

MARKET CENTER PUBLIC REALM PRIORITIES

#MarketCenterBaltimore
#HeartofBaltimore

MARKET CENTER
MERCHANTS ASSOCIATION

Exciting changes are coming to Market Center

Starting early 2020

- Lexington Market Redevelopment, \$40M
- Crook Horner Lofts, 15 apts, retail
- Dwell on Park, 94 apts, restaurants, office

Underway

- University Lofts, 213 apts, retail, hotel, \$68M
- Four Ten Lofts, 72 apts, art space, \$24M
- Howard Row, 44 apts, retail
- 106 W. Saratoga, 10 apts
- Current Space, art space
- 109 W. Lexington, 20 apts

Completed 2017-2019

- 610 N. Howard, retail
- 500 Park, 153 apts, retail, \$28M
- La Quinta Hotel, 42 keys, \$3.5M
- 9 N. Howard, 15 apts
- Paca House, 92 apts, \$19M
- L on Liberty, 72 apts, \$17M
- Le Mondo, art space, \$8M
- Pratt Library Renovation, \$115M

**\$322+ million
in investment
in MC, 2017-
Q2 2020**



Development within one block of Market Center

Completed 2017-2019

- 2 Hopkins, 182 apts, 143,000 SF office, 26,000 SF retail
- UMB Health Sciences Facility, \$304.5M
- 405 W. Redwood, 35 apts
- 605 Park, 23 apts
- UMMC Coordinated Care Center, \$2M

Underway

- UMMC Midtown Outpatient Tower, 212,000 SF, \$65M

**\$371.5+ million,
2017-Q2 2020**



And more ...

Small Business Development

- Howard Row Small Business Storefront Challenge
- Business openings & expansions – check [insert webpage]

Community Engagement

Market Center Strategic Revitalization Plan, Phase II

Beautification

Many façade improvements, thanks to Downtown Partnership & Baltimore Development Corporation grants + private investment

HOWARD ROW

small business storefront
competition

DEADLINE JAN 31!

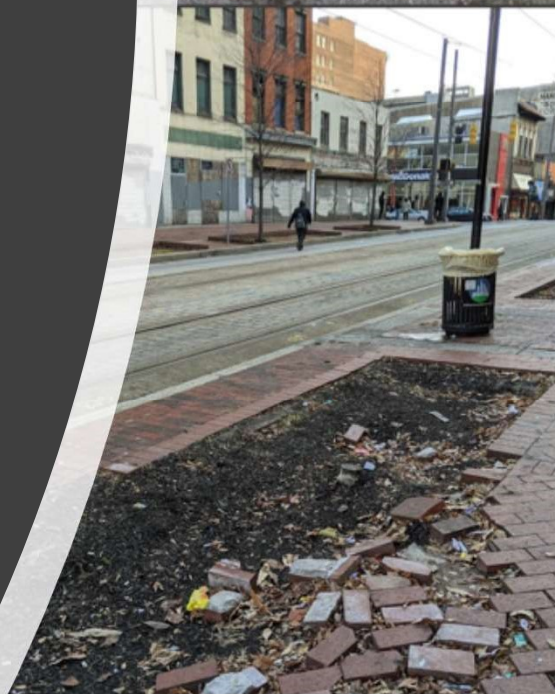


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At the same time ...

The conditions of Market Center's public realm are disgraceful, as are some building conditions.



Infrastructure
repairs are
critical to

Benefit long-time Market Center stakeholders

**Make sure we don't waste \$322+ million in city,
state, and private real estate investment**

Prepare Market Center to welcome tens of
thousands of visitors to the CIIA Basketball
Tournament in Feb. 2021



Our goal

Secure public sector - Baltimore City & State of Maryland - investments to dramatically improve Market Center's public realm.



Process to date

MCMA held two walking tours with some city agencies, Downtown Partnership, Baltimore Development Corporation, and University of Maryland, Baltimore, to assess conditions.

Staff prepared maps of priorities (see starting on slide 12).

Market Center's Clean & Safe Task Force refined priorities, identifying lighting as the #1 issue, followed by cleanliness, sidewalks, roads, and greening/tree wells.

