



LEW SCRIBE'S REPORT

LAND ECONOMICS WEEKEND BALTIMORE, MD APRIL 26 – 28, 2018

By Josef Nathanson, LAI Baltimore Chapter

LEW Presentations:

https://www.dropbox.com/sh/ck3rt333mIs3iz7/AAALogrWsHrwp2W4SeCVCZ4_a?dl=0

LEW Photos:

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THURSDAY: TOP OF THE WORLD

The Spring 2018 Land Economics Weekend in Baltimore officially got underway on Thursday, April 26. After a long day of business meetings by both the LAI Board of Governors and the officers of the Land Economics Foundation and a few special committee meetings, the work gave way to festivities.

The President's Reception was located at the "Top of the World." That would be a reference to the 27th floor of the World Trade Center, at 405 feet it is regarded as the world's tallest regular pentagonal building. Designed, starting in 1966 by the firm of famed architect I. M. Pei (Pei Cobb Freed and Partners), the 422,000 square foot building was completed in 1977 at a cost of \$22-million.

Overlooking Baltimore's Inner Harbor, "Top of the World", provides a 360-degree panoramic view of the city. Happily, the sun was shining brightly as 150 LAI members and guests gathered for the reception.

The proceedings were underway with official greetings from International President Robert McBride, Baltimore Chapter President Mel Freeman and representing Baltimore Mayor Catherine C. Pugh, Baltimore City Department of Planning Director, Thomas Stosur.

We also had greetings from the President's Reception Sponsors: Chris Rockey, Senior Vice President, Community Development Banking, PNC Bank and more extensive comments from Baltimore Chapter member Ernst Valery, Principal, Managing Member and President, SAA I EVI, a planner turned developer. He urged all of us involved in planning to take steps to realize our plans. He called for the use of metrics that that would gauge the value of a development to those in the community. <http://get-redi.com/about/> And, finally, he urged his fellow planners: "Don't be afraid; do a pro forma."



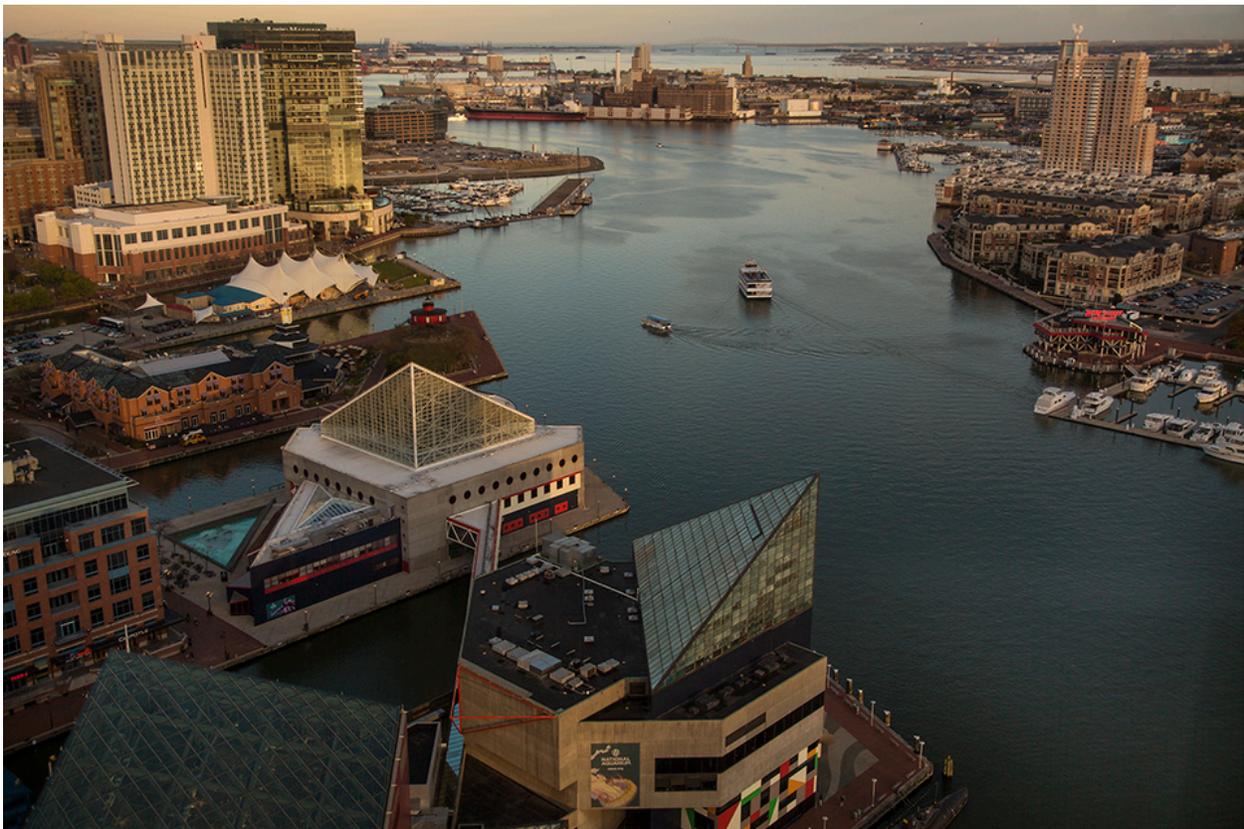
Chris Rockey, PNC Bank



Ernst Valery, SAA/EVI

There was plenty of time to enjoy the varied buffet, the magnificent views aided by the bright sunshine and the networking with local colleagues and LAI guests from across North America, Hawaii, London, and the UAE.

