

**OFFICE OF FINANCE PROGRAMS
BRAC REVITALIZATION AND INCENTIVE ZONE PROGRAM
(BRAC ZONE)**

ANNUAL STATUS REPORT
TO THE GOVERNOR AND GENERAL ASSEMBLY

CALENDAR YEAR 2012

Economic Development Article
SECTION 5-1301

Submitted by:

Maryland Department of Business and Economic Development

December 2012

STATUS REPORT

BRAC REVITALIZATION AND INCENTIVE ZONE PROGRAM

CALENDAR YEAR 2012

The BRAC Community Enhancement Act was enacted during the 2008 session of the Maryland General Assembly. The statute establishes a process for designating BRAC Revitalization and Incentive (BRAC) zones. The Department of Business and Economic Development (DBED) is responsible for designating the zones and administering the program. The intent behind the creation of the BRAC zones is to focus growth in Priority Funding Areas (PFAs); provide local governments with financial assistance for public infrastructure in these well-defined areas; and align other state resources and programs to local governments and businesses located in the BRAC zones for a coordinated State effort on making the zones the focus of BRAC growth.

The BRAC Community Enhancement Act focuses on Smart Growth land use and infrastructure needs to support BRAC-impacted areas. Funds must be used for infrastructure improvements in the designated zone. Each year, the amount to be paid to all local jurisdictions is the amount appropriated in the State budget up to \$5,000,000. If the total amount applied for exceeds the cap, each jurisdiction receives its pro rata share.

Failure of local jurisdictions to focus BRAC growth in PFAs will result in growth being deflected into the rural areas resulting in more sprawl development, traffic congestion, loss of natural resources, and negative environmental impacts. The State's interests are best served by focusing BRAC growth in PFAs for better utilization of existing infrastructure as well as encouraging increased transit ridership for BRAC zones that are also transit-oriented developments. The BRAC zones carry out the goal of focusing growth by providing local governments additional funding and other State resources to provide the public infrastructure necessary to support development or redevelopment of the area.

Benefits of a BRAC Zone Designation

Local jurisdiction receives:

- ❖ payment of 100% of state real property tax increment on qualified properties;
- ❖ payment equal to 50% of the local jurisdiction's real property tax increment on qualified properties; and
- ❖ funds can be used to pay back bonds, including Tax Increment Financing (TIF) bonds, issued for infrastructure improvement in the BRAC zone.

In addition local jurisdiction and business entities receive priority consideration for financing assistance for projects or operations from various State agencies. These benefits are available for the 10-year life of the zone from the date the first property in the BRAC zone becomes a qualified property.

Eligibility and Certification Process

Jurisdictions may apply April 15 and October 15 each year. After the Secretary's receipt of an application for designation of an area as a BRAC zone or expansion of an existing zone, the Secretary notifies the members of the County Delegation to the Maryland General Assembly for each county in which a zone is proposed to be located. Within 60 days of the submission date, the Secretary may designate an area a BRAC zone. The Secretary will consult with the BRAC Subcabinet prior to making a designation. The Secretary is limited to six (6) BRAC zones in a calendar year and a county may not receive more than 2 designations for the duration of the program.

Each jurisdiction must ascertain its application adheres to the guidelines below:

- A county may apply for designation of a BRAC zone, but if any portion of the area is within a municipal corporation, must obtain municipal consent.
- A municipality may apply for designation of a BRAC zone but priority consideration will be given to municipal applicants that receive County support.
- Two or more political subdivisions may jointly apply for designation of a BRAC zone if portions of the proposed area are within each of their common boundaries.
- Area to be designated is located in a PFA.
- Area is served by public or community water and sewer system (or planned to be under the 10-year sewer and water plan).
- Area is designated for mixed-use development that includes residential development
- Area has an average density of at least 3.5 units per acre in the area designated as residential development.
- Jurisdiction entered into good faith negotiations for a PILOT agreement with all private developers of federal enclave property, if applicable.
- Priority is given to an area within one-half mile of present or planned:
 - MARC Station
 - Light Rail
 - Metro Station
 - Subway
- Priority may be given to an area of strategic importance to the economic development interests of the county.