Next steps

Secure broad support for statement calling on relevant parties to address the problems with haste – see Our Statement, p. 9

Advocate for improvements to elected officials and relevant agencies & entities

Welcome additional feedback on priorities

Our statement

The conditions of Market Center's public realm are unacceptable.

These conditions threaten Market Center's health and major public and private investments.

As home to the region's most robust transit, its principal public market, central library, major sports and cultural attractions, hundreds of small businesses, millions of dollars in investment, the Bromo Arts & Entertainment District, and a fast-growing residential community, Market Center is part of Baltimore's heart, and every city needs a healthy heart. A healthy Market Center is critical to Baltimore City's wellbeing.

Market Center stakeholders call on the city, state, and relevant partners to improve infrastructure, supercharge sanitation & cleaning, and address vacant & deteriorating buildings.

With haste.



Will you sign
to support this
statement?

Go to: bit.ly/PublicRealm



Maps of
needed
improvements
follow.

Note: we did not cover every block of Market Center. We focused on the 300 & 500 blocks of Lexington, 300-400 blocks of Saratoga, 100-300 blocks of Eutaw, 100-400 blocks of Howard, 200 block of Paca, and unit-300 blocks of Park.

We are open to all comments & suggestions on priorities.



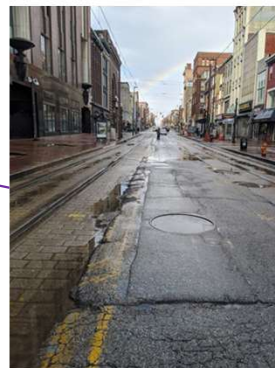
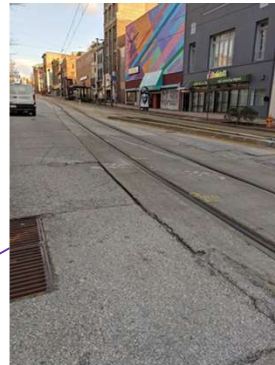
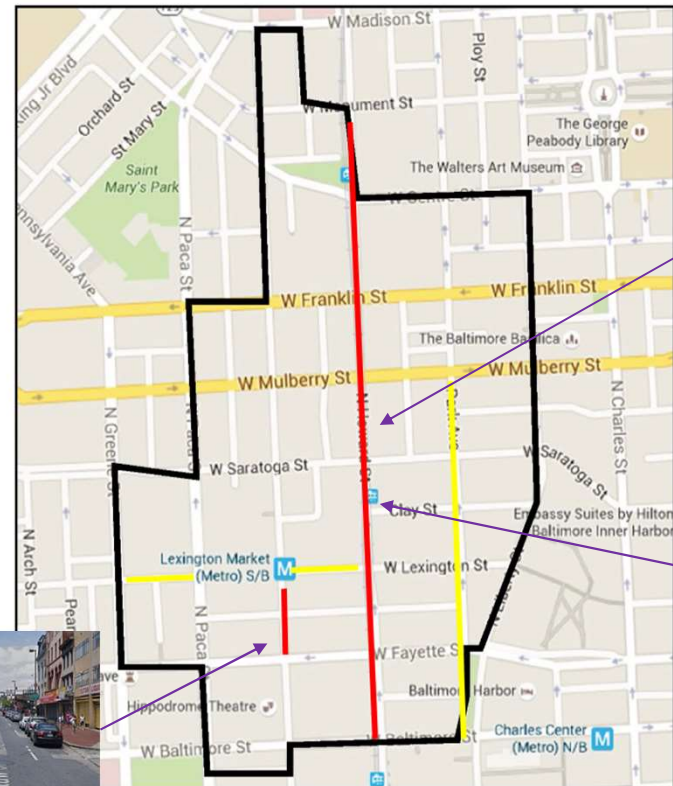
Road Repairs



Street Markings

On Howard and Eutaw, lack of clear street markings can be dangerous.

