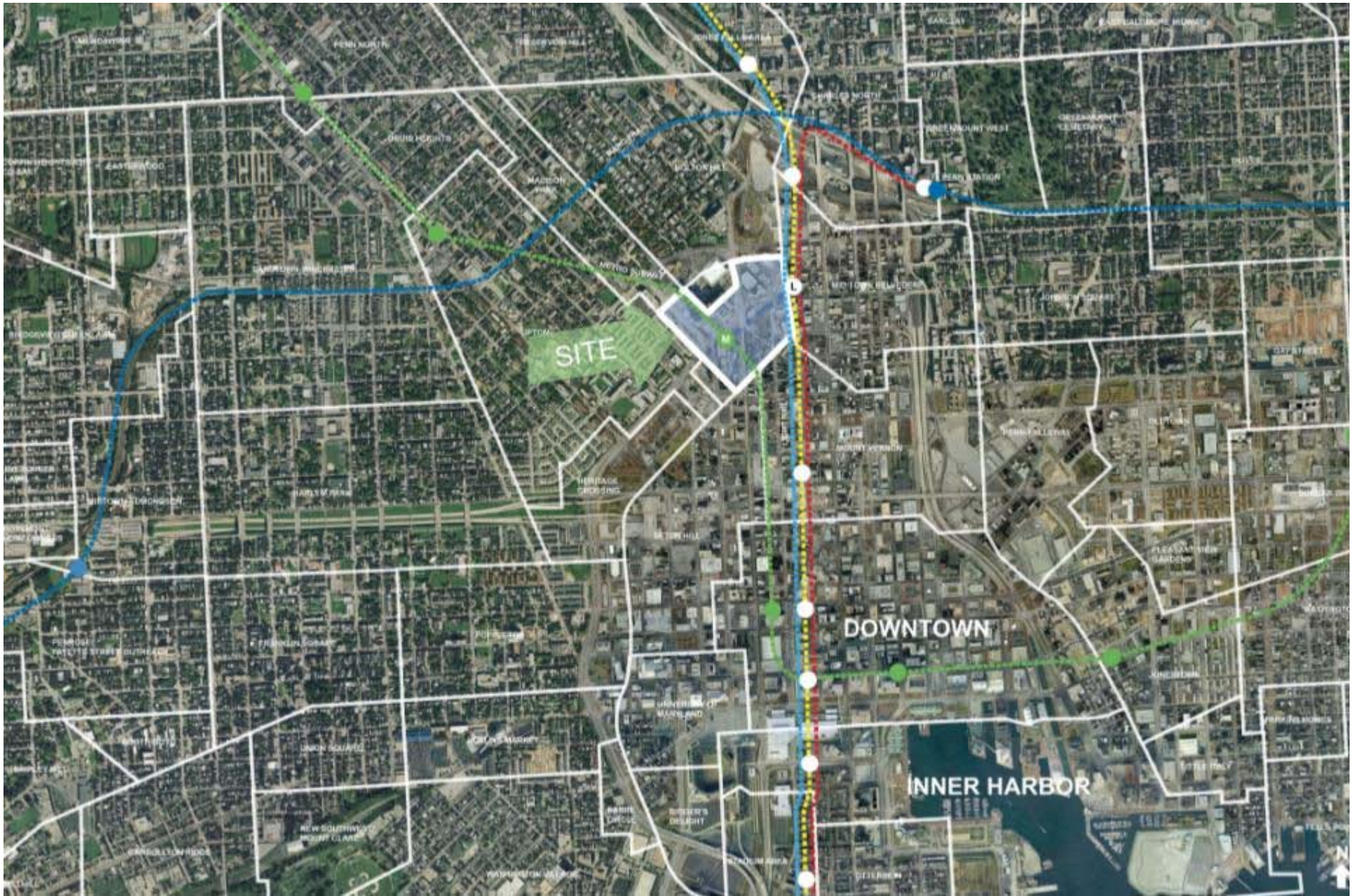




SC Project
BALTIMORE, MD



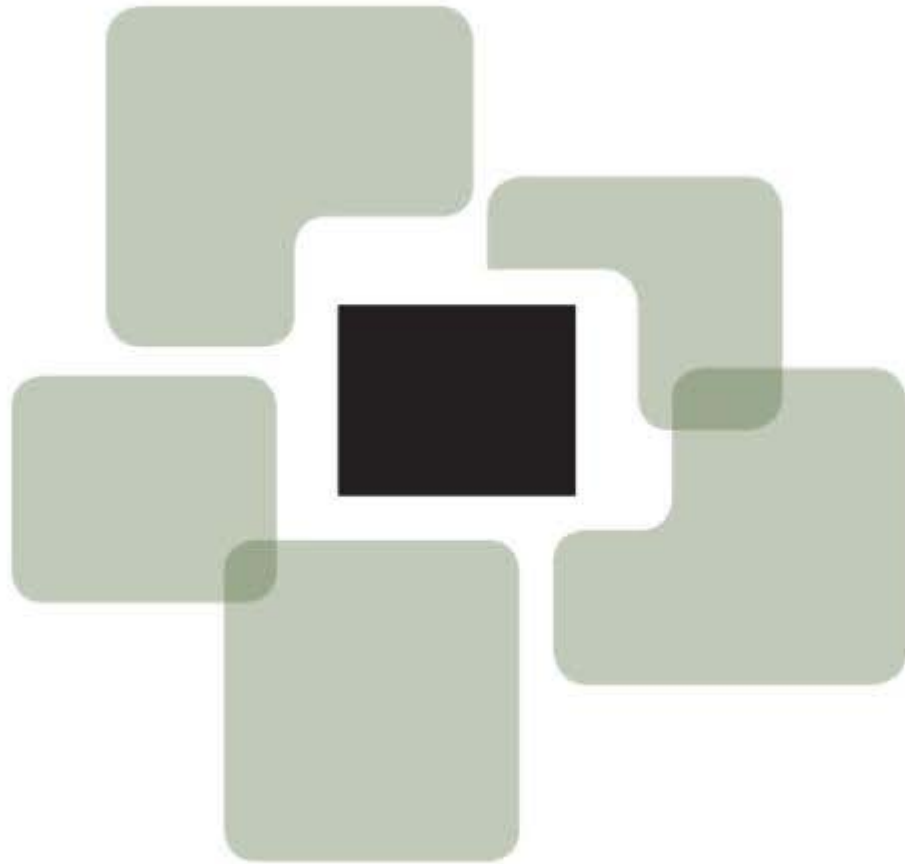
State Center
Transit Connections

MITHÜN
DESIGNCOLLECTIVE

