments**
- 11) **115 W. Hamburg St**
- 12) **1238 Light Street Apartments**
- 13) **21 S. Calvert Apartments**
- 14) **22 Light Street**
- 15) **416 N. Howard St**
- 16) **6 S. Calvert St**
- 17) **906–910 Trinity St**
- 18) **Appraisers' Building Residences**
103 S. Gay St
- 19) **Avalon Harbor East**
555 President St
- 20) **Bainbridge Federal Hill**
1110 Key Hwy
- 21) **Baltimore Loft Apartments**
8 E. Fayette St
- 22) **Banner Hill Apartments**
611 S. Charles St
- 23) **Calvert Street Lofts**
816–824 N. Calvert St
- 24) **City House Charles**
6 E. Eager Street
- 25) **Harbor Hill Apartments**
301 Warren Ave
- 26) **Luminary at One Light**
5–11 Light St
- 27) **Paca House**
116 N. Paca St
- 28) **Prosper on Fayette**
100–104 N. Eutaw St
- 29) **Redwood Campus Center**
300 W. Redwood St
- 30) **SJ2 Apartments**
319 W. Franklin St
- 31) **St. James Place Expansion**
301 W. Franklin St
- 32) **The Caroline**
520 S. Caroline St
- 33) **The Courtyard**
419 St. Paul St
- 34) **The Genesis**
9 N. Howard St
- 35) **The James**
211 St. Paul St
- 36) **The Morrison**
18 W. Madison St

MULTI-USE

- 37) **414 Light Street**
- 38) **Alertus Technologies**
10 N. Charles
- 39) **BGE**
120 W. Fayette St
- 40) **Brown's Arcade**
322 N. Charles St
- 41) **Four Ten Lofts**
410 N. Eutaw St
- 42) **Lupin Building / Brookefield**
111 S. Calvert
- 43) **Redwood Exchange**
233 E. Redwood
- 44) **Store it All Storage**
1018 S. Paca St
- 45) **Union Brothers Furniture Building**
37 W. Cross St
- 46) **Wheelhouse**
7 W. Cross St

PUBLIC INVESTMENT

- 47) **250 W. Pratt St. Plaza**
- 48) **Enoch Pratt Free Library – Central Library**
400 Cathedral St
- 49) **Harbor Point Central Plaza**
Wills and Dock St, and Central Ave
- 50) **McKeldin Square Renovation**
Pratt & Light St
- 51) **Mother Mary Lange School**
200 N. Martin Luther King Jr Blvd
- 52) **Preston Gardens Restoration**
St. Paul St, Center to Saratoga
- 53) **Rash Field Phase I**
300 Key Hwy
- 54) **State Center Relocation**
Various Buildings
- 55) **UM Midtown Campus**
827 Linden Ave
- 56) **UMMC Coordinated Care Center**
36 S. Paca St

Source: Open source data, Downtown Partnership of Baltimore's online development map, private investors, developers and State of Maryland Capital Budget.

If you have updates to these projects or this map, please contact Claudia Jolin, cjolin@dpob.org.

* Denotes investment from the FY23 Maryland State Capital Grant Budget