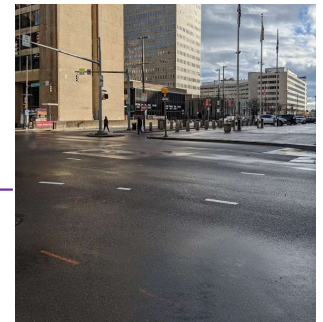
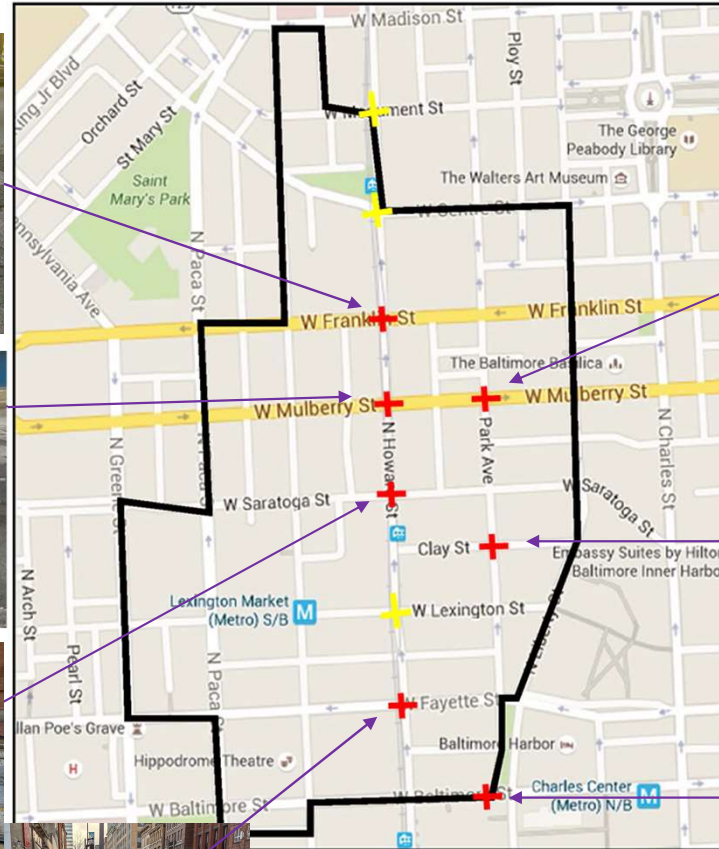
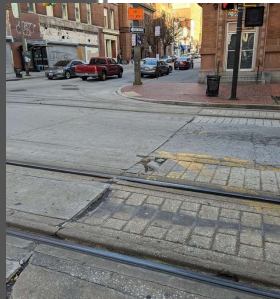
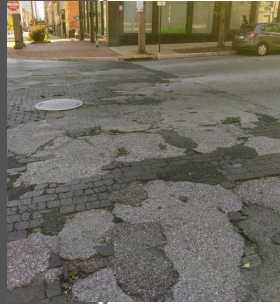
On Lexington and Park, the concern is more aesthetic.