A view, taking advantage of the early evening sunlight:



Photos: Bob Madden



Cellist Luka Stefanovic of the Baltimore School for the Arts, and Peabody Institute
Photo: Bob Madden

Before the closing out of the evening, attendees had a chance to win one of the various books on Baltimore’s history and its built environment that were donated by Chapter members.

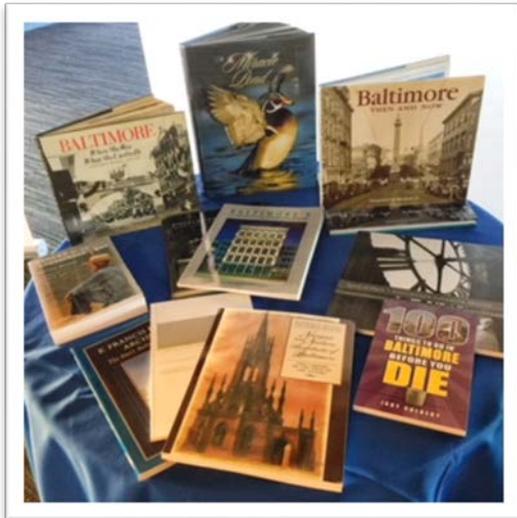


Photo: Joe Nathanson

On the way out, everyone was invited to take their own swag bag, loaded with helpful information, including the detailed program for the LEW, a monograph, ***Baltimore: A Preview***, authored by Baltimore Chapter members Rachel Edds, Jim Leanos, Geoff Washington, Dan Pontious and Ruth Louie, and various maps, guides and a few additional essentials, including samples of local favorites -- Berger cookies, Fisher’s popcorn, a packet of Old Bay seasoning for your crab cakes -- and the January, 2017 issue of ***Baltimore Magazine***, with the cover story, “You’re Welcome, America: How Baltimore Invented the Modern World”, highlighting the many innovations coming out of Charm City.

FRIDAY: [DELVING INTO BALTIMORE](#)

The LEW headquarters hotel, the Pier 5 Hotel, served as the venue for our activities on the morning of Friday, April 27. Views of the Inner Harbor were available to us in the hotel's second floor meeting room.

Following continental breakfast, the morning program was designed to give the attendees a broad introduction to Baltimore, its history, demography, economy and housing market, its current challenges and some of the area's immediate opportunities in terms of development.

Wayne Schaumburg, a local historian, gave a virtuoso performance as he guided us through over 300 years of Baltimore history in just under 20 minutes. His talk, *A Short Illustrated History of Baltimore* began with the colonial seaport established at Fell's Point, the urban expansion northward to Mount Vernon and the streams of migration that vastly expanded the population in the latter half of the 19th century. He told the dramatic story of the Great Baltimore Fire of 1904 and the city's rapid recovery. The area's further growth was marked by manufacturing that included such iconic companies as McCormick Spice Company, Bethlehem Steel, General Motors and the Glenn L. Martin Company. After World War II there was a clear need to rebuild Baltimore's central area. This rebuilding, under the leadership of the Greater Baltimore Committee, started with the new office and residential towers of Charles Center in the early 1960s and the later planning and development of the Inner Harbor.



Wayne Schaumburg
Photo: Bob Madden



Seema Iyer
Photos: Bob Madden

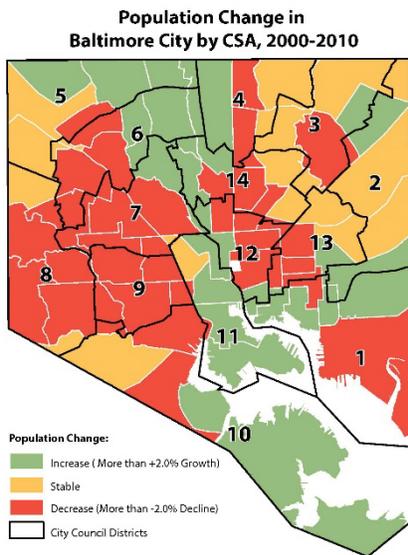


Diane Bell-McKoy



Michael Beatty

Dr. Seema Iyer, Associate Director and Research Assistant Professor at the Jacob France Institute of the University of Baltimore, gave us insights into Baltimore City’s place within the context of the larger 2.8-million population Baltimore region. Seema tracks demographic and economic change in Baltimore’s neighborhoods, periodically releasing Vital Signs reports, “checking on the health” of the city’s varied communities. As an example, the map below indicates the growing, declining and stable neighborhoods in Baltimore by community statistical areas (CSAs).



Diane Bell-McKoy, President and CEO, Associated Black Charities, has been at the forefront of many efforts to advance opportunities for Baltimore’s African-American community. She participated in an earlier effort led by James Rouse to enhance housing and overall quality of life in West Baltimore’s Sandtown-Winchester neighborhood. She also headed Baltimore’s Enterprise Zone initiative in the 1990s.

A recent report issued by Associated Black Charities concludes that “African American employment is concentrated in lower wage industries and occupations and African American workers tended to earn less than their white counterparts and experience higher turnover.”

