State Center
DCI CNU Charter Award Winning Master Plan
Phasing
Existing Conditions
Financial Partnership Model

Baltimore City

State of Maryland

State Center LLC

MCCORMACK BARON SALAZAR

MINORITY PARTNERSHIP

NEIGHBORHOOD DEVELOPMENT COMPANY

STATE CENTER BALTIMORE DEVELOPERS

MIDTOWN CONVERGENCE

TAC COMPANIES

EKISTICS

LINDEN ASSOCIATES

PSP (MANAGING MEMBER)
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

Courtesy State of Maryland
State Center Phase One Catalyst Impact

- **New Development**
  - Property back on Tax Role
  - Estimated $35M - $40M Net Tax Revenue to City Beyond TIF

- **156 new permanent jobs**
  - 1598 Direct, Indirect & Induced Construction Jobs

- **Reconnect Nine Neighborhoods**

- **Catalyze Development of Parking Lots**

- **Create Dynamic Mixed Use Neighborhood**

*Courtesy State of Maryland*
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

Courtesy State of Maryland
Ecological Partnership Model
Chesapeake Watershed
State Center
Historic ROW Restored
State Center
Energy Use Intensity at Full Build-out: LEED Silver Scenario
State Center
District Energy Investigation Example
State Center
Baltimore, Maryland
State Center
Offices for Maryland Transit Administration & Maryland Department of Planning
State Center
METRO Station & Offices for State of Maryland DHMH
South Lake Union Neighborhood
Seattle, WA
The ‘Green’ Valley of South Lake Union

NOW RENTING
Office Space at the
New Lakeview Building

- Be a part of the first green office complex in Seattle
- Daylit office space with high ceilings
- High indoor air quality - low VOC and low emitting materials
- Low energy costs equal lower monthly costs
- Mixed mode and natural ventilation provide fresh air
- Bike to work, showers and changing areas provided
- Take lunch overlooking a green roof and Lake Union
- Walk to waterfront restaurants
The Blue Ring
Seattle
UW Medicine
South Lake Union

Photo Courtesy UW Medicine
South Lake Union Street Car
System Map

Map courtesy of Seattle Street Car
Amazon
South Lake Union
Seattle Street Car Funding

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount ($M)</th>
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<tbody>
<tr>
<td>LID</td>
<td>$25.7</td>
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<tr>
<td>Federal</td>
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<tr>
<td>Surplus City Property</td>
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<td>State</td>
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<td><strong>Total Funding ($M)</strong></td>
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Operations 75% METRO  25% Seattle DOT
Evening Peak 10 Minute Employer Funded

Courtesy Strategic Economics
Seattle Street Car Impact

• New Development
  – $2.3 Billion in private investment
  – Property values increased rapidly during streetcar construction
  – 166% growth in vacant/underutilized property values

• 12,000 new permanent jobs

• Property values increased 55% to 85%

• Emerging retail cluster related to mixed-use construction

Courtesy Strategic Economics
South Lake Union Urban Form Charrette
Seattle, WA
Seattle Street Car Network
Future Potential
First Hill Street Car
Route Map
Walk Bike Ride
Seattle First Hill Street Car Urban Design