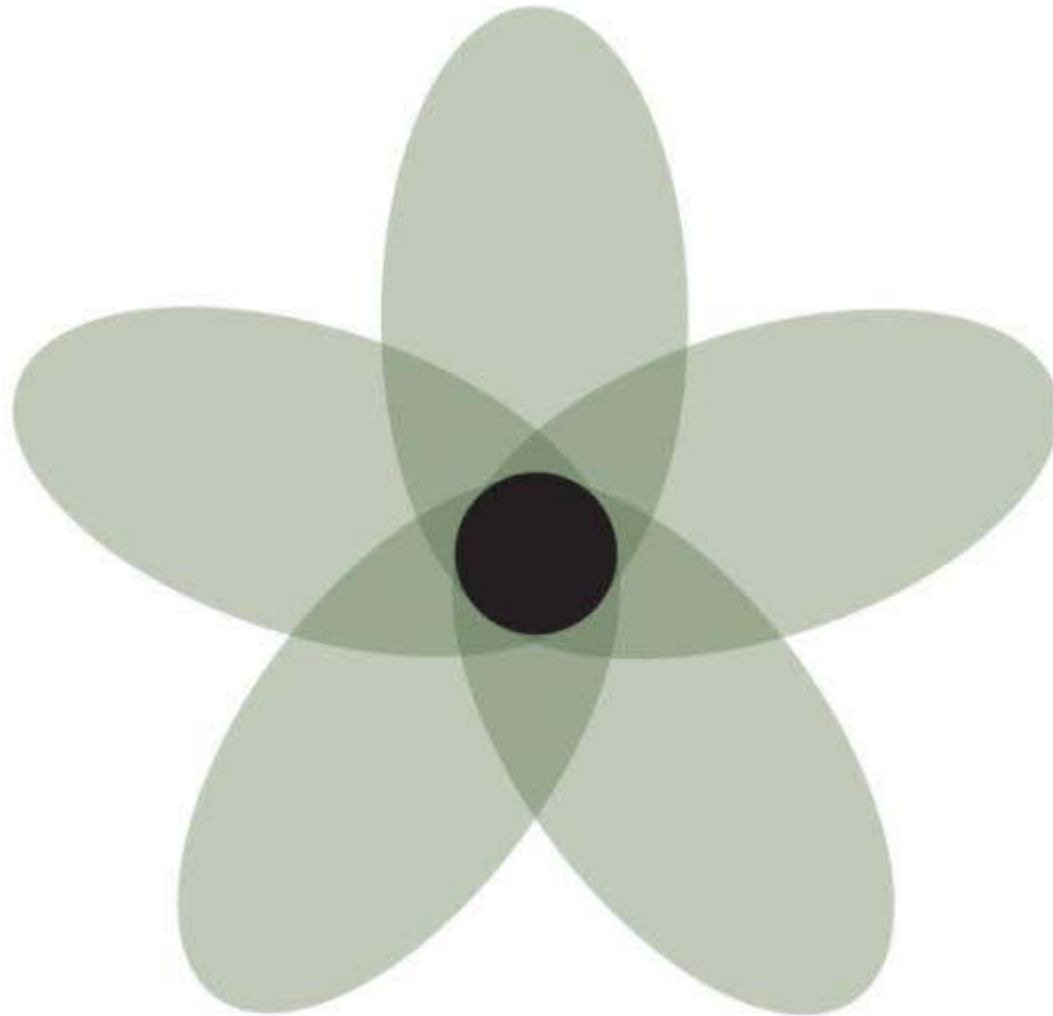


State Center TOD
Baltimore, MD

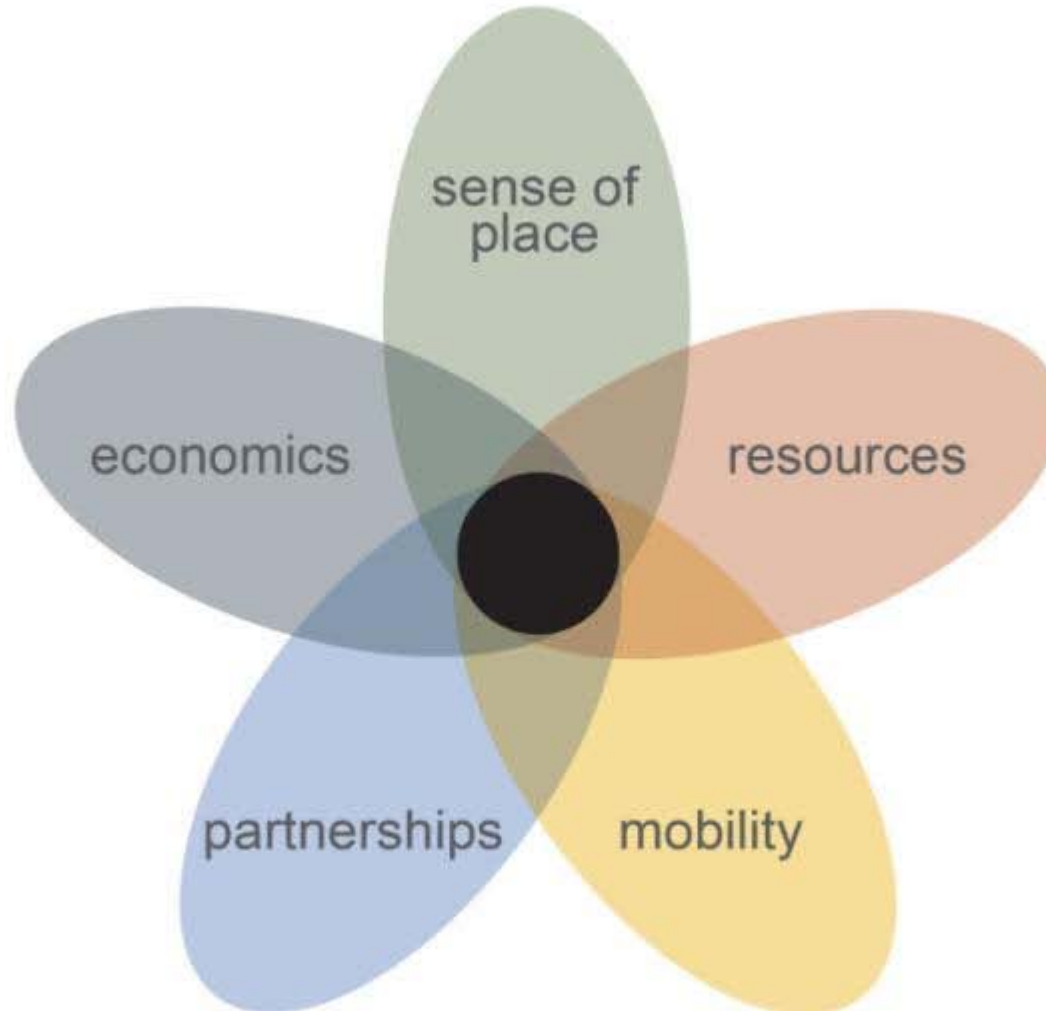
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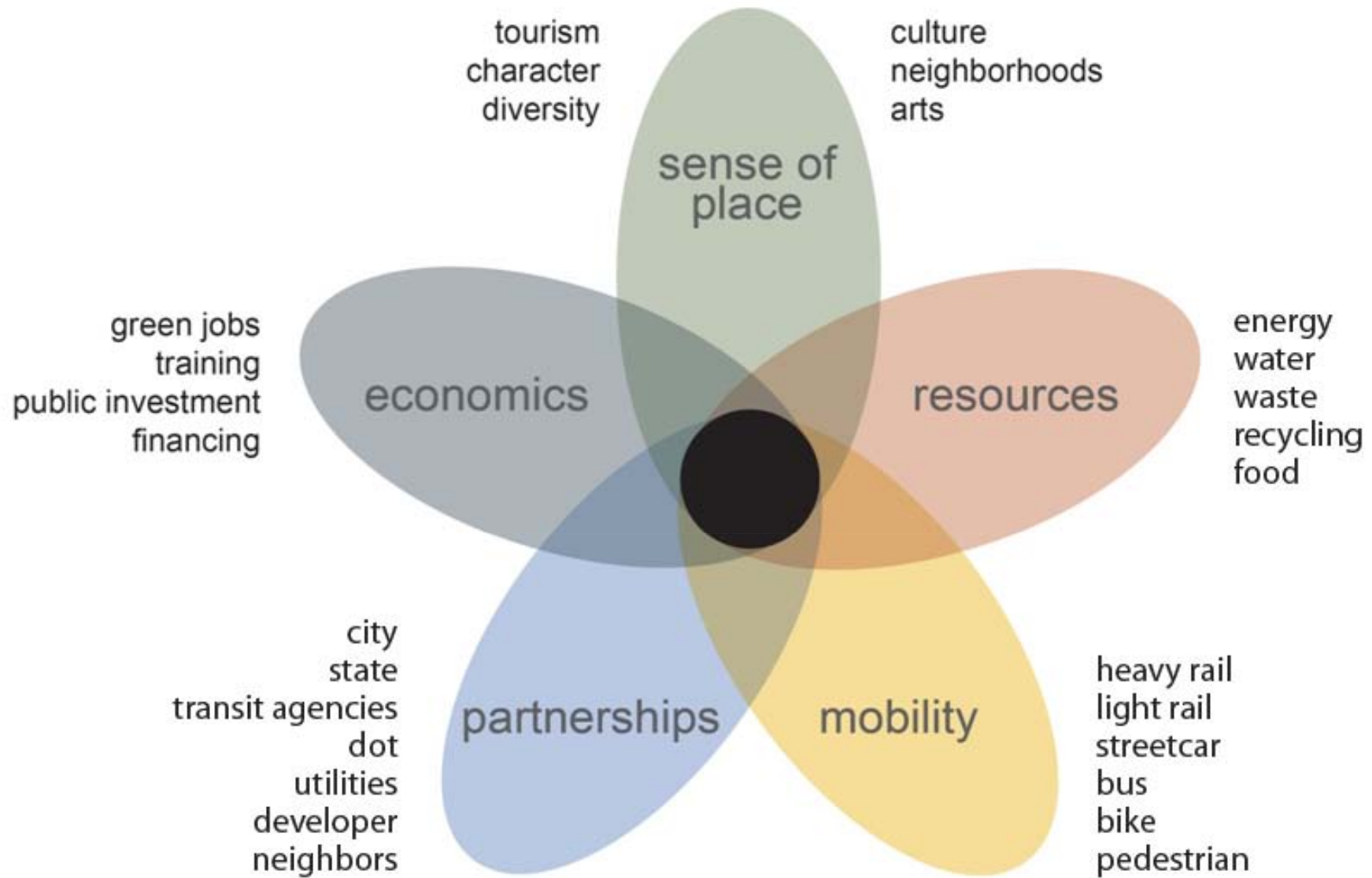


