
By: **Delegate Rosenberg**
Introduced and read first time: February 12, 1998
Assigned to: Appropriations

A BILL ENTITLED

1 AN ACT concerning

2 **Urban Revitalization - State Agency Offices - Downtown Locations**

3 FOR the purpose of requiring the Department of General Services to adopt certain
4 regulations to encourage State agencies to locate their facilities in "downtown"
5 areas; prohibiting the Department from allowing a State agency to locate
6 outside a downtown area unless certain criteria are met; requiring the
7 Department to utilize certain programs to determine if certain communities
8 qualify as downtown areas; and generally relating to urban revitalization.

9 BY adding to
10 Article - State Finance and Procurement
11 Section 4-417
12 Annotated Code of Maryland
13 (1995 Replacement Volume and 1997 Supplement)

14 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF
15 MARYLAND, That the Laws of Maryland read as follows:

16 **Article - State Finance and Procurement**

17 4-417.

18 (A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS
19 INDICATED.

20 (2) "DOWNTOWN" MEANS THE CENTRAL BUSINESS DISTRICT OF A CITY
21 OR MUNICIPAL CORPORATION WHICH HAS TRADITIONALLY SERVED AS THE RETAIL,
22 SERVICE, AND COMMUNAL FOCAL POINT OF THE COMMUNITY.

23 (3) (I) "STATE AGENCY" MEANS A DEPARTMENT, AGENCY, OR OFFICE
24 UNDER THE ADMINISTRATIVE CONTROL OF THE EXECUTIVE BRANCH, LEGISLATIVE
25 BRANCH, OR JUDICIAL BRANCH OF GOVERNMENT.

26 (II) "STATE AGENCY" INCLUDES EMPLOYMENT OFFICES AND
27 HEALTH CLINICS.

1 (B) THE DEPARTMENT SHALL ADOPT REGULATIONS TO REQUIRE STATE
2 AGENCIES TO LOCATE THEIR FACILITIES IN A DOWNTOWN AREA. THE REGULATIONS
3 SHALL TAKE INTO CONSIDERATION THE FOLLOWING:

4 (1) GIVING PRIMARY CONSIDERATION TO THE RESTORATION OR REUSE
5 OF EXISTING STRUCTURES WITHIN THE DOWNTOWN AREA. WHEN USING EXISTING
6 STRUCTURES REASONABLE EFFORTS SHALL BE MADE TO:

7 (I) RESTORE OR REBUILD THE STRUCTURE'S FACADE WHICH
8 MAINTAINS THE ARCHITECTURAL INTEGRITY OF THE BUILDING AND STREETScape
9 ACCORDING TO THE U.S. SECRETARY OF THE INTERIOR'S STANDARDS FOR
10 REHABILITATION (36 CFR 68); AND

11 (II) ENSURE THAT THE STRUCTURE MEETS THE AMERICANS WITH
12 DISABILITIES ACT OF 1990 (PUBLIC LAW 101-336, 104 STAT. 327) REQUIREMENTS IN AN
13 AESTHETICALLY PLEASING MANNER.

14 (2) DENYING REQUESTS FROM STATE AGENCIES TO LOCATE OUTSIDE A
15 DOWNTOWN AREA UNLESS IT IS DOCUMENTED THAT NO REASONABLE ALTERNATIVE
16 EXISTS.

17 (3) COORDINATING THE LOCATION OF THE STATE FACILITIES WITH
18 EXISTING PUBLIC AND PRIVATE SECTOR ORGANIZATIONS COMMITTED TO
19 COMMUNITY DEVELOPMENT, DOWNTOWN REVITALIZATION, AND HISTORIC
20 PRESERVATION.

21 (C) THE DEPARTMENT SHALL UTILIZE THE MARYLAND DEPARTMENT OF
22 HOUSING AND COMMUNITY DEVELOPMENT'S "MAIN STREET MARYLAND"
23 GUIDELINES TO DETERMINE WHICH COMMUNITIES QUALIFY AS DOWNTOWN AREAS.

24 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
25 October 1, 1998.