State Center TOD
Baltimore, MD
State Center
Current Conditions
State Center
Potential Structure

- sense of place
- economics
- resources
- partnerships
- mobility
State Center
Potential Structure

tourism
character
diversity

sense of
place

culture
neighborhoods
arts

green jobs
training
public investment
financing

economics

resources

energy
water
waste
recycling
food

partnerships

city
state
transit agencies
dot
utilities
developer
neighbors

mobility

heavy rail
light rail
streetcar
bus
bike
pedestrian
State Center
What We Have: Walkable Streets
State Center
What We Have: Cultural Arts & Education
State Center
What We Have: Northern Anchor to Howard
State Center
What We Need: Job Training & Economic Development
State Center
What We Need: Support for Local Artists and Entrepreneurs
State Center
What We Need: Active Public Spaces
State Center
What We Need: Active Public Spaces
Convergence
Central Maryland TOD Strategy
Key Short Term Actions & Investments
Purpose of Total Trips Made:

- Personal: 44.5%
- Work: 17.8%
- Social/Recreational: 28.9%
- School/Church: 9.8%
- Other: 0.9%

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

Purpose of TRANSIT Trips Made:

- Work: 39.2%
- School: 15.3%
- Social/Recreational: 15.3%
- Personal: 9.8%
- Other: 3.7%

Source: 2007 APTA Transit Factbook

Transportation in the US
Transportation Modes

United States: 88% Auto, 11% Walk/Bike, 3% Transit
Great Britain: 44% Auto, 35% Walk/Bike, 21% Transit
France: 48% Auto, 42% Walk/Bike, 10% Transit
Switzerland: 38% Auto, 42% Walk/Bike, 20% Transit
Sweden: 37% Auto, 52% Walk/Bike, 11% Transit
State Center
Historic Pattern at Site
State Center
DCI  CNU Charter Award Winning Master Plan
HISTORIC - 1914
Integrated previous street grid conditions

PU0
Restablish density and parts of historic grid

State Center Figure Ground
State Center Massing Study
State Center Massing Study
Street Section
Before
Street Section
After
State Center
METRO Station & Offices for State of Maryland DHMH
Financial Partnership Model

- Baltimore City
- State of Maryland
- State Center LLC

- MCCORMACK BARON SALAZAR
- MINORITY PARTNERSHIP
- PSP (MANAGING MEMBER)
- NEIGHBORHOOD DEVELOPMENT COMPANY
- STATE CENTER BALTIMORE DEVELOPERS
- MIDTOWN CONVERGENCE
- TAC COMPANIES
- EKISTICS
- LINDEN ASSOCIATES
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
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

Catalyst Tenancy
PILOT
State Parking Garage
New Market
Payment in Lieu of Taxes (PILOT)
TIF for Infrastructure
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

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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