Diane concluded her presentation with this observation: *“If the average Black family wealth continues to grow at the same pace it has over the past three decades, it would take Black families 228 years to amass the same amount of wealth that white families have today.”* The clear implication she draws from this analysis is that Black families must realize faster economic growth if the entire Baltimore region is to flourish.

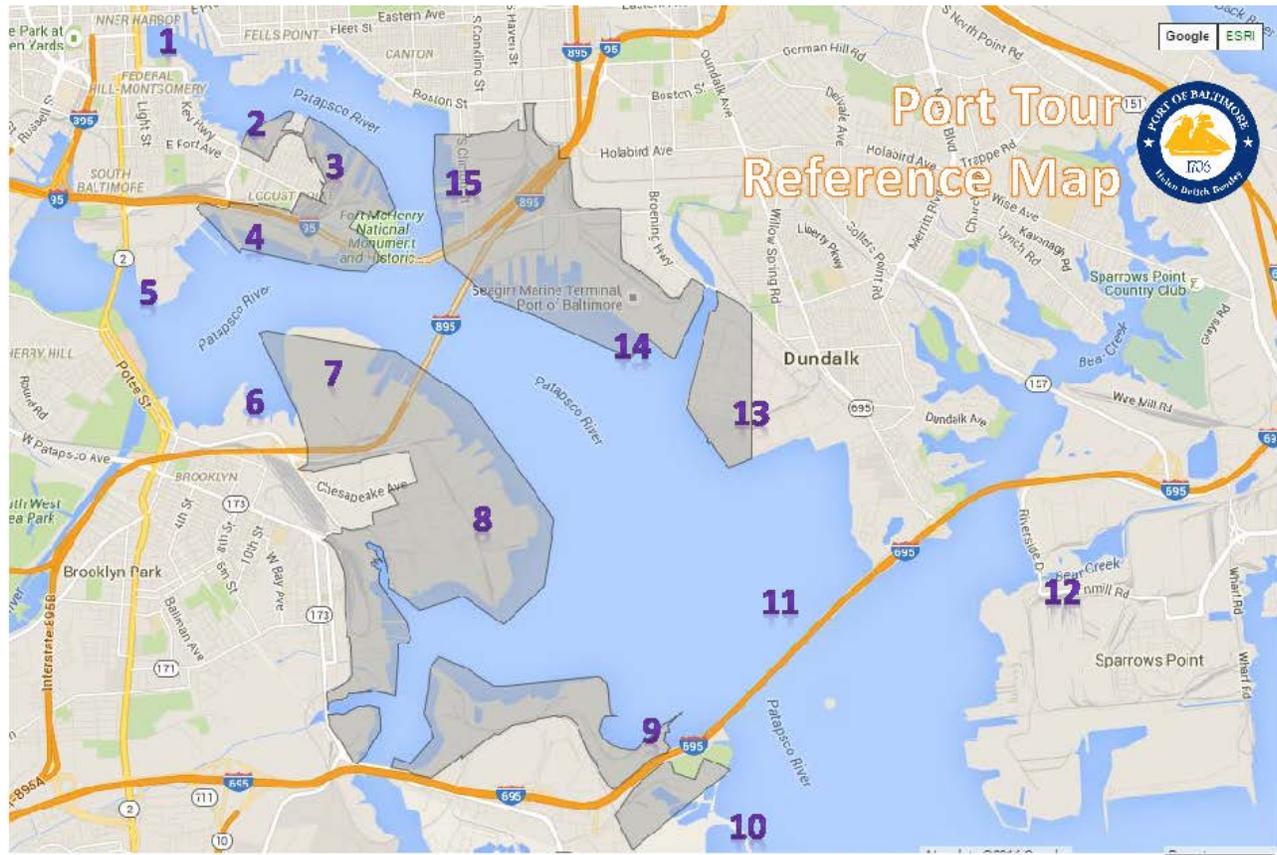
Michael S. Beatty, President, Beatty Development Group, in his role as a developer explained how he is working to transform communities to expand economic opportunities. One of the newest challenges he is taking on, with others, is the redevelopment of the Perkins Homes public housing project and turning it into a revitalized mixed-income community. At the same time, he is proceeding with the completion of the Harbor Point development, a 27-acre site of a former chromium plant now being redeveloped as a mixed-use project with 3-million square feet of office, retail, residential and hotel uses. The site contains 9.5 acres of open space, many with waterfront vistas.



Beatty Development Rendering of Harbor Point

FRIDAY: THE HARBOR TOUR

Very conveniently, we were able to leave the hotel and walk a short distance to the docking area where our tour vessel, The Raven, was awaiting us. The ensuing harbor tour made quite evident that Baltimore's Inner Harbor waters accommodate not only the tourist-oriented activities, including HarborPlace, the National Aquarium and the Maryland Science Center, but also high-end residential towers and pier homes, central business office functions and some important reminders that Baltimore's industrial past is not entirely past.



- | | | |
|---|---|--|
| 1. Boarding – Inner Harbor | 6. Masonville Cove/Environmental Ed Center | 11. Star Spangled Buoy @ Key Bridge |
| 2. Domino Sugar | 7. Masonville/Fairfield Marine Terminal | 12. Trade Point Atlantic & Coke Point |
| 3. N. Locust Point Marine Terminal | 8. Private Industry/Terminals/Patapsco WWTF | 13. Dundalk Marine Terminal |
| 4. Cruise/S. Locust Point Marine Terminal | 9. Hawkins Point Terminal | 14. Seagirt Marine Terminal/50ft Berth |
| 5. Port Covington/Hanover St. Bridge | 10. Cox Creek DMCF | 15. Canton Industrial/Rukert Terminal |

With us on The Raven, we had two knowledgeable representatives from the Maryland Port Administration, Jill Lemke, Manager of Strategic Planning and Special Projects, and James Dwyer, Director of Planning.