State Center
Current Conditions



State Center
Potential Structure





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State Center
What We Have: Walkable Streets



State Center
What We Have: Cultural Arts & Education

State Center





State Center
What We Have: Northern Anchor to Howard

State Center





State Center

What We Need: Job Training & Economic Development



State Center

What We Need: Support for Local Artists and Entrepreneurs

State Center





State Center
Mixed Income Housing

State Center





State Center

What We Need: Healthy and Local Food



State Center
What We Need: Active Public Spaces

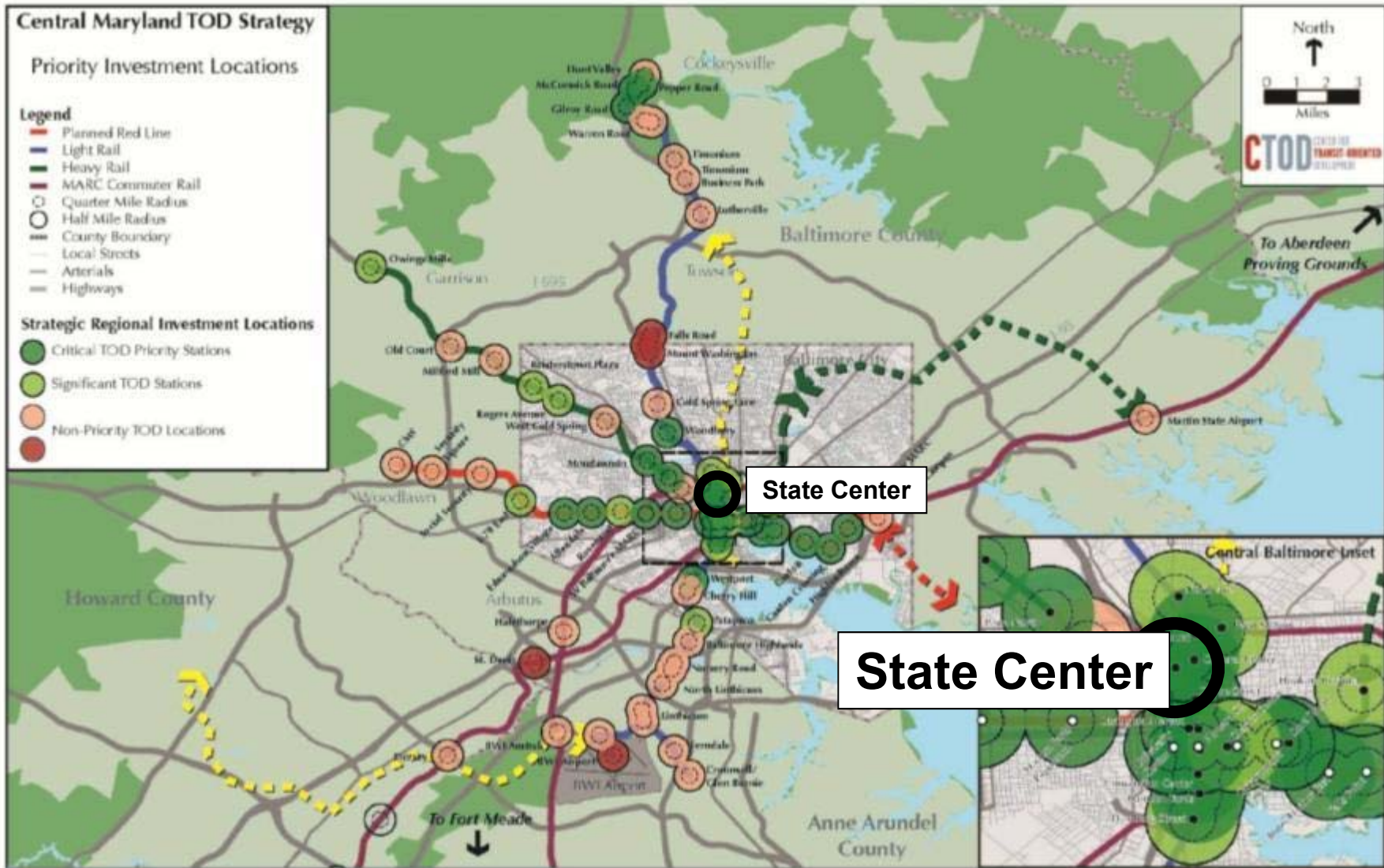


State Center

What We Need: Active Public Spaces

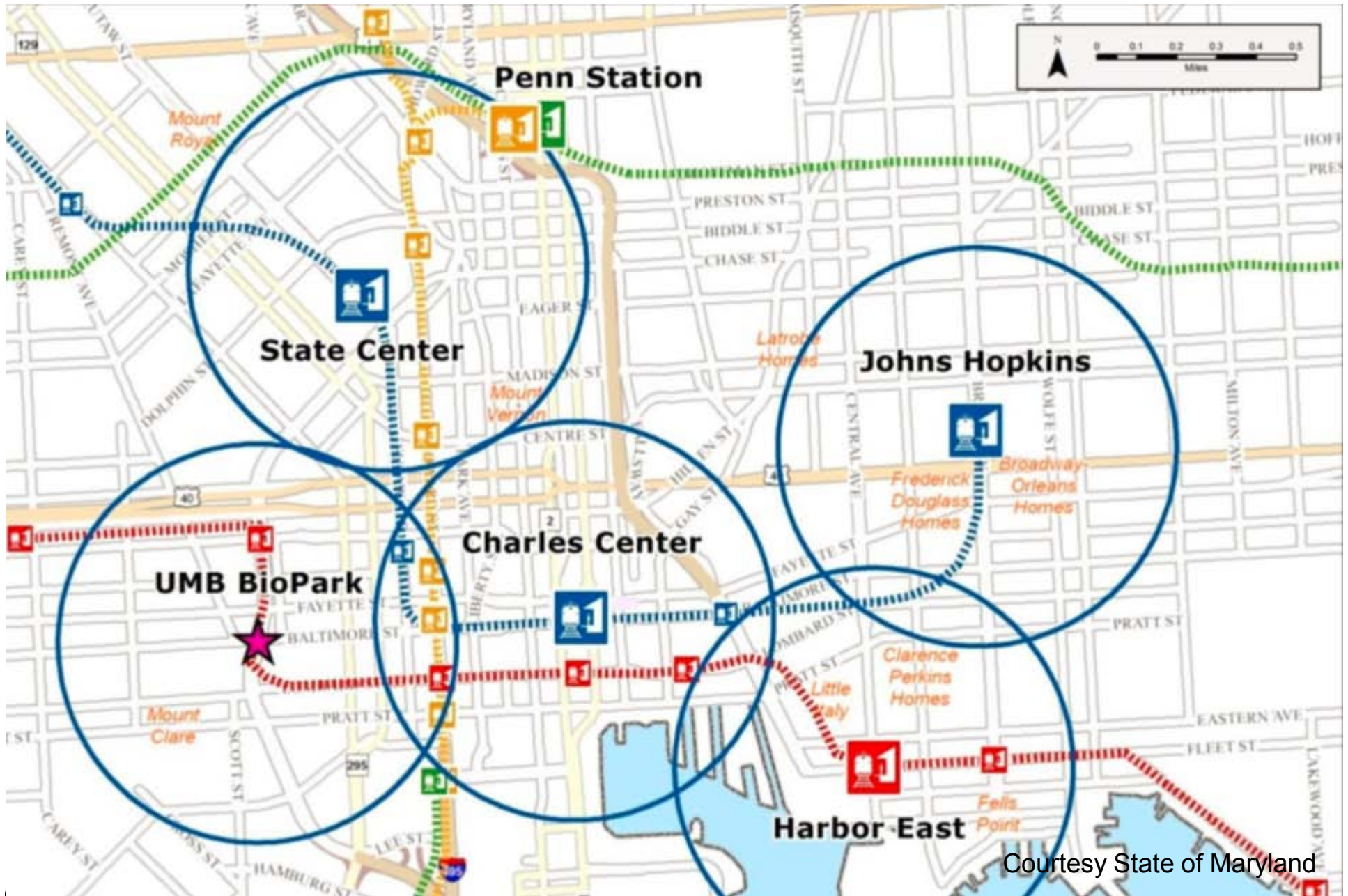
A photograph of a young child standing in a water fountain. The child is silhouetted against the bright, cascading water. The fountain consists of numerous vertical jets of water falling onto a tiled floor. The scene is captured in a warm, golden light, possibly during sunset or sunrise. The word "Convergence" is written in a white, sans-serif font across the center of the image.

Convergence



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Central Maryland Transportation Alliance and Center for Transit-Oriented Development



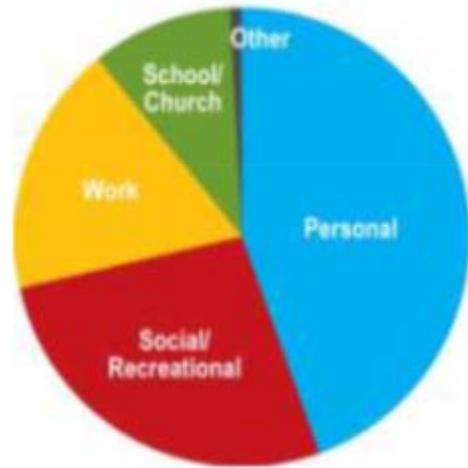
Courtesy State of Maryland

Baltimore City Center
Transit Based Economic Growth Areas





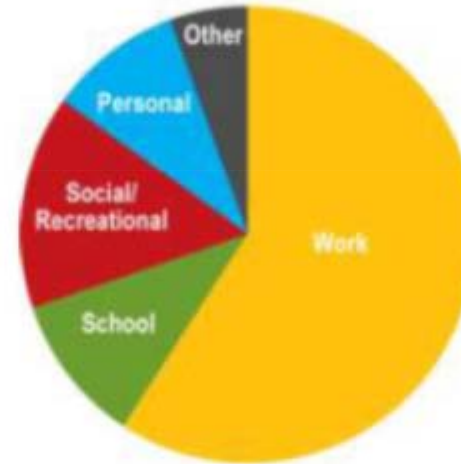
Purpose of Total Trips Made:



Trip Purpose	% Of Trips
Personal	44.5
Social/ Recreational	26.9
Work	17.8
School/Church	9.8
Other	8.9

Source: *Commuting in America III*

Purpose of TRANSIT Trips Made:

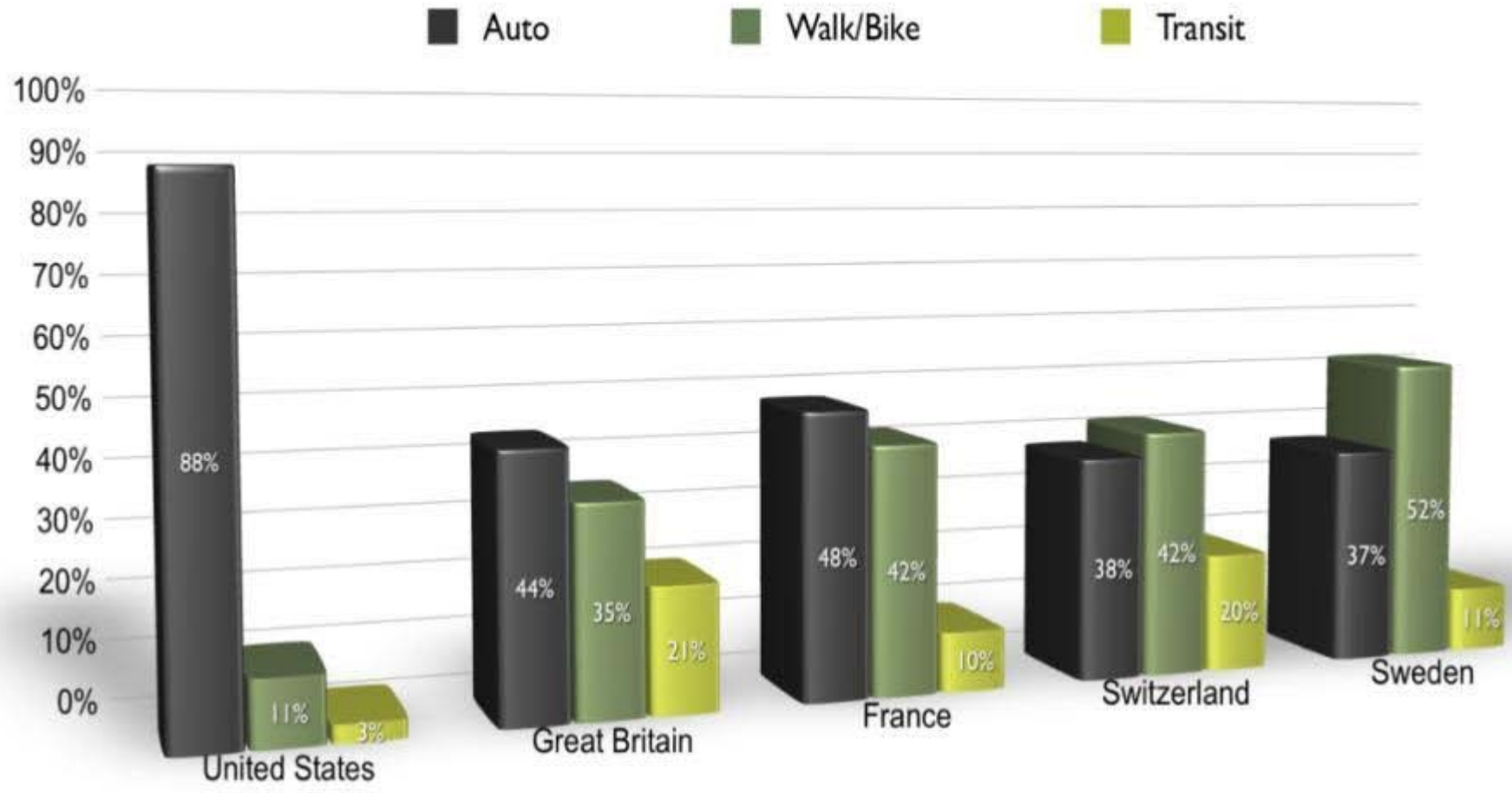


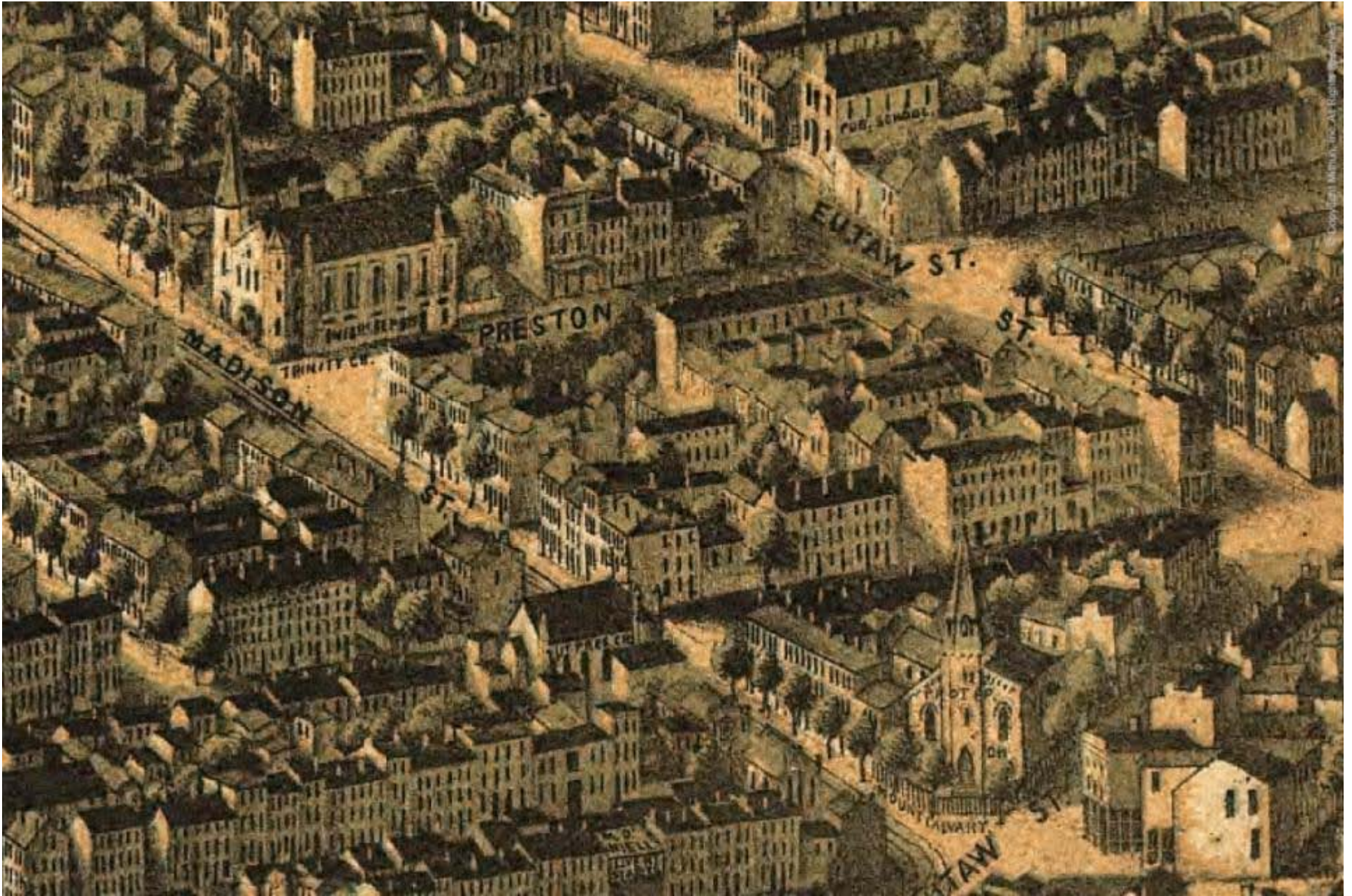
Transit Trip Purpose	% Of Trips
Work	59.2
Social/ Recreational	15.3
Personal	9.3
School	5.7
Other	5.7

