

STRUEVER BROS. ECCLES & ROUSE

Transforming America's Cities



Baltimore



Boston



Wilmington



Providence



Harrisburg



Durham



Nashville



Baltimore

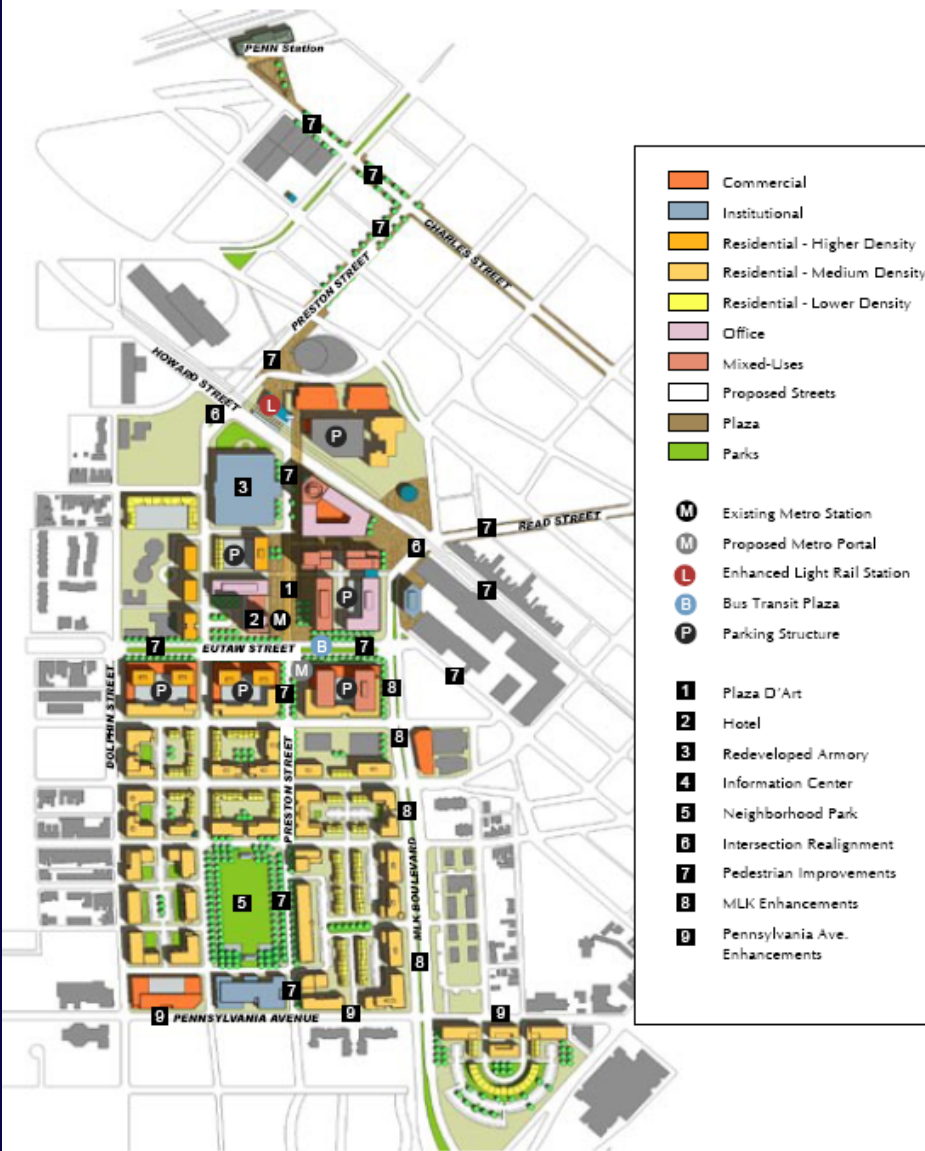
Rail~Volution Mixed-Use Strategies

State Center

- 110 Acre Study Area in Mid-town Baltimore
- State and City Owned Parcels
- Cultural/Institutional Concentration
- Subway/Light Rail
- Market Readiness



Preferred Development Concept



State Center

- TOD Planning Effort
- 12 Month Process
- Transformative Mixed-Use Strategy
- Market and Real Estate Analysis

State Center

- Land Assembly
- Established Common Vision
- Anchored in SBER Core Mission
- Coalition Building (State, City, neighborhood)
- RFQ vs. RFP