Eric Gilbert, Chief Development Officer for Tradeport Atlantic, was also on hand to describe the transformation taking place at Sparrows Point. Tradeport Atlantic is a 3,100-acre multimodal, global logistics center featuring a very favorable combination of access to deep-water berths, railroads, highways and storage space at the site of the former Bethlehem Steel mill.

We also had a chance to hear from Leslie “Les” S. Pollock, who chairs the LAI Global Chapter. Les reminded us that the Global Chapter provides an international connection for all LAI members. It affords members of any local chapter the opportunity to learn about and discuss issues of common interest, just as they might with members of one's own home chapter. He encouraged attendees to check it out.



Jim Leanos



Jill Lemke, Maryland Port Administration



Eric Gilbert, Tradepoint Atlantic



Jim Dwyer, Maryland Port Administration



Les Pollock, LAI Global Chapter

Photos: Bob Madden



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An early important reminder of this fact was the sight of the Domino Sugar Refinery with a cargo vessel dockside in the process of off-loading raw sugar, a process we were told takes several days. With its iconic DOMINO neon sign looming over the harbor, the refinery still employs 600 workers and processes 7-million pounds of sugar a day. The 95 year old plant makes the Port of Baltimore the nation's leading seaport for both imported and domestic raw cane sugar.



Photo: AWin1.com

As we passed Fell's Point, we caught a glimpse of the early seaport, where clipper ships were launched to sail around the globe. This historic district is known today for many restaurants, bars, antique shops and other retail destinations.

As we left the Inner Harbor behind we had more first-hand evidence of how large a role the port plays in the city and regional economy. Container ships guided by tug boats were heading towards berths at Seagirt or Dundalk Marine Terminal. Our Maryland Port Administration presenters reminded us that the Port of Baltimore is one of the nation's leading container cargo ports and is number one in RO/RO, or roll-on roll-off, shipments consisting of automobiles, trucks and farm equipment. Other major shipments through the port are coal, grain, lumber and, of course, sugar.



Photo: Bob Madden



Photo: by Unknown Author is licensed under [CC BY-SA](https://creativecommons.org/licenses/by-sa/4.0/)

At the outermost portion of our harbor tour, we reached the Francis Scott Key Bridge, which opened to traffic in 1977. Providing the final link of the Baltimore Beltway, the Key Bridge carries an estimated 11.5-million vehicles annually. The bridge is 8,636 feet long and its main span of 1,200 feet is the third longest span of any continuous truss in the world.



Photo: AR72 YouTube

FRIDAY: UNDERSTANDING EAST BALTIMORE

Back on land, we quickly boarded two tour buses and headed eastward to learn about the Johns Hopkins medical campus and the associated development initiative East Baltimore Development Inc. known locally as EBDI. We gathered under the recently installed pavilion in Eager Park.



l.to r. Ray Skinner and Andy Frank
Eager Park, with new Residence Inn by Marriott at Johns Hopkins in background
Photo: Bob Madden

LAI member Ruth Louie introduced two men deeply involved in the dramatic changes taking place in this part of East Baltimore. Andy Frank is the Special Advisor on Economic Development to Johns Hopkins University President Ronald Daniels. Raymond A. Skinner is the President and CEO of East Baltimore Development Inc. a nonprofit established to manage the redevelopment of the 88-acre community adjacent to the Hopkins medical campus. Ray focused on the challenges involved in relocating residents in order to create new housing, including opportunities for some of those relocated to return. Others received what were described as generous relocation packages, allowing for new home ownership for some.

Both Andy and Ray described elements of the master plan that have already come into place: the Henderson-Hopkins K-8 school, operated by Johns Hopkins and Morgan State universities, the first new public school to be constructed in East Baltimore in 20 years; the Marriott Residence Inn at Johns Hopkins; the graduate student residential tower, and a wide array of rental and for sale housing. Much has been accomplished; much more to go.

Traveling a few blocks from Eager Park, we saw blocks of derelict housing and some glimmers of reinvestment. One sterling example is the American Brewery Building built in 1887. Long abandoned and left to decay, in recent years it has been renovated to become the home of Humanim, a social services agency serving the East Baltimore neighborhoods.



American Brewery Building, now the home of Humanim
Photo: Cho Benn Holback, A Quinn Evans Company

FRIDAY: THE DINE AROUND EXPERIENCES

The buses returned from East Baltimore with our visitors more informed about the contrasts and contradictions of life in Baltimore. Back at Pier 5 Hotel, it was time for some relaxation and, perhaps some reflection, as guests prepared for the evening's adventures.

The LEW planning committee thought the Friday evening dinner on your own could be turned into an opportunity for many of the visitors to see and hear about different aspects of life in Baltimore. The Dine Around options afforded those from out of town the chance to gather in small groups to explore a variety of neighborhoods and check out some of the best that Baltimore has to offer by way of very satisfying cuisines.



La Cuchara, Woodberry
Photo: Bob Madden

So glad you joined us! We offered those participating in the Dine Around the chance to comment on their experiences. Here is a sampling...