Source: 2007 APTA Transit Factbook

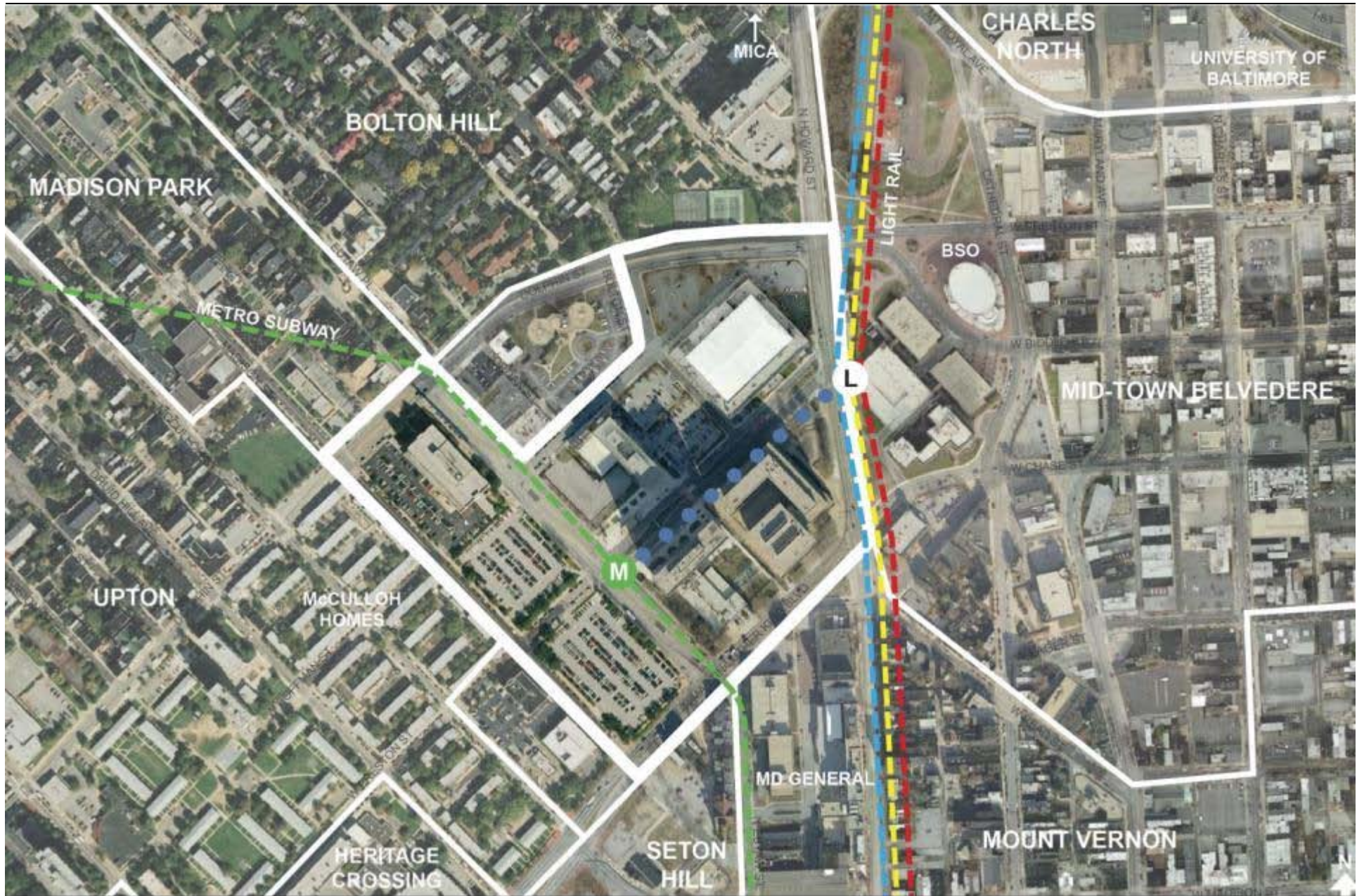
Source: *Pisarski, Commuting in America*,
 Interpreted by Center for Transit Oriented Development (CTOD)







