

State Center Plan Phase 2 Meeting

February 5, 2008 Meeting 1, 3:00 to 5:00

- Contact people who may not be able to attend – mailing list
- Look at getting rid of the Rite-Aid
- Plaza on the east side of market could connect across Eutaw into the neighborhood
- History of MLK & Howard intersection – Westside connector expressway – How to connect 83 & 95? – Historic design of expressway was stopped – MLK was a compromise – as a result cars now come through Bolton Hill. Streets have been changed over time. Don't want traffic in the neighborhood. MLK & Howard needs to be corrected without affecting assets in the area
- What would be the effect of parking close to metro? Could it shift parking demand from downtown to SC? People already use it for ballgames. – Has not affected Symphony center

- Shared parking for the church? Mixed-use parking assumes shared parking.
- How much State Office space & how much private? – 3500 jobs from the state– 700,000 to 800,000 square feet
- Market study is almost complete.
- The idea is to design the project to be flexible for the future.
- Alternative for Dolphin and Bolton has a lot of merit.
- Changes to Dolphin and Bolton have not been included in the plan for now because of strong input from the 1200 block of Bolton.
- Concerns over the impact of construction on Bolton Hill.
- We want the plan to work for everyone. The team would be happy to meet with Bolton Hill to address any issues if they are interested in the alternative.
- Could widen Bolton median as an alternative. Not something that would be part of the State Center project.

- State Center wants the traffic – concerns about traffic being diverted onto Dolphin
- If the MLK & Howard intersection was improved then people who want to go to 83 or North Ave would be less likely to cut through because of better access via Chase & Mt. Royal
- Preference for the Bolton St. Alternative – Consider 1 way on 29th east and one way west on Dolphin
- The development does not depend on the Bolton St. change
- Feels that the project is too dense and is at the wrong scale for the surrounding neighborhood – there has not been enough market currently – Over ambitious. – Grocery tenants preferred MLK to Bolton Yards because of the traffic (ICSC)
- Transit oriented but talking about traffic – Traffic system is broken but so is mass transit
- Mixed use is important to add life – otherwise it is an office park
- Good idea to keep the Bolton & Dolphin alternatives as an option for the future

- There are other alternatives for Dolphin that could be addressed
- Wants to be able to cross Dolphin it is very unpleasant
- What is the development for the Bolton St. Alternative?
 - Low-rise residential
- What are options for east portion of Armory site?
- State would like to add density for TOD but wants to make it work with Bolton Hill and the City
- Age in place location – Assisted living as an option for the alternative lot north of the armory – Uses are still to be determined
- More thought and energy for the integration of the Metro & lightrail stations – Pedestrian movements/non-vehicular movements should have more emphasis