From [Todd Cabanban of Ely Chapter](#), *"For me, Woodberry Kitchen was one of the true highlights of the Baltimore LEW. It is understandable why a reservation is so hard to come by. The food was excellent, and the atmosphere matched the cuisine. We have a number of "farm to table" venues in Chicago, but Woodberry sets a high bar from the cocktails and popcorn to the phenomenal entrees."*



Woodberry Kitchen, Clipper Mill
Photo: Woodberry Kitchen

[Jim Fawcett, past LAI President and from the Los Angeles Chapter](#), visited North Baltimore's Roland Park neighborhood, part of the City's Olmsted legacy. Jim's take on his evening: *"I was lucky enough to be part of Dine Around #1 with Ken and Elizabeth Rice. They could not have been nicer; we toured their home, walked in the neighborhood (which was drop-dead gorgeous) to the lovely French restaurant and the entire experience was delightful. They were so generous to open their home to us and to give us the full house tour as well. We assumed the role of "looky-loos" and for those of us from California it was a treat to see how different homes are built in other parts of the country. The neighborhood was a wonderful treat because the trees were leafing out and all manner of flowers were also greeting the spring, so it was a beautiful setting. I was particularly glad to meet Jamie Cook from Simcoe and we had a good chat. And, I got to meet the new President of the Austin Chapter, Jim Nias. The Dine was really a great experience."*

Another past LAI President, [Larry Lund of the Ely Chapter](#), experienced first-hand one of Baltimore International style buildings of the early 1960s as a prelude to dinner. Larry writes: *“Mary and I attended the Highfield House Dine Around. Highfield House is a 16-story high-rise on Charles Street that Mies van der Rohe designed Our hosts were Jerry and Carol Doctrow and Tara Clifford. We were also joined by other members of the Baltimore Chapter. After cocktails, we walked over to an Indian restaurant [Ambassador Dining Room] for a wonderful meal and continued conversations.*

The Doctrows had on display the original marketing materials for the building ... [these] showed the units decorated with patterned designs and furniture that were contemporary, but definitely not Miesian! The windows were not floor to ceiling as seen in most of Mies’ other buildings and the space below the windows had the perimeter heating elements. This was very striking and these large panes of horizontal glass (estimated 8’) provided very little obstruction for city wide views from their top floor end unit that provided views in three cardinal directions – breathtaking.”



The Ambassador Dining Room, Tuscany-Canterbury
Photo: The Ambassador Dining Room

A few additional comments:

“I attended the Federal Hill Dine Around with David and Joanie Millane as hosts. Not only was it fun to walk the neighborhood with a local, we were able to visit and tour 2 local houses, one of which was an 1800’s “dollar” house, original to the area. Getting to know the people who live there as if we were local is a great way to understand the culture, issues and assets of a community. Seeing the local restaurant and the street activity was also fun. David and Joanie were great hosts and really took care of the LEW members as if we were family.”

[Nancy Park, Sacramento Chapter President](#)

"I attended the Dine Around at Johns Hopkins' house in Bolton Hill, and then we walked to Brewer's Art for dinner. Johns gave us a fascinating tour of his house and some great history on the development of row houses. He served some delicious crab cakes. We had a very diverse group attending, with LAI members from Baltimore, Washington, San Francisco, and Hawaii. We then went on a very interesting tour of the neighborhood where Johns told us about the planned redevelopment of the area in the 1960s, and how neighborhood activism succeeded in preserving it. Dinner was very pleasant at Brewer's Art. Apparently another neighborhood restaurant had been the first choice, but they closed just a few weeks before the LEW. All in all, a very enjoyable evening."

Andrew Wolfram, Golden Gate Chapter



Ray Soon and Johns Hopkins
Photos: Bob Madden

Ray and Cheryl Soon and Andrew Wolfram

"Our Dine Around experience was excellent, as was the entire meeting. We enjoyed meeting our host Lindsay Thompson and seeing her home, as it gave us a sense of the layout of a typical Baltimore townhome. We visited Little Italy and met additional LAI people who were new to us, so it was a great experience all the way."

Les Pollock, Ely Chapter member and past LAI President



Café Gia, Little Italy
Photo: Jon Cain

Leslie Yager of the Simcoe (Toronto) Chapter shared her thoughts. *“Firstly, hats off to the Baltimore LEW team. This was one of the best organized Dine Arounds ever and very hard to make a pick. Our experience started with drinks at The Maryland Club which was an amazing and interesting experience. The club is beautiful and from another era with big game mounted on all the walls and the lingering smell of wood smoke from the fire. Matt Kimball was a gracious host and the cheese selection didn't last long as it was so well presented and so creamy and yummy. Our group then walked over to the Helmand Restaurant which is an Afghan one. The food seemed very simple and straight forward, but the spicing was very complex... A very memorable evening. It was hard to write this review without repeating the word ‘amazing’ over and over.”*



Matt Kimball at The Maryland Club, then all off to The Helmand
Photo: Bob Madden

“This was my first LEW and my first time to Baltimore. Mel and Carol Freeman were my hosts and I got to see their wonderful neighborhood of Mayfield. I didn't know any of the guests beforehand, so it was a wonderful chance to meet new LAI members from Maryland and Vancouver B.C. The intimate setting, gracious hosts, and good conversation contributed to a memorable evening.”
Courtney Kashima, Ely Chapter President

SATURDAY: [BALTIMORE 2020 AND BEYOND](#)



Bill Cole
Photo: Bob Madden

William H. (Bill) Cole IV, the President and CEO of Baltimore Development Corporation, the City's economic development agency, provided those at the Saturday breakfast session with a comprehensive, virtual tour of the city's current developments and those on the drawing boards. He highlighted the key industry sectors that he and his staff focus on: finance and professional services, health care and bioscience, arts/culture/tourism, information and creative services, logistics and port operations and advanced manufacturing.