- Top priority
- Secondary priority



Crosswalks



- Top priority
- Secondary priority



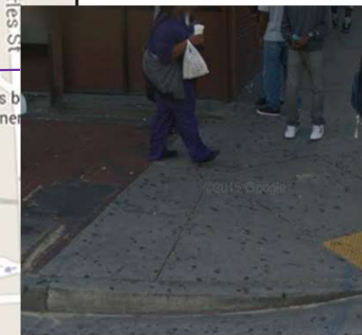
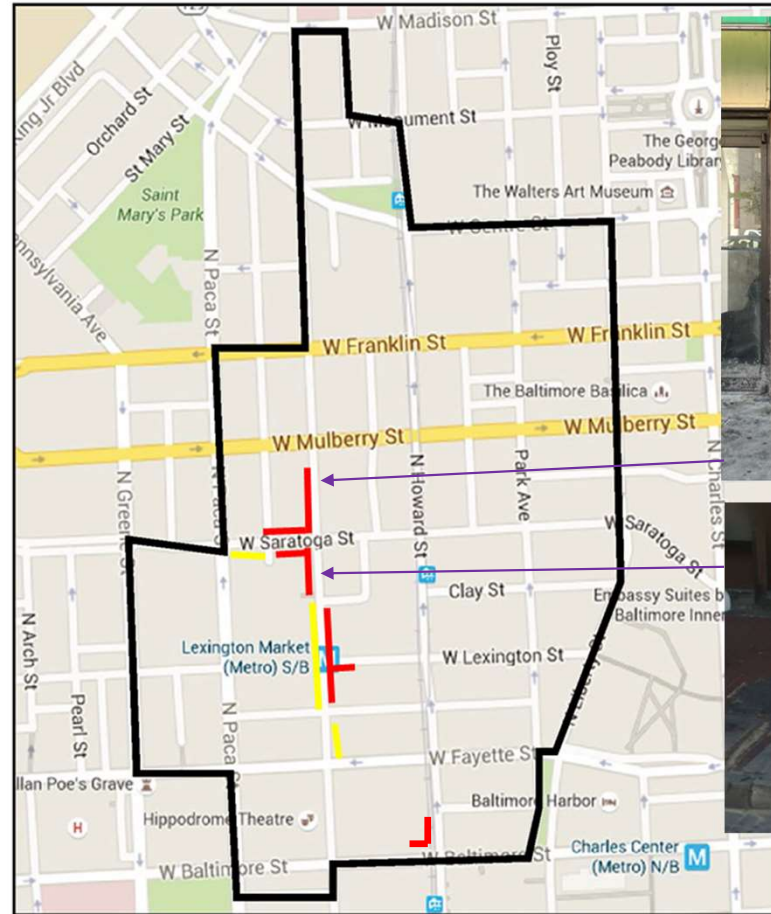
Sidewalks, Curb & Gutter



- Top priority
- Secondary priority



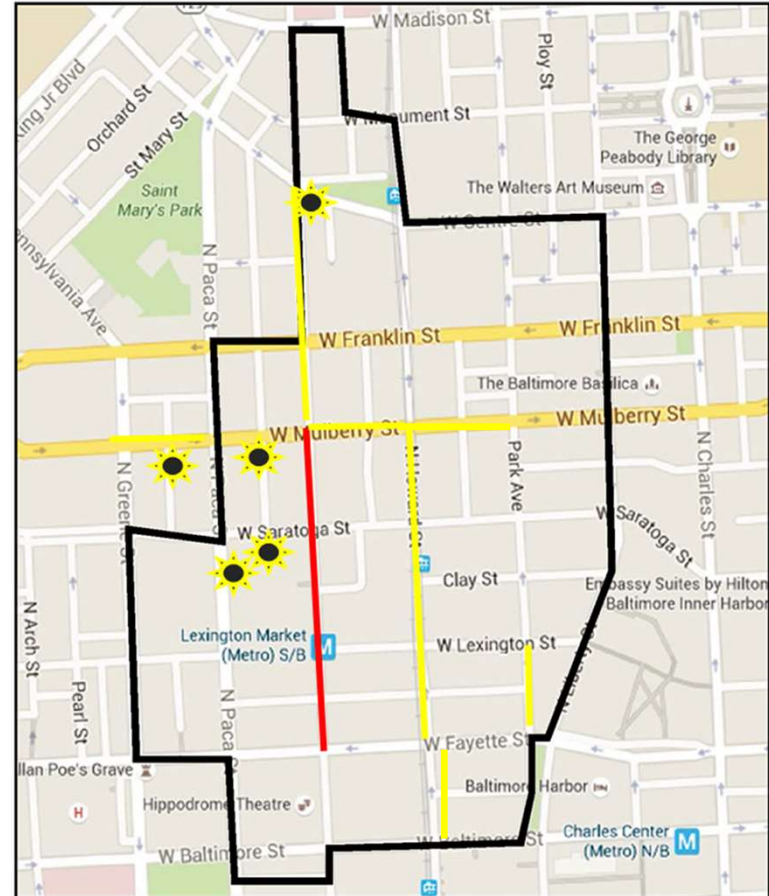
Pressure Washing & Street Sweeping



- Top priority
- Secondary priority



Lighting (Brightness)



Add lights in alley for public safety and to deter illegal dumping.