State Center
Historic Pattern at Site



State Center
Transit Connections

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DESIGNCOLLECTIVE

State Center
DCI CNU Charter Award Winning Master Plan

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HISTORIC - 1914
Integrated previous street grid conditions



PUD
Reestablish density and parts of historic grid



State Center Figure Ground



State Center Massing Study



HOUSING LOCATIONS

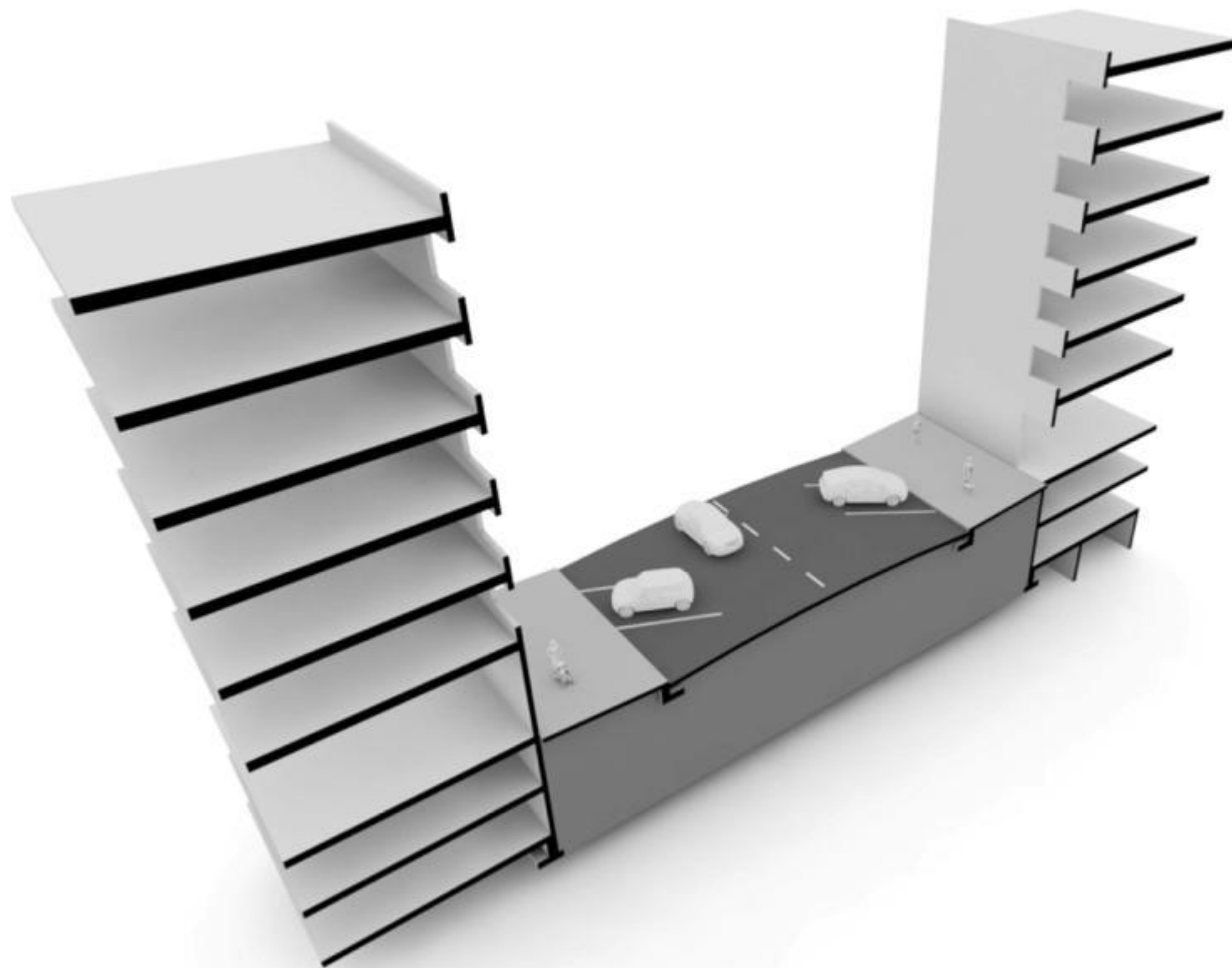


DEVELOPMENT PROGRESSION

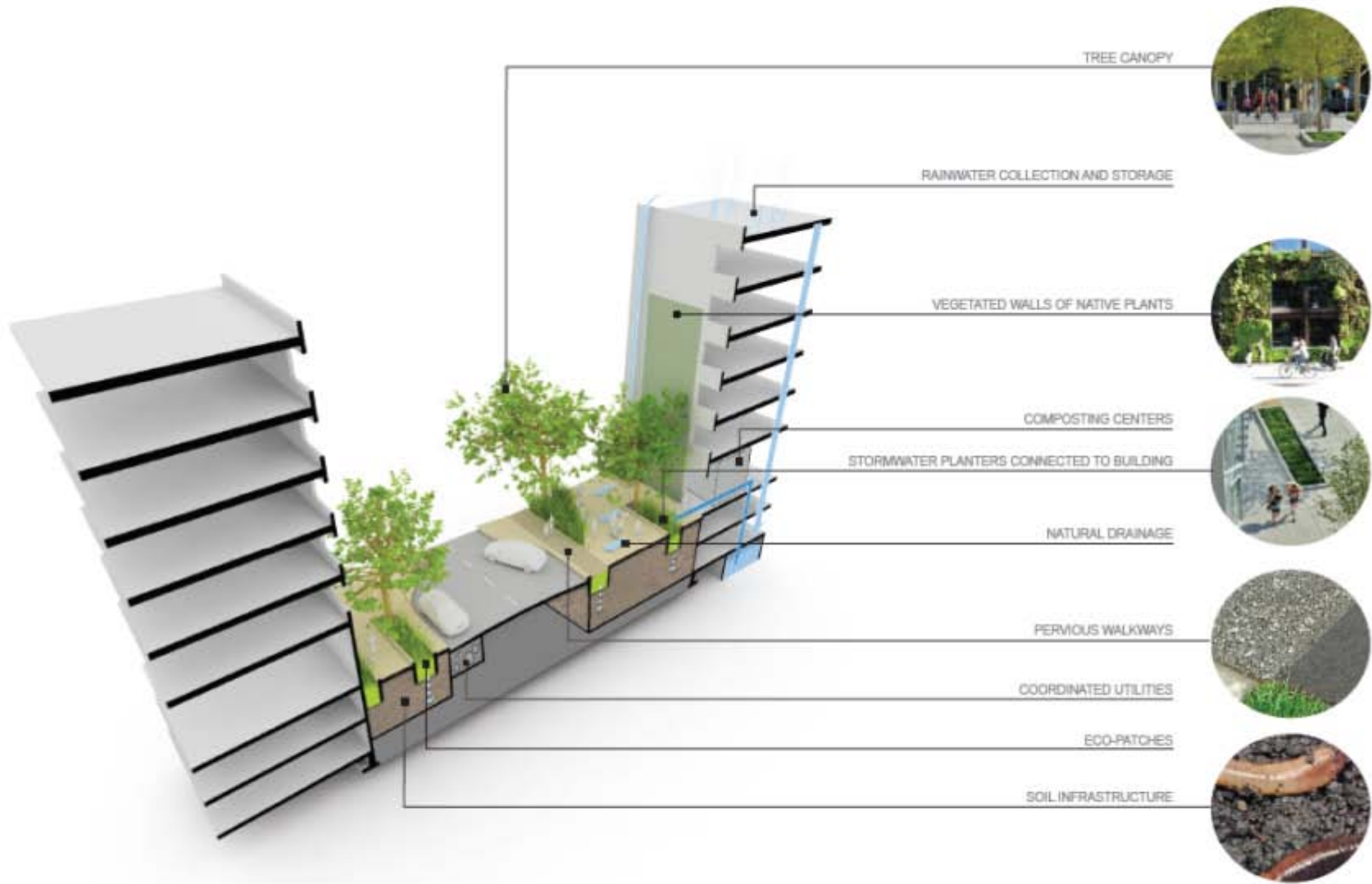
State Center Massing Study



State Center Massing Study



Street Section
Before



PRESTON STREET: A HEALTHY ECOSYSTEM
10% MAXIMUM IMPERVIOUS

Street Section
After



State Center
METRO Station & Offices for State of Maryland DHMH