Bill also mentioned a few of the notable projects that we would not be seeing on our tour: Stadium Square in South Baltimore, the Waterfront at Canton Crossing and the redevelopment of Penn Station, among them. In addition to many smaller scale projects that BDC shepherds, Bill cited the many incentive programs that he has in his toolbox.

Armed with that information, we headed out for another day of touring Baltimore.

SATURDAY: TOURING BALTIMORE – Development away from the Water

Heading north on the City’s main north-south thoroughfare, Charles Street, we passed the buildings of Baltimore’s late 1950s -early 1960s urban renewal, Charles Center. Your Scribe had the benefit of Johns Hopkins, Executive Director of Baltimore Heritage, as tour guide. As Johns explained, he is the namesake of the noted 19th century businessman and philanthropist, but not a descendant and definitely not an heir. The earlier JH had no children; our guide is a great-nephew, perhaps six times removed.



Johns Hopkins
Photo: Bob Madden

We stopped at Mt. Vernon Place at the center of which stands the first monument to George Washington, a 178-foot Doric column, started in 1815 and completed in 1829. Surrounding the monument are other notable elements of Baltimore’s 19th century legacy: Peabody Institute, a music conservatory and its magnificent Peabody library; the Walters Art Museum, a gift of William and Henry Walters, father and son; and the Garrett-Jacobs mansion, the onetime home of Baltimore and Ohio railroad executive, Robert Garrett.

As a note, on Thursday afternoon, PRE-LEW activities were held by Carol Doctrow and LAI member Tara Clifford for guests who were not attending the LAI Business Meetings. There were small curator-led tours of the Peabody Library with Curator Paul Espinosa and the Faberge Exhibit at the Walters Art Museum with Associate Curator Jo Briggs.



Peabody Library
Photo: Peabody



Faberge exhibit
Photo: Walters Art Museum



Washington Monument
Photo: Sean Pavone

Our next stop was the Fred Lazarus IV Graduate Center of the Maryland Institute College of Art (MICA) on North Avenue. Repeating a Baltimore theme, the building is the repurposed Jos. A. Bank clothing factory. There, in the auditorium, we enjoyed a panel discussion by Charlie Duff, President of Jubilee Baltimore; Donald Manekin, co-founder of Seawall Development Company; and Michael Molla, Vice President of Strategic Initiatives, MICA. The panel, moderated by LAI member Kathleen Lane, Executive Director, AIA Baltimore, focused on the roles that their respective organizations played in the reinvestment taking place in this Central Baltimore neighborhood. Particular attention was given to the role of the anchor institutions, in addition to MICA, the Johns Hopkins University Homewood (Arts and Sciences) campus and the University of Baltimore.



Fred Lazarus IV Graduate Center of MICA
Photo: MICA



l. to r. Kathleen Lane, Mike Molla, Charlie Duff, and Donald Manekin
Photos: Bob Madden

CENTRAL BALTIMORE: VIBRANT, DIVERSE, & GROWING NEIGHBORHOODS

Projects, Plans, & Major Developments

Central Baltimore is rapidly changing and revitalizing, with dozens of major development and infrastructure projects underway and hundreds of millions of dollars invested in recent, in-progress, and planned developments, from block-level to large-scale redevelopment projects.



BYMAN PARK DELL MASTER PLAN (2006)
1

JAKENSHAW VISION STATEMENT (2011)
2

PARKS, RECREATION, & LIBRARY IMPROVEMENTS
The area boasts large and small parks, community gardens, and community and recreation centers.

MILLER'S SQUARE
A series of newly renovated homes offering financial benefits and spaces for home ownership.

MILLER'S COURT
Affordable apartments and office space for teachers and nonprofits to utilize as classrooms.

THE TIRE SHOP
Redevelopment of a historic building for a variety of uses, including a performing arts theater and restaurant.

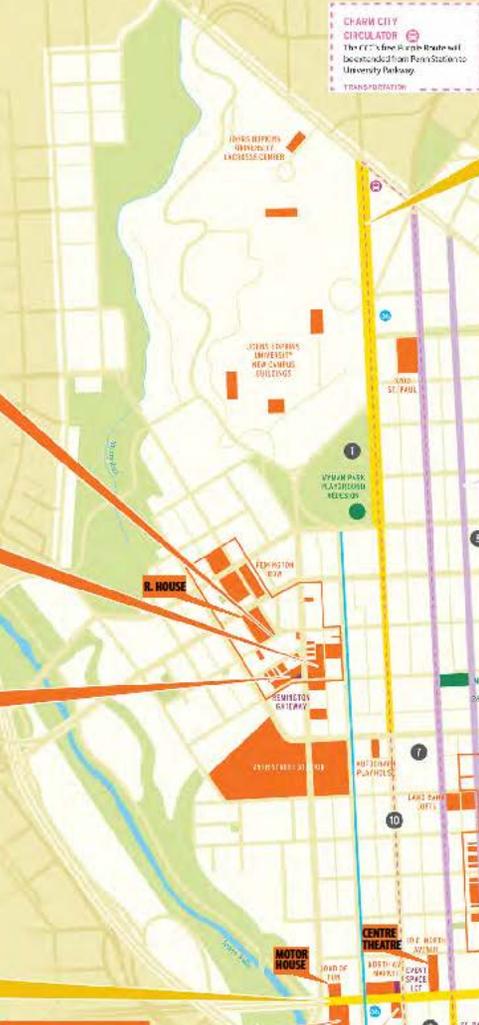
OLD GOUCHER COMPLETE STREETS PLAN (2013/2014)
7