Many other factors are considered during the review process and final designation of a BRAC zone.

Designated Maryland BRAC Zones

Designation Date: December 15, 2008

- 1) Westport Waterfront Development (Baltimore City)
- 2) Odenton Town Center (Anne Arundel County)
- 3) Andrews Air Force Base – Branch Avenue Corridor (Prince George's County)
- 4) Joint City and County Frederick BRAC Revitalization and Incentive zone (Frederick County)
- 5) City of Laurel Enhancement zone (Prince George's County)

Designation Date: June 15, 2009

- 6) Aberdeen BRAC Enhancement and Revitalization zone (Harford County)
- 7) Savage Towne Centre (Howard County)

Baltimore City's BRAC zone includes the **Westport Waterfront Development** and the Westport MD-295 Ramp improvements. The 42.9-acre Westport Waterfront project will comprise two million square feet of office space, 300,000 square feet of retail space, 2,000 residential units, and 500 hotel rooms. Construction of the first building pad is projected to begin in 2013.

Anne Arundel County's BRAC zone encompasses 776.9 acres near the MARC Odenton Station and along MD-175. The most notable projects at the site include the transit-oriented, mixed-use developments at **Village at Odenton** and **Odenton Town Center**. The town center designation will assist in creating a strong sense of place with a pedestrian-oriented community, close to public transportation, that offers a destination for shopping, employment, and entertainment.

The **Andrews Air Force Base**– Branch Avenue Corridor BRAC zone site in Prince George's County encompasses 654.9 acres and includes the Branch Avenue Metro Station and commercial corridors along Auth Road, Suitland Parkway, Branch Avenue, and Allentown Road. The zone supports the Town Center at Camp Springs, a mixed-use project with 1,201 luxury apartments, 60,000 square feet of office space and 71,000 square feet of retail space, with Mixed Use Transit Oriented zoning.

The **Joint City and County of Frederick** BRAC zone contains 717.4 acres and includes historic downtown Frederick, the Transit Center and Monocacy Boulevard northeast up to and including the Research Park. The Frederick application consists of plans for office, industrial and warehouse space at Riverside Research Park, 66-acres of mixed-use development at the Frederick Brick Works, and a 1.3 mile mixed-use urban park at Carroll Creek Park.

The **City of Laurel** BRAC zone is a 356-acre area that includes redevelopment of Towne Centre at Laurel, Hawthorne Place, a section of US Route One and the city's Main Street area near the MARC Station. The Towne Centre at Laurel project comprises plans for a \$200 million private investment for the redevelopment of Laurel Mall in Prince George's county. The BRAC zone designation will provide much needed transportation infrastructure, brownfield remediation, and mixed-use infill development. The first project is scheduled to start in 2013 and is expected to complete in mid-2014.

The **Savage Towne Centre** BRAC zone in Howard County includes 13.5 acres. BRAC zone infrastructure needs include a 704 space parking structure. Howard County will fund the costs of the garage through the issuance of \$17,000,000 in TIF bonds. Other BRAC zone projects include: Savage Towne Centre Transit Oriented Development (TOD) mixed-use development to include market rate and affordable rental housing and projected construction of office space (78,000 square feet); residential - 416 units (350,000 square feet); Retail - two buildings and two restaurants (30,164 square feet); and a Hotel - 152 rooms (120,000 square feet) for a combined total of 578,164 square feet.

The **City of Aberdeen** BRAC Enhancement and Revitalization zone in Harford County includes 782.65 acres with extensive infrastructure needs: 1) water and wastewater improvements (\$33 million); 2) transportation improvements (\$66 million); 3) Multimodal Transportation Center to serve commuters on a regional level; 4) redevelopment of MD Route 40 Commercial Corridor; 5) adequate school capacity; upgraded water and wastewater facilities; improved sidewalks, curbs, and gutters; new community parks and facilities; safe neighborhoods and commercial areas to live and shop in without burdening existing tax base. The projected construction includes; Office - 938,000 square feet; Residential - 168,264 square feet; Retail - 8,590 square feet; Hotel - 66,043 square feet; for an estimated total of 1,180,897 square feet.

