



**BALTIMORE HOUSING**

SHEILA DIXON  
Mayor

PAUL T. GRAZIANO  
Executive Director, HABCD  
Commissioner, HCD

**MEMORANDUM**

To: The Honorable President and Members of the Baltimore City Council  
c/o Karen Randle, Executive Secretary

From: Paul T. Graziano, Commissioner

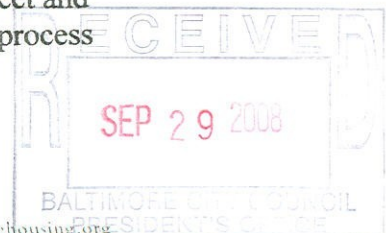
Date: September 25, 2008

Re: **City Council Bill 08-0166 Planned Unit Development - Designation -  
The State Center - Transit Oriented Development Business Planned  
Unit Development**

The Department of Housing and Community Development has reviewed City Council Bill 08-0166, which was introduced for the purpose of approving the application of the State of Maryland (the "State") and the City of Baltimore (the "City"), owners of certain property located in and around the State Center area, including 1100 North Eutaw Street (Block 459, Lot 1), "No address" (Block 459, Lot 2), "No address" (Block 459, Lot 3), 300 West Preston Street (Block 460, Lot 1), "No address" (Block 460, Lot 2), 231 29th Division Street (Block 460, Lot 3), 301 West Preston Street (Block 478, Lot 1), 201 West Preston Street (Block 478, Lot 2), and "Armory Parking Lot North" and "Armory Parking Lot East" comprising 1.70 acres (No Block or Lot, but constituting Rights-of-Way), respectively, (collectively, the "State Center" or the "Property"), consisting of approximately 32.65 acres of land, streets and open space inclusive, more or less, to have the State Center designated a Business Planned Unit Development; and approving the Development Plan submitted by the State and City.

The objective of the redevelopment of State Center is to create a diverse, inclusive, mixed-use complex that promotes public transportation, maximizes the use and interest in public open spaces, and provides for an active, pedestrian oriented streetscape. The plans include demolishing the building located at 1100 Eutaw St., presently the Department of Labor, Licensing and Regulation, dramatically altering the facade of 201 W. Preston St., and eliminating the second-floor access on all of the buildings to make way for street-level retail businesses.

Currently, State Center is a state-owned office complex comprising four main structure and associated surface parking lots. The site is isolated from its surrounding environs by extra-wide sidewalks, separate parking garage entrances from the street, and second-floor building entrances that were once connected by aerial walkways. The ultimate goal of the redevelopment is to connect and integrate the center with the surrounding neighborhoods and in the process become a more attractive retail, office and residential district.



The Department of Housing and Community Development supports the adoption of City Council Bill 08-0166 and defers to the report of the Planning Commission for further comment.

PTG:pmd

cc: Ms. Angela Gibson  
Mr. Demaune Millard

F