Top priority



Secondary priority



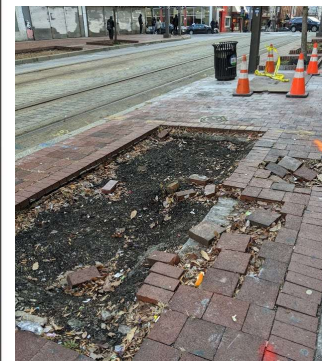
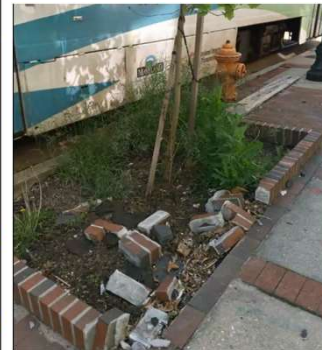
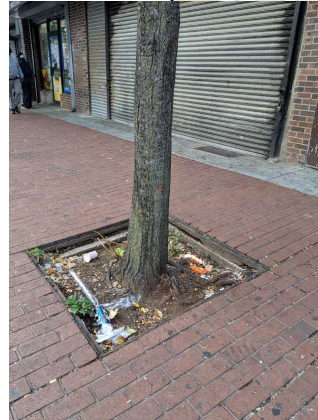
Lighting (Aesthetics & Cohesion)



- Top priority
- Secondary priority



Tree Wells



Number of problematic missing tree grates – tripping hazard

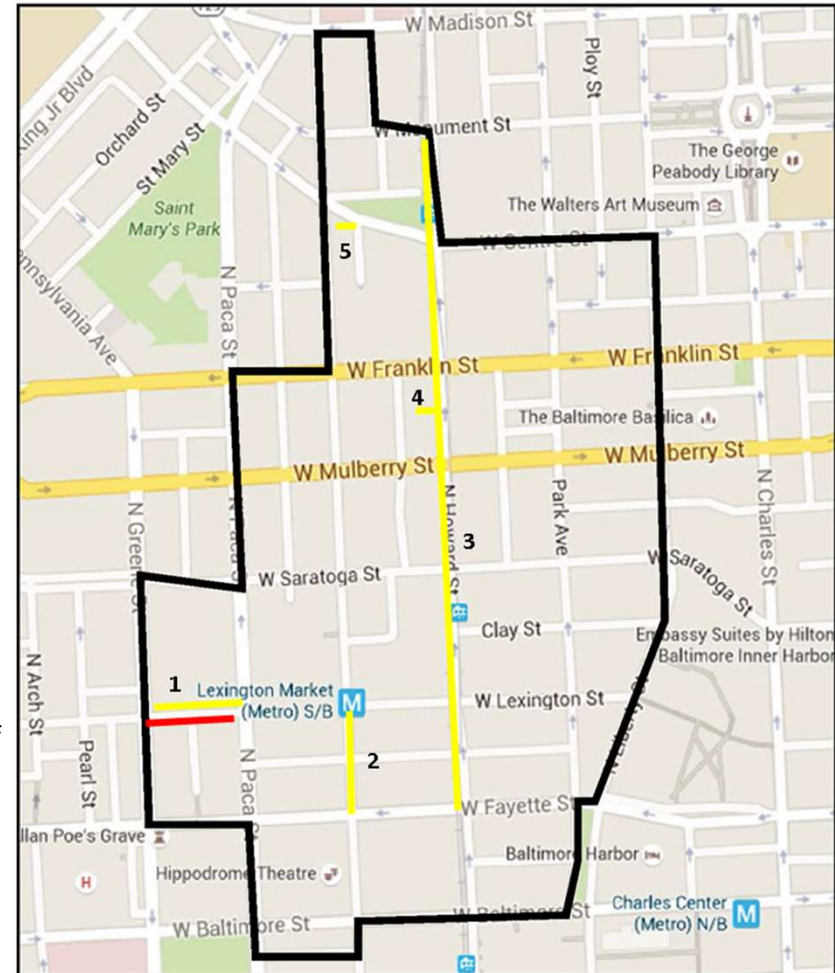
— Top priority
— Secondary priority



Greening

1. Add greenery on south side of block. The trees on the north side are not the same species or age. Consider replanting for visual cohesion.
2. The trees on this block are not the same species or age. Consider replanting for visual cohesion. Some tree wells are too small to be useful. Expand or remove.
3. Address all tree wells on Howard.
4. Create public open space/green space at 414 N. Howard.
5. Improve maintenance of open space at SE corner of Centre & Eutaw.