BRAC Zone Activity:

DBED received annual status reports as of October 15, 2012 from the seven Maryland designated BRAC zones. Although the U.S. economy is still in the process of recovering from the recent recession started in 2007, private and public projects have continued development. Several projects have been completed, and many are underway as scheduled.

According to the BRAC zone annual reports provided by zone administrators, the BRAC program has been successfully utilized by each zone and, the property tax incentive seems to play strong role in carrying out new projects within the BRAC zones. In addition, many reported BRAC zones managed to form private-public partnerships to achieve improvements in zone infrastructure.

2012 Disbursements:

After a BRAC zone is designated by the DBED Secretary, on or before February of each year the appropriate governing body certifies to the State Department of Assessment and Taxation (SDAT) the properties that will be qualified for the next fiscal year and the date that the property became qualified. SDAT then calculates the amount due to the political subdivision for the next fiscal year.

The following Table depicts the historical and projected payments to the respective political subdivisions. The total amount of disbursement is \$922,828.81.

	Payments FY2010	Payments FY2011	Payments FY2012	Expected Payments FY2013	Total From FY2010 To FY2013
<u>BRAC Enhancement and Revitalization Zone¹</u>					
Ann Arundel County					
M&T Bank at Arundel Crossing West ²	7,443.00	7,442.62	7,940.45	8,461.21	\$31,287.28
Royal Farm Store #149		4,472.86	4,472.85	4,720.00	\$13,665.71
Seven Oaks Town Center Office Building			30,537.31	33,114.94	\$63,652.25
Village at Odenton Station				260,550.63	\$260,550.63
Johns Hopkins Medical Center				6,505.93	\$6,505.93
Ann Arundel Total	7,443.00	11,915.48	42,950.61	313,352.71	\$375,661.80
Frederick County					
8490 Progress Drive (Riverside Five)		33,807.89	45,886.91	40,031.80	\$119,726.60
151 S. East Street (Frederick Visitors Center)		5,445.93	5,356.02	4,745.50	\$15,547.45
Frederick County Total		39,253.82	51,242.93	44,777.30	\$135,274.05
City of Frederick					
8490 Progress Drive (Riverside Five)		23,477.70	31,868.59	36,047.29	\$91,393.58
151 S. East Street (Frederick Visitors Center)		3,781.90	3,719.77	4,273.23	\$11,774.90
City of Frederick Total		27,259.60	35,588.36	40,320.52	\$103,168.48
City of Aberdeen					
209 Research Boulevard ²		46,731.71	49,155.65	52,657.40	\$148,544.76
210 Research Boulevard ²		47,863.55	46,867.83	44,779.55	\$139,510.93
Hickory Ridge Industrial Park			9,645.46	11,023.33	\$20,668.79
City of Aberdeen Total		94,595.26	105,668.94	108,460.28	\$308,724.48
Total	\$7,443.00	\$173,024.16	\$235,450.84	\$506,910.81	\$922,828.81

¹ Source: Maryland Department of Assessment and Taxation

² For FY2011 amounts were corrected and revised by SDAT due to properties were not completed on time and went into the next fiscal year.

Activities Summary:

Five new projects have been completed or plan to be completed and will be submitted as qualified properties by February 1, 2013:

The Joint City and County of Frederick

- 1) **NCI@Riverside** (8560 Progress Drive) – Frederick National Laboratory for Cancer Research (FNL) at Riverside – Advance Technology Research Facility (ATRF). Completed in 2012.

Anne Arundel County/Odenton Town Center

- 1) **Village at Odenton Station** – Transit oriented project on 6 acres to include 400,000 sq. ft. next to the MARC Train Station at Town Center Boulevard and Duckins Roads that contains retail and rental apartments. Village at Odenton Station opened in summer 2012.
- 2) **Patient-First Urgent Care** – A 7,000 sq. ft. medical building which is located within Odenton East at the corner of MD Route 175 and Sappington Road. It opened in fall, 2012.
- 3) **The Columbia Bank** – A 2,700 sq. ft. project that is located on Blue Water Boulevard. It opened in fall 2012.
- 4) **Johns Hopkins Medical Center** – A 60,000 sq. ft. medical office building that located within Odenton East at the corner of MD Route 175 and Sappington Road. It opened in fall, 2012.