State Center
Transit Oriented Development Strategy
WORKING DRAFT

Maryland Department of Transportation
City of Baltimore - Planning Department
Maryland Department of Planning
Maryland Department of General Services

March 2, 2005

PB PlaceMaking
Parsons Brinckerhoff
Stull + Lee
Bay Area Economics
RK&K

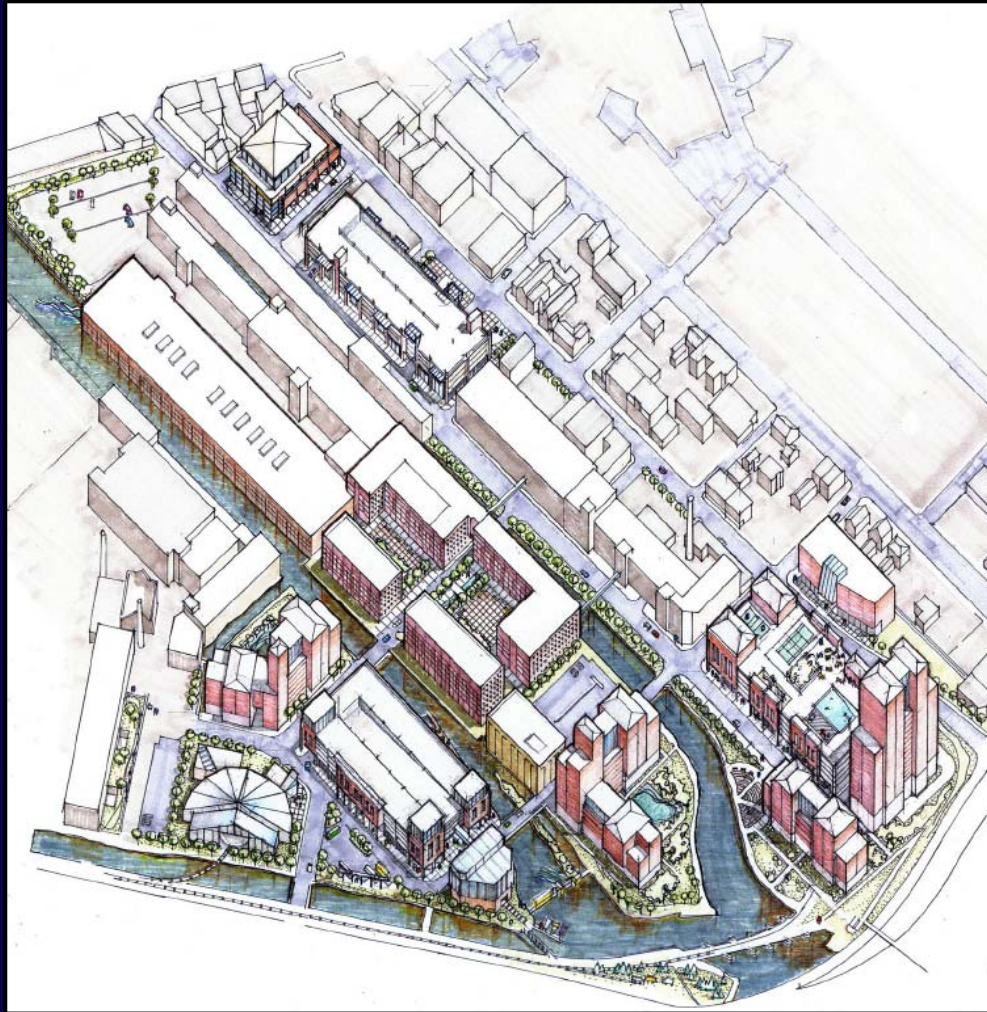
Lowell – Hamilton Canal



City Of Lowell, MA

- 33 Miles from Downtown Boston
- UMASS Lowell – 10,000 Students
- Lowell National Historic Park
- Site Within ¼ Mile of MBTA Commuter Rail Station

Lowell – Hamilton Canal



City Of Lowell, MA

- Master Developer Solicitation
- Assembled 15 Acres of Underutilized Property
- Market and Real Estate Analysis
- Environmental Remediation/ Building Demolition
- Form Based Approval Process

STRUEVER BROS. ECCLES & ROUSE

Transforming America's Cities



Baltimore



Boston



Wilmington



Providence



Harrisburg



Durham



Nashville



Baltimore