*We did not evaluate greening consistently, so we may be missing some important items.



- Top priority
- Secondary priority

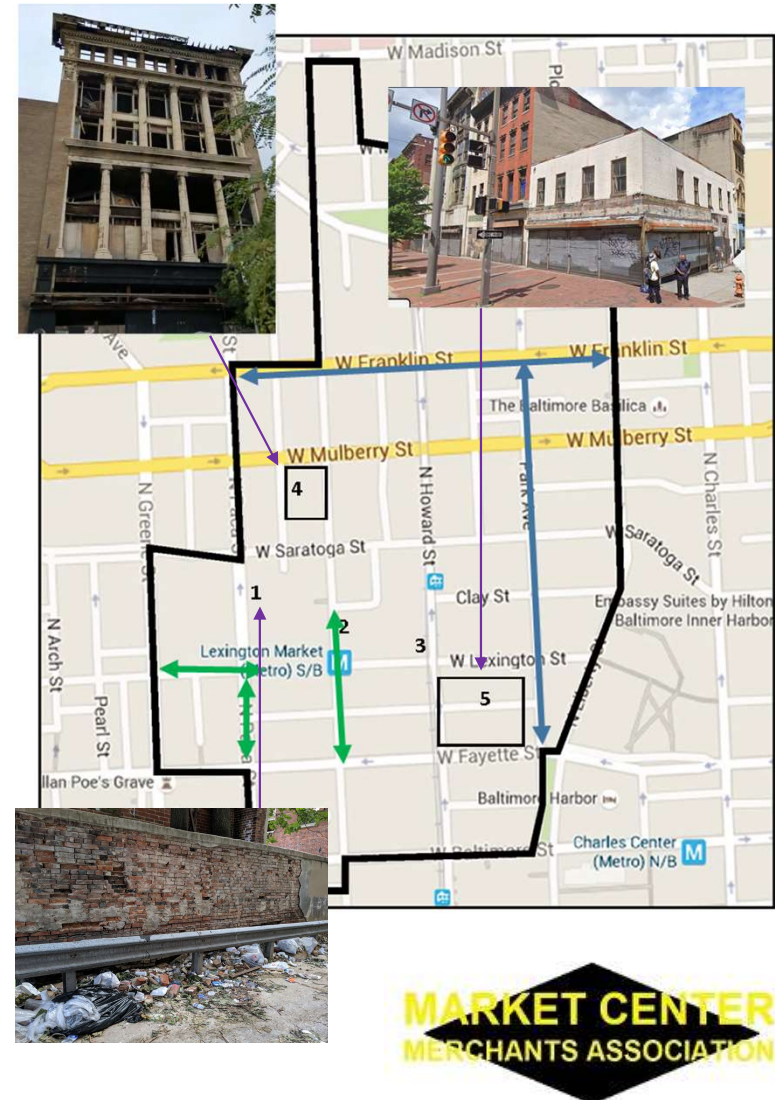


Other

1. Tear down crumbling city-owned wall.
2. Extend parking restriction north to curb cut to accommodate buses.
3. Trim tree to improve sight line for Citiwatch camera.
4. 320 & 322 N. Eutaw – Privately owned buildings in terrible shape. Request denial of owner's demolition permit as remedy for receivership on 320; quick movement on receivership for 322.
5. If development not moving by summer 2020, request painting, other repairs to take place prior to CIAA. Fix broken windows for public safety purposes.

↔ Revisit on-street parking restrictions.

↔ Coordinate aesthetics between Lexington Market, UMB, University Lofts



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Do you have
feedback?

Email Kristen Mitchell:
executivedirector@marketcenterbaltimore.org.



Thank you.

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