NORTH AVENUE PUBLIC REALM AND STREETScape
Streetscape and safety improvements to North Avenue between Howard and Greenleaf Aves.

CHARLES STREET BYWAY MANAGEMENT PLAN (2005)
10

BALTIMORE BIKE PLAN (2006 - ONGOING)
BALTIMORE BIKE PLAN (2006 - ONGOING)

HONWOOD COMMUNITY PARTNERS INITIATIVE (2012 - ONGOING)
2012 - ONGOING



CHARM CITY CIRCULATOR
The Charm City Circulator Shuttle will be extended to Penn Station via University Parkway.

CHARLES STREET RECONSTRUCTION
A project area with the goal of creating more safe road traffic patterns, increasing pedestrian and bicycle safety, and supporting aging infrastructure.

WAVERLY MAIN STREET
The local historic housing district that facilitates revitalization and economic development, commercial building and streetscape improvements and promotes historic preservation development.

WAVERLY COMMONS MASTER PLAN (2011)
3

WAVERLY MAIN STREET MASTER PLAN (2013)
4

SAINT PAUL & CALVERT STREETS 2-WAY TRAFFIC
A study to evaluate the impacts, advantages and disadvantages on the neighborhood to be grid for all modes of travel (St. Paul and Calvert streets were converted to two-way streets).

GREATER CHARLES VILLAGE MASTER PLAN (1998, 2013)
5

BARCLAY OLD GOUCHER TELEFIS REDEVELOPMENT
A large-scale, multi-phased commercial and residential redevelopment effort in the neighborhood.

BARCLAY, MIDWAY, OLD GOUCHER SMALL AREA PLAN (2010)
6

BALTIMORE DESIGN SCHOOL
BDS is a new public middle-high school that will focus on three specific areas: Fashion Design, Architecture, and Graphic Design.

CITY ARTS LOFTS & TOWNHOMES
Mix of affordable, energy-efficient units, including artist studios in-market.

INCREASED BIKE PARKING AT PENN STATION
11

PUBLIC REALM ART PROJECTS
12

GREENMOUNT WEST SMALL AREA PLAN (2010)
8

CHARLES NORTH VISION PLAN (2008)
9

MICA STUDIO CENTER
A newly renovated graduate arts and design studios and classrooms.

MARY AND AVENUE CYCLE TRAIL
A proposed cycle trail from 29th Street to Penn Street, connecting Central Baltimore and high schools to downtown, to begin construction in 2015.

RECONNECTING CHARLES STREET PROJECT
A plan for improved pedestrian connectivity along Charles Street from Mt. Royal Avenue to Towson Street, connecting Midtown and Station North.

THE TIRE SHOP
Redevelopment of a historic building for a variety of uses, including a performing arts theater and restaurant.

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MAP: THE OWELL GROUP

SATURDAY: [LUNCH AT R. HOUSE](#)

In the revitalizing North Baltimore neighborhood of Remington, we had the opportunity to experience one of Seawall Development's recent projects and enjoy lunch at R. House. Developed by converting a former automobile dealership/body shop, the new informal dining spot opened in late 2016 and became an instant hit. As described on its website, "*R. House is home to ten chefs who believed that coming together to launch their restaurants was better than going it alone. Their kitchens surround a 350-seat food hall with roll-up garage doors, booths, communal tables, and a neighborhood bar at the center of it all.*"



Photos: R. House

An optional mini-tour of the neighborhood led by developer Donald Manekin was provided.



Photo: Bob Madden

After the Tour, Donald Manekin mentioned to our LEW Chair Susannah Bergmann that some of the folks participating were curious to know what the impact has been since the development of Miller's Court in Remington. He shared that Enterprise did a study and this might be a good tool for those interested. The study was as a result of the New Market Tax Credit investment and its return. On the opening page there is a way to download the entire report, look for the link that says Open Resource.

<https://www.enterprisecommunity.org/resources/millers-court-enterprise-impact-case-study-13269>

SATURDAY: [WHITEHALL MILL](#)

The coursing waters of the Jones Falls provided the basis for an important part of Baltimore’s early industrial economy – flour mills; mills for the production of “cotton duck”, the sailcloth that allowed the Baltimore Clipper ships to sail around the world; and later metal foundries. Since the mid-1980s a number of these 19th century mills have been repurposed as new office buildings, residences, restaurants, and retail shops.

Whitehall Mill, to include 27 loft apartments, offices, a restaurant and a food hall/ market for fresh and prepared foods, is the latest to be under development. David Tufaro, along with his daughter, Jennifer Tufaro Nolley, and their development firm, Terra Nova Properties, have faced the unique challenges of renovating an historic structure in a flood plain that has experienced a number of significant deluges. From installing aquarium-grade glass in windows, to rapidly-deployed flood doors, to the construction of a second-story emergency evacuation bridge to nearby higher land, they are in the process of meeting the challenges. Our talk was presented by David and the project’s Architect Phyllis Cook, while Brewer’s Art, local brewery, provided beers, and other Baltimore refreshments.



Audience getting settled in at Whitehall Mill



Phyllis Cook, Architect



David Tufaro
Photos: Bob Madden

SATURDAY: HEADING SOUTH AND BACK TO PIER 5 HOTEL

From Whitehall, our buses headed southward and along the western edge of downtown. Our route, along Martin Luther King, Jr, Boulevard, afforded us the opportunity to see State Center, a collection of 1950s to 1970s state office buildings in dire need of renovation/ replacement. A proposed public-private partnership designed to enhance the surrounding neighborhoods and bring the state offices into 21st century standards is mired in litigation.

Further south we encountered the campus of the University of Maryland, Baltimore, the city's other major research university. While the University system's flagship campus is in College Park, UMB is home to several professional schools – medicine, dentistry, nursing, pharmacy, law and social work – with a combined enrollment of 6,700 students.

Looking west of MLK boulevard, we saw the University of Maryland BioPark. Launched in 2003, this research park now is home to nearly three dozen biomedical/ biotechnology firms employing about 1,000 workers.



University of Maryland BioPark
Photo: UMB

A little further south of the University, we encountered the Stadium Complex, including Oriole Park at Camden Yards, M & T Bank Stadium, the home of the Baltimore Ravens, and the newest addition, the Horseshoe Casino.



At the southernmost point of our tour we encountered the site of Port Covington, the most ambitious redevelopment project on the city's drawing boards. As conceived by Under Armour CEO Kevin Plank, this proposed city-within-a city would contain not only the new world headquarters of his company, but additional office space, hotel rooms, restaurants, retail and nearly 14,000 residential units, with a network of many green spaces and waterfront views.

Now in the early stages of development, this largely vacant, 260-acre former railroad and industrial site is expected to be developed over the next 20 years. *For the next Baltimore LEW, perhaps?*



Sagamore/Weller Development Rendering

Before ending the bus tour at Pier 5 Hotel, the riders had the option of stopping at the Baltimore Visitor Center and taking a 10-minute stroll along the Inner Harbor promenade to the hotel.



Photo: Visit Baltimore

SATURDAY: AWARDS DINNER

The awards dinner was held in the Frederick Douglass-Isaac Meyers Maritime Museum. The museum pays tribute to the African Americans who contributed to the growth of the city maritime industry. Frederick Douglass, the famed writer, orator and abolitionist, and Isaac Meyers, a prominent business and community leader, both worked in the shipyards in historic Fell's Point.



LAI International President Robert McBride opened with noting the many highlights of the last several days and thanked the many people who made the LEW possible, with special mention for the honcho of the LEW Planning Committee, Susannah Bergmann.



Photos: Bob Madden

Robert then handed the program over to the Chair of the LAI Awards Committee, Dr. James Fawcett.

The Baltimore Chapter was thrilled that its nominee, **Margaret McFarland, JD**, was selected for the **2018 Richard T. Ely Distinguished Educator Award**. Cited for her achievements in education and land economics in Maryland, the region and beyond, she has provided visionary leadership of the University of Maryland's Colvin Institute of Real Estate Development. Also thrilled that Baltimore's **Harbor Point**, the project now transforming a major portion of Baltimore's waterfront, was awarded LAI's International Skyline Award. We had heard about the project from Michael Beatty, Beatty Development Group, earlier in the weekend. Tim Pula, VP Community Development, accepted the award on behalf of the developer.



Jim Fawcett and Margaret McFarland
Photos: Bob Madden



Mel Freeman and Tim Pula



Beatty Development Rendering of Harbor Point

The awards dinner closed with glimpses of what awaits visitors at the next LEW.

Make plans to meet in in Orange County, October 18 – 20, 2018!

SUNDAY: POST- LEW EXPERIENCE

The Weekend Experience was not quite over. With the opening of Oriole Park at Camden Yards in 1992, Janet Marie Smith became a star in the worlds of both baseball and architecture/urban planning. As the principal designer of the downtown stadium for the Baltimore team, her influence has since been evident in San Diego's Petco Park, in renovations to Boston's Fenway Park, at Turner Field in Atlanta and elsewhere. She now serves as Senior Vice President of Planning and Development for the Los Angeles Dodgers.



Janet Marie Smith
Photos: Bob Madden



Evans Paull

Happily for the LEW host committee, Smith calls Baltimore home. On Sunday morning, April 29, a group of over 50 headed to the south side of the Inner Harbor. There, at the Baltimore Museum of Industry, she shared her experiences in designing a new generation of baseball stadia in urban settings around the United States. She was joined by Evans Paull, a Baltimore LAI member and former Baltimore City planner, who described how Baltimore's baseball stadium came to be located in downtown Baltimore, instead of at an interstate highway interchange in the suburbs.

Baseball fans among the group moved on to Oriole Park to take in a game. The O's, who have had a difficult start to the 2018 season, left this homestand with a win. And, as LAI will do in October, they headed off to Orange County!



Oriole Park at Camden Yards
Photo: Visit Baltimore

Thanks for joining us in Baltimore!

2018 Baltimore LEW Committee



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