

## Project Information

State Center is a 28-acre State office campus located in Baltimore's Cultural Arts District & Midtown Benefits District.



### The Proposed Redevelopment will achieve the following:

- + Reconnect the 28-acre campus with its nine surrounding neighborhoods.
- + Renovate and rebuild the State Office complex with highly efficient and sustainable mixed-use-space that will include residences, offices, commercial spaces, street-level retail and public spaces.
- + Provide access to opportunity for the residents and businesses surrounding State Center.

### Phase 1:

Phase One of State Center is comprised of the following:

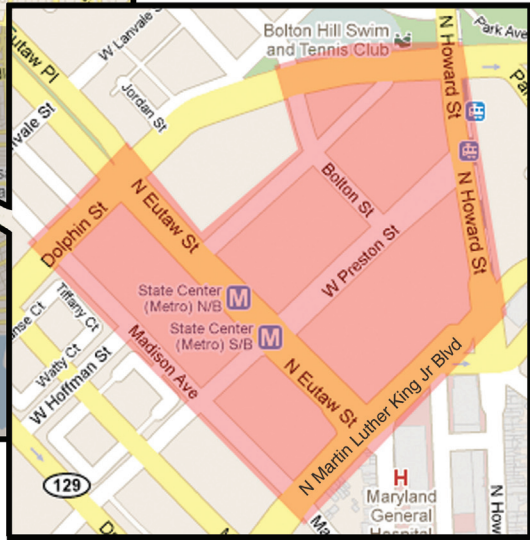
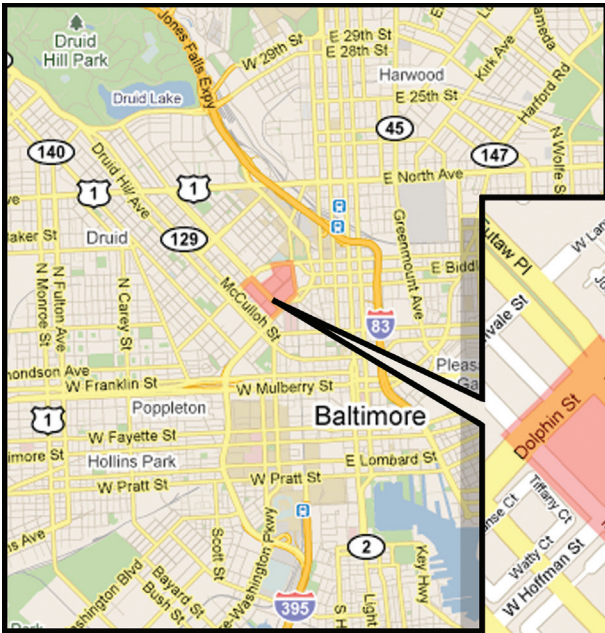
- + 515,000 square feet of State-leased Office Space
- + 15,000 square feet of Speculative Office Space
- + 65,000 square feet of Retail Space largely consisting of a grocery store
- + 100 apartments
- + 928 space State Parking Garage mostly for State employees

### Overall Plan:

To transform an under-utilized 28 acre property into a vibrant, mixed-use, neighborhood anchor.

Only Phase One of the project has been fully planned. The 15 year plan for the campus allows for a maximum build out of the following (the actual final build out will be determined by market conditions):

- + Up to 2,000,000 square feet of office space:
- + 250,000 square feet of retail including a grocery store
- + 360,000 square feet of civic space at the Armory Building
- + 1,400 residential units
- + 5,800 parking spaces



**STATE  
CENTER**

**Location:**

State Center is located on the North West corner of downtown and is in the Midtown Benefits District of Baltimore City.

- + Bound mostly by Martin Luther King, Jr. Boulevard, Howard Street, Dolphin and Madison Avenue
- + Surrounded by 9 Baltimore neighborhoods
- + Directly on top of the State Center Metro subway Station
- + Across from the Cultural Center Light Rail Station
- + Within walking distance of Amtrak's Pennsylvania Station

**State Offices and Agencies:**

There are 16 State Agencies at State Center including:

- + Department of Health and Mental Hygiene (DHMH)
- + Department of Labor Licensing and Regulation (DLLR)
- + Department of General Service (DGS)
- + Maryland Department of Planning (MDP)

**Economic Inclusion Plan (EIP)**



The State Center Development Team (State Center), the State Center Neighborhood Alliance (SCNA) and the Community Church for Community Development (CCCD) have come together and created goals and processes for maximizing the utilization of minority, women and local business enterprises and the training and development of local residents for the State Center redevelopment.

These commitments will ensure that the vast majority of the economic benefit of the State Center redevelopment (jobs, wages, workforce development, etc.) inure to the benefit of the nine surrounding neighborhoods on a priority basis. This EIP is a hallmark accomplishment for the project and is the first of its kind in Baltimore.

**Public Private Partnership**

**Public Partners:**

- + State of Maryland
- + Baltimore City

**Private Partners:**

- + PS Partners
- + State Center Baltimore Developers
- + Midtown Convergence
- + TAC Companies
- + McCormack Baron & Salazar
- + Neighborhood Development Company

**Community Leadership:**

- + State Center Neighborhood Alliance
- + Community Churches for Community Development

**Developer:**

State Center is being developed by Ekistics, LLC. Ekistics has deep expertise in urban infill and adaptive re-use projects. The company is led by CEO Caroline G. Moore who has over 25 years of experience in public private partnerships and mixed use developments.

For more information on Ekistics and its partners, visit: [www.ekisticsllc.com](http://www.ekisticsllc.com).