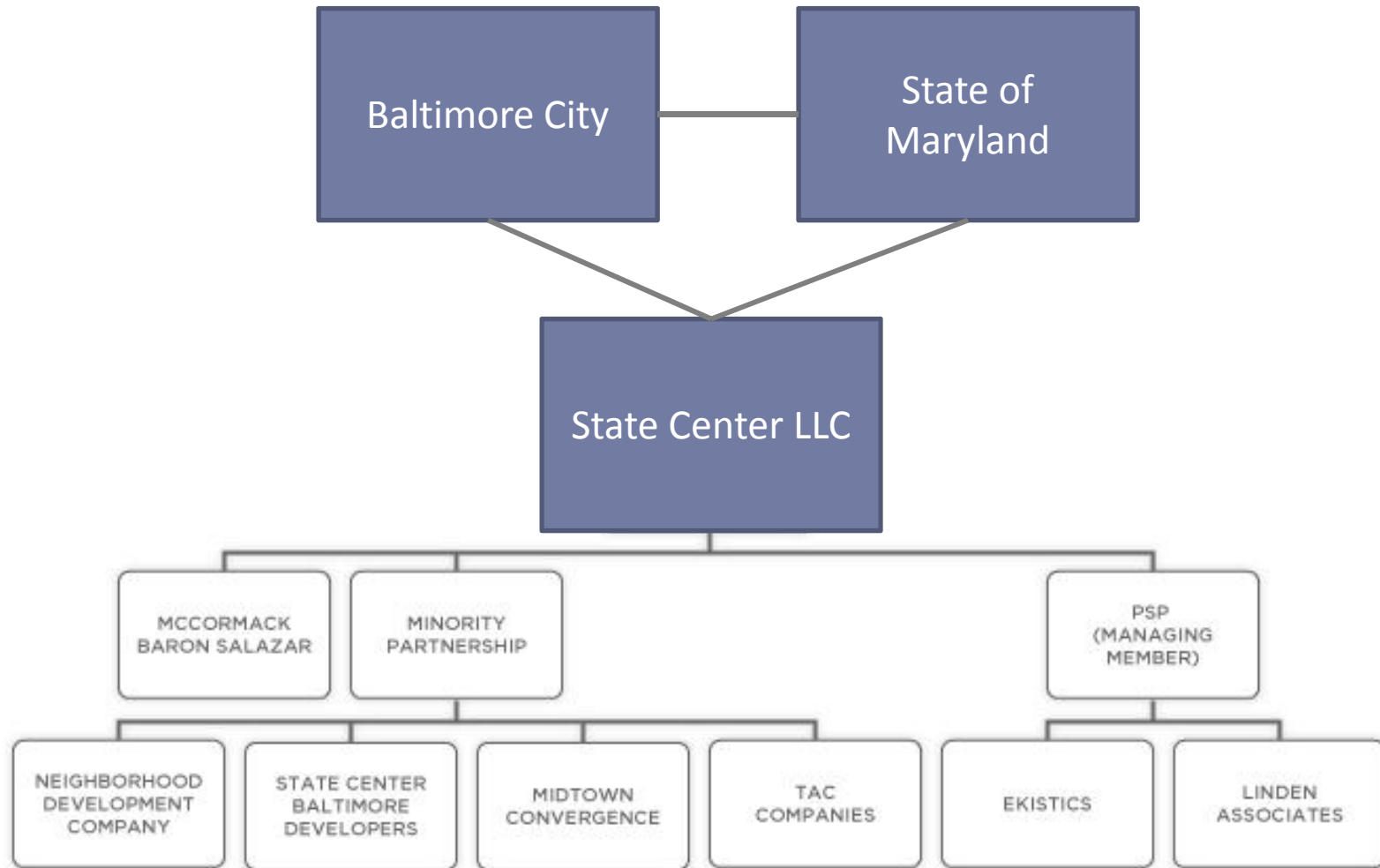
MITHUN / Stephanie Bower, Architectur

State Center

Offices for Maryland Transit Administration & Maryland Department of Planning

MITHUN
DESIGNCOLLECTIVE

Financial Partnership Model



Economic Inclusion Core Values:

Shared Prosperity – A return for every investment

Diversity – Diverse systems are healthy systems

Inclusion – None of us are as smart as all of us

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Community Partnership Model
Cityscaping Stakeholder Process



Community Partnership Model
Economic Inclusion Plan



Economic Inclusion Goals:

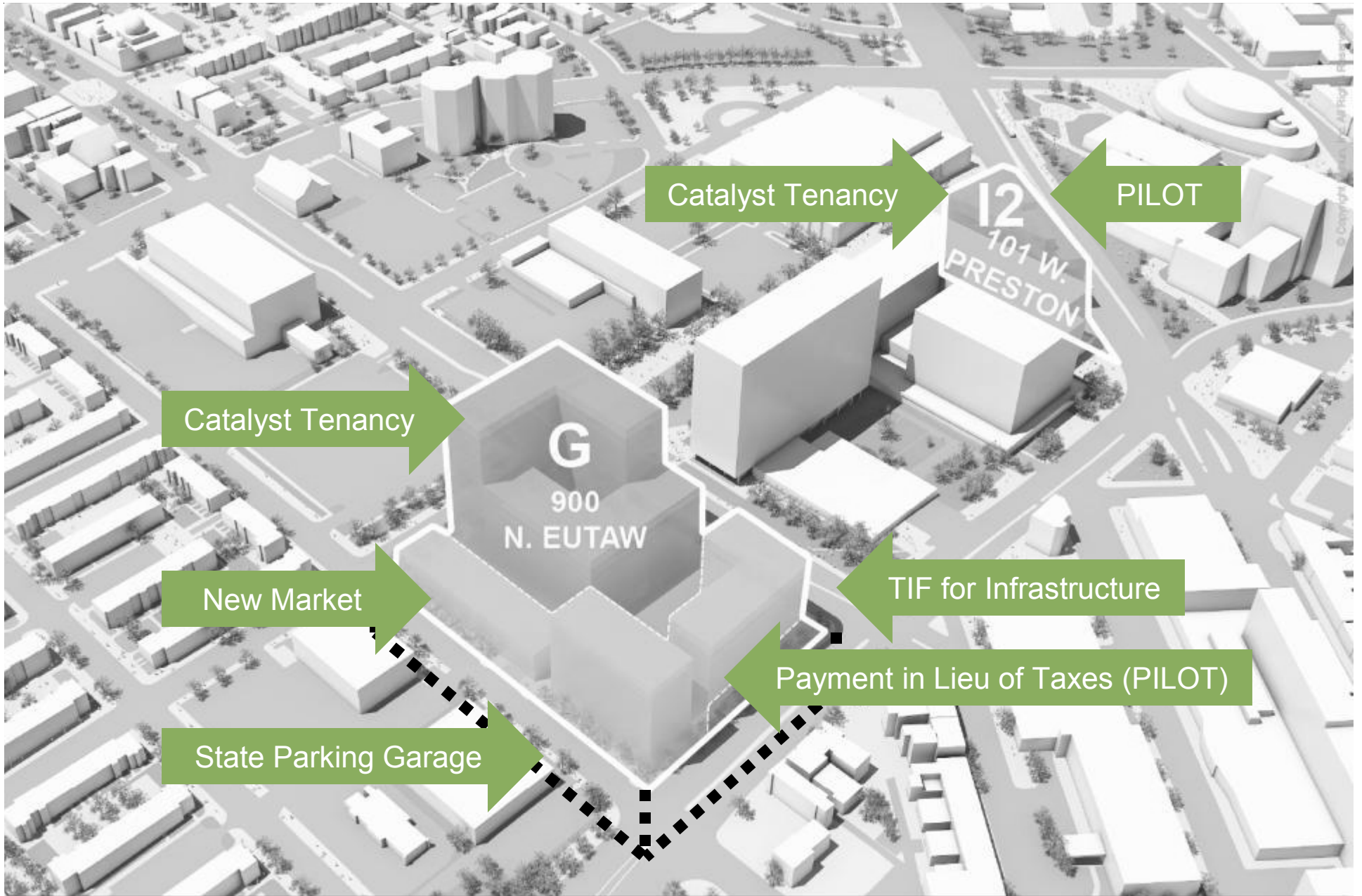
Construction: 35% M/W/LBE

Design: 35% M/W/LBE

Workforce: 50% work performed by local residents; with minimum of 20% being new hire positions

