

**Downtown Baltimore**

Acreage: ~1,250 (Almost 2 Sq. Miles)  
 Sub-Areas: Inner Harbor, City Center, Westside & Mount Vernon  
 Downtown Management District: 106 blocks  
 Population:  
 Workers: 100,019  
 Residents: 10,000  
 Residents within one-mile radius: 38,000



**Planning Lessons from Baltimore**

- To relieve delays caused by the single light rail track running through dense areas of downtown and to increase lagging ridership, double tracks are in the works
- Promoting the conversion of deteriorating Class B and C buildings to residential increased downtown residents and revitalized neighborhoods



**Population**

- In efforts to attract retail, the Partnership commissioned a major study on downtown population and demographics data within a one-mile radial arc of the city's center
- The area within this one-mile radius ranks 8th in the country in population density
- Baltimore is a low-cost urban alternative for many DC area commuters
- 65 to 70 percent of those moving downtown are coming from outside Baltimore city limits

**Transportation**

- Baltimore has a one-line subway, one line of surface light rail, two commuter rail lines connecting it with DC, and a massive bus system, yet transfers between modes are not allowed
- The bus system is widely used, unlike the other modes, but almost exclusively by those with few other options
- Business leaders recently identified expanding DC/Baltimore rail service as a top priority



**Development & Investment**

- Development has been booming with \$1.24 billion spent in last 2 years, \$1.36 billion under construction & \$2.48 on the drawing boards in 2006
- **Office:** 21 million SF office space, 270,000 SF under construction & 11.66% vacancy
- **Retail:** Baltimore's retail vacancy rate is about 6%, compared to 8% nationwide and 16% in Denver
- **Residential:** More than 3,000 new housing units downtown since 2000, 6,150 existing apartment units (96% occupancy), 1,231 condos & 1,400 under construction
- **Hotel:** Occupancy of 73% (November 2005), 5,800 existing rooms, 1318 under construction & 750 in planning



**Comparison to Downtown Denver**

- Both have:**
- High residential demands
  - Mayors who promote growth
  - Management Districts
  - Significant natural features (mountains vs. harbor)
  - Increasing capital investment
  - Similar office market trends
  - On the cusp of being a great retail city
  - Similar household income levels
- Differences:**
- Baltimore's perception of crime is higher
  - Baltimore has more successful retail
  - Baltimore close proximity to other metro areas
  - Denver has better public transportation

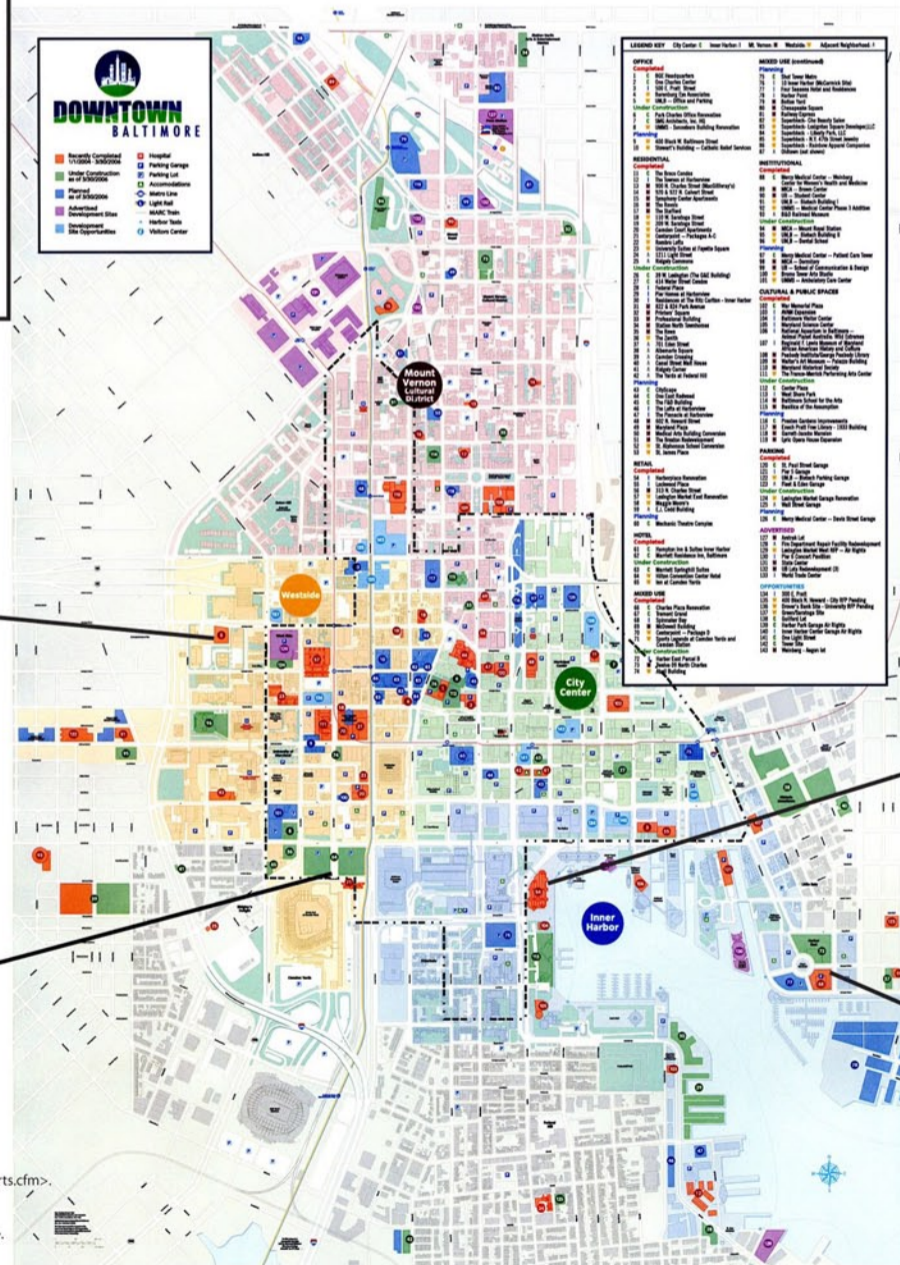


UMB BioPark at the University of Maryland Baltimore. Biotechnology and medical research center. Medical office and laboratory facilities.



The 75,000 sq. ft. City-financed Hilton Convention Center Hotel will be located west of the Baltimore Convention Center and add 756 rooms.

Sources:  
 "2004 State of Downtown Baltimore Report." 2004. Downtown Partnership of Baltimore. <http://www.godowntownbaltimore.com/reports.cfm>.  
 "2006-08 Downtown Partnership Development Report - Downtown Baltimore Real Estate Overview." 2006. Downtown Partnership of Baltimore. <http://www.godowntownbaltimore.com/reports.cfm>.  
 "About Downtown." 2006. Downtown Partnership of Baltimore 29 Sept. 2006. <http://www.godowntownbaltimore.com/aboutdowntown>  
 Aydukovic, Bob. Vice President, Economic Development, Downtown Partnership of Baltimore. Personal Interview, 17 Oct. 2006.  
 Evitts, Mike. Public Relations Director, Downtown Partnership of Baltimore. Personal Interview, 2 Oct. 2006.



The Power Plant, which opened in summer of 1998, is located at Pier 5. This former downtown plant now features a Barnes & Noble bookstore, Hard Rock Cafe, Gold's Gym, and the first ever ESPN Zone



Spinnaker Bay is a mixed Use development with luxury waterfront apartments over retail

----- Downtown Management Authority (DMA) District. The 106-block DMA was established in 1992. The DMA provides Clean, Safe & Beautiful services to this area through the use of ambassadors and guides.