Ten projects currently under construction and/or approved with an anticipated completion date after February 1, 2013:

Prince George's County/City of Laurel

- 1) **The Towne Centre at Laurel** – Formerly known as Laurel Commons Town Centre, is underway with demolition of the existing complex proceeding and an expected completion date of mid-2014.

The Joint City and County of Frederick

- 1) **Monocacy Valley Caning** (150 S. East Street) – 35,000 sq. ft. historic rehabilitation and additions for office and retail space.

Anne Arundel County/Odenton Town Center

- 1) **Town Center Commons** – 7-acre project located at Town Center Boulevard and MD Route 175 includes a 106-room hotel with 70,000 sq. ft. retail and 204 townhouse units.
- 2) **Walgreens** – Approved to develop 5,000 sq. ft. retail at MD Route 170.
- 3) **Meade Center** – Approved to develop 65,000 sq. ft. office space with street level retail, surface parking located at MD Route 175 and Berger Street.
- 4) **Eastern Petroleum/BP** – Approved to develop 5,000 sq. ft. retail, including deli, fuel pumping station and a 1,300 sq. ft. car wash located at MD Route 175 and Charter Oaks Boulevard.
- 5) **Winmark Center** (aka Odenton Health & Technology Center) – Permitted to construct 64,000 sq. ft., 40-story office building on MD Route 175.
- 6) **Flats 170 at Academy Yards** (former Nevamar Site) – A brownfield redevelopment mixed-used project on 55-acre by Stonebridge Carras to include 300 residential units, office and retail space. The site is being graded and infrastructure is being out into place.
- 7) **Odenton East/Odenton Gateway** – Currently leasing apartments and townhouses. Grading for CVS underway.
- 8) **Reliable/Broadstone** – Planned Urban Development consisting of residential units, hotel and retail space.

Twelve projects in the pipeline to begin construction within the next 12 months:

The Joint City and County of Frederick

- 1) **The Galleria** – 12 condominiums and 30,000 sq. ft. commercial space.
- 2) **McHenry's** – 101,000 sq. ft. new office and commercial building.
- 3) **Union Mills** – 67,000 sq. ft. office and commercial renovation/addition.
- 4) **One Commerce Plaza** – 80,000 sq. ft. new office/commercial/ building.
- 5) **McCutcheons Mill** – 34,000 sq. ft. new commercial/retail building.

Harford County/Aberdeen

- 1) **Home 2 Suites by Hilton** – a 107-room extended stay hotel with associated amenities on a 3.7 acres property.

Prince George's County/City of Laurel

- 1) **Hawthorne Place** – A brownfields redevelopment; former 10-acre trucking facility used by Roadway Express. New facility will contain bus stop and transit connections to the Laurel MARC Station, multi-family dwelling units, office space, and retail space.
- 2) **Laurel MARC Station Transit Oriented Development** – A mid-rise apartment building with some mixed use is proposed at this point. Planned start in 2013.
- 3) **C Street Transit Oriented Development** – Approved to develop a building within two blocks of the Laurel MARC Station.

Anne Arundel County/Odenton Town Center

- 1) **Royal Inn at Fort Meade** – Approved to develop hotel and office space near Fort Meade.
- 2) **Odenton Town Center** – In permitting for Phase I to include two, 6-story office buildings with parking space along Town Center Boulevard.
- 3) **Alta at Town Center/Bonaventure/Hogan Property** – Mixed use development including 175 residential units and 15,000 sq. ft. retail space.

Eleven public infrastructure improvement projects will begin construction within the next 12 months:

The Joint City and County of Frederick

- 1) **Monocacy Boulevard** – Center Section (Phase I)

Harford County/Aberdeen

- 1) **Aberdeen Advanced Wastewater Treatment Plant** – Enhance nutrient removal upgrade at the Aberdeen Advanced Wastewater Treatment Plant. The project is under construction and is 85% complete as of October 2012.
- 2) **Edmund Street Water Booster Station** – Land acquisition and construction is 98% completed.
- 3) **Reconfiguration of sewer distribution box** at Rigdon Road.
- 4) Inflow and infiltration in the City.
- 5) **Loop water line** from Roosevelt Avenue to East Bel Air Avenue via Polk Street for the Winston's Choice townhouse development is in process.
- 6) **James Street sanitary sewer improvements** to relieve bottlenecks caused by inflow and infiltration in the sanitary sewer collection system. Project has been bid and ready to award.
- 7) **The Dol Ray Subdivision and/or Baldwin Circle** water main replacement.

Anne Arundel County/Odenton Town Center

- 1) **Odenton Town Center Boulevard** – Create a roadway and sidewalk from MD Route 175 through MD Route 32 underpass to Town Center Boulevard in Seven Oaks.
- 2) **Sewer** – Upgrade the sewer interceptor system to serve the Odenton BRAC Zone/Town Center.
- 3) **Water** – Construct a 36" water interceptor within the Odenton BRAC Zone/Town Center.

Activities Details: To-Date Progress and Planned Projects for the Future

Anne Arundel County

<i>Odenton Town Center (776.9 acres)</i> <i>(Designation date: 12/15/2008)</i>	
Description of development projects that are complete and will be submitted as qualified properties by February 1, 2013.	<ol style="list-style-type: none"> 1) Village at Odenton Station: \$40 million transit-oriented project on a 6-acre property next to the MARC Train Station. 60,000 sq. ft. retail with 235 rental apartments. Opened in summer 2012. Parcel 149, 510, 157, 187. 2) Patient-First Urgent Care: Located in Odenton East/Odenton Gateway at the corner of MD Rt. 175 and Sappington Rd., a 6,926 sq. ft. medial building. Opened in fall 2012. Parcel 214. 3) Johns Hopkins Medical Center: Located in Odenton East /Odenton Gateway; Rd., a 60,000 sq. ft. medical office building. Opened in fall 2012. Parcel 214. 4) The Columbia Bank: Located on Blue Water Blvd., and a 2,700 sq. ft. Opened in fall 2012. Parcel 569.
Description of development projects that have started construction but won't be complete before February 1, 2013.	<ol style="list-style-type: none"> 1) Town Center Common: A 7-acre project located at Town Center Blvd. and MD Rt. 175 is under construction bringing a 106-room hotel with 70,000 sq. ft. retail and 204 townhouse units. Phase I is nearly ¼ completed. Parcels 497, 373, 208, 255. 2) Odenton East/Odenton Gateway: Currently leasing apartments and townhouses. Grading for CVS underway. Parcels, 112, 214, 353. 3) Walgreens: Approved to develop 5,000 sq. ft. retail at MD Rt. 170. Project is under roof and is expected to be completed in early 2013. Parcels 442, 175, 180, 390. 4) Meade Center: Approved to develop 65,000 sq. ft. office with retail and parking at MD Rt. 175 and Berger St. Parcels 297, 299, 315. 5) Eastern Petroleum/BP: Approved to develop 5,000 sq. ft. retail, including deli, fuel pumping station and a 1,300 sq. ft. car wash at MD Rt. 175 and Charter Oaks Blvd. 6) Winmark Center (aka Odenton Health & Technology Center): Permitted to construct a 64,000 sq. ft. office on MD Rt. 175. Parcels 113, 187. 7) Flats 170 at Academy Yard (former Nevamar Site): A brownfield redevelopment. A mixed-use project on 55-acres including 300 residential units, office and retail. Site is being graded and infrastructure is being put into place. Slotted to begin leasing in 2013. Parcels 55, 52. 8) Reliable/Broadstone: Urban development consisting of residential, hotel and retail pad sites. Parcels 42, 339.
Description of development projects that are in the pipeline to begin construction within the next 12 months.	<ol style="list-style-type: none"> 1) Royal Inn at Fort Meade: Approved to develop hotel and office near Fort Meade. Parcel 49. 2) Odenton Town Center (