Job Training: One stop shop training and intake facility housed in the neighborhood

see www.statecenter.org for full copy of EIP



State Center
Public Private Partnership

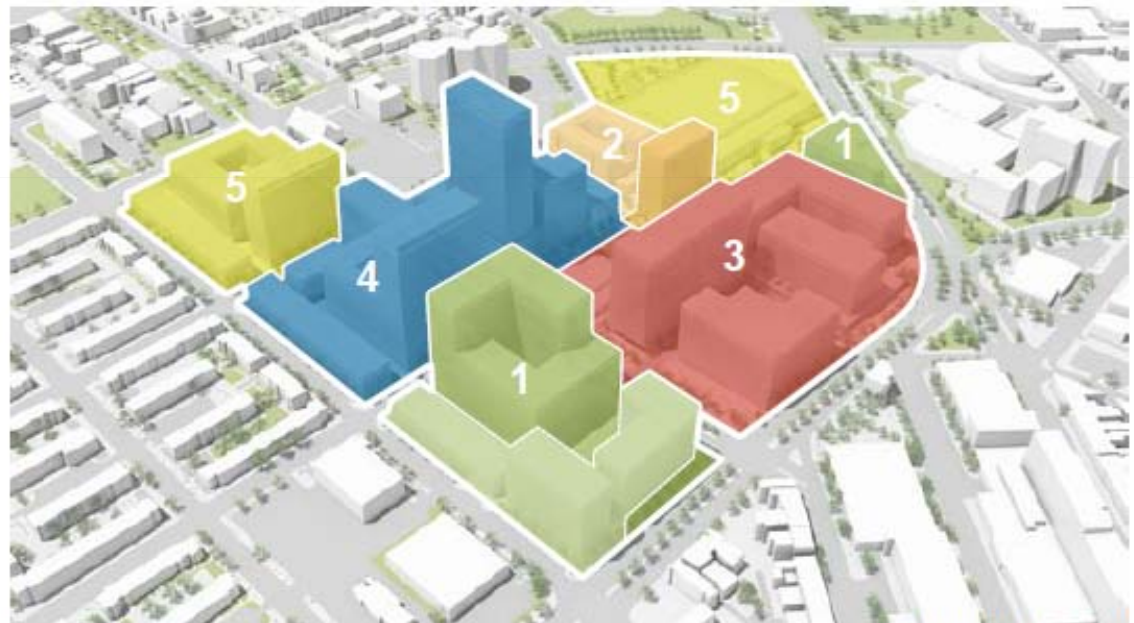
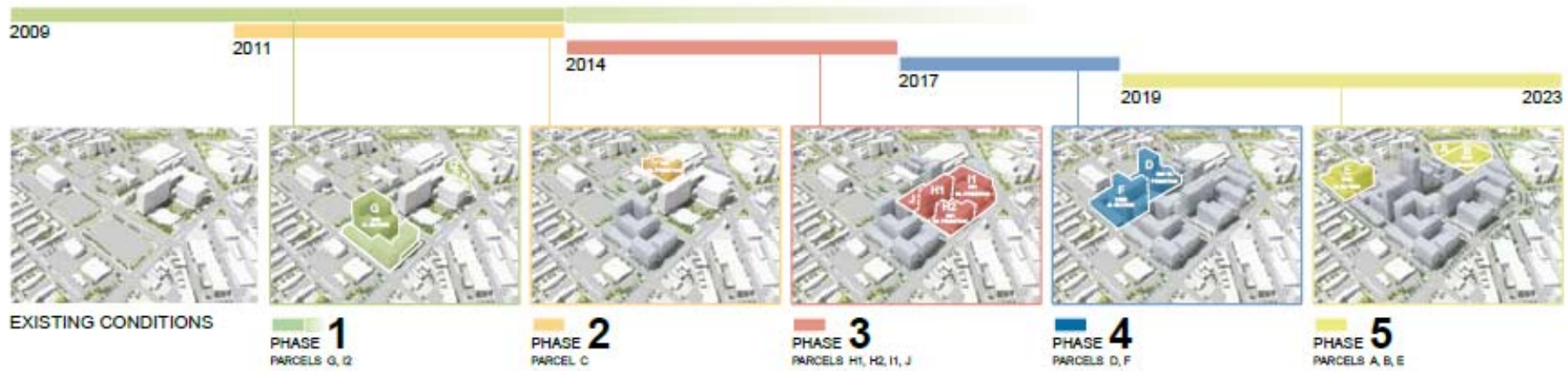
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State Center Phase One Catalyst

- **State-leased Office Space:** 515,000 square feet
 - Replacement Offices
- **Speculative Office Space:** 15,000 square feet
- **Retail Space:** 65,000 square feet
 - Large Grocery Store
- **Residential Units:** 60 – 100 apartment units
- **State Parking Garage:** 928 spaces

State Center Phase One Catalyst Impact

- **New Development**
 - Property back on Tax Role
 - Estimated \$35M - \$40M Net Tax Revenue to City Beyond TIF (20 yrs.)
 - One time revenue of \$7.4 million
- **156 new permanent jobs**
 - 1598 Direct, Indirect & Induced Construction Jobs
- **Reconnect Nine Neighborhoods**
- **Create Dynamic Mixed Use Neighborhood**



State Center Massing Study

State Center Full Build Out

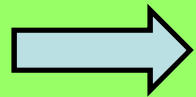
- **\$1.5 Billion in private investment**
- **Office Space: 2,000,000 square feet**
 - 920,000 square feet Existing
 - Roughly 4,000-5,000 added jobs @ 200 sf
- **Retail Space: 250,000 square feet**
 - Large Grocery Store
- **Residential Units: 1400 housing units**
- **Fifth Regiment Armory Reuse 100,000 square feet**
- **Parking Garages: 5427 spaces**
 - Approximately 1.4/1000 SF

State Center Full Build Out Impact

- **9,400 construction jobs over 15 years**
 - 1598 Direct, Indirect & Induced Construction Jobs
- **New Development**
 - Permanent annual tax revenues of \$12.8 million to City
 - One time revenue of \$39.3 million
- **Estimated 10,000 permanent new jobs**
 - The “economic multiplier effect” as a result of firms that locate at State Center and the economic activity they create
- **Reconnect Nine Neighborhoods**
 - Amenities include grocery store, health club, retail, open space

Source: Summary Economic Impact Report by Bay Area Economics

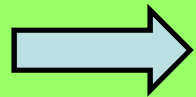
Urban Mixed Use Neighborhood:



Benefits to Tenants / Users

- Secure, stable rent negotiated over a long term
- Recruitment / retention enhanced
- Near available labor pool
- Flexible occupancy
- Close, convenient to customers
- Mixed use environment provides amenities to employees
- Employees can spend less time and money commuting

Urban Mixed Use Neighborhood:



Benefits to Community

- Jobs and job training
- Jobs near housing
- Neighborhood investment / beautification
- Increased public safety
- Increased retail and open space opportunities

Urban Mixed Use Neighborhood:



Benefits to the Developer

- Public-private financing enables project to get built
- Shared revenue model creates better partnerships
- Leverage existing infrastructure



For more information contact me: sandym@mithun.com
See also: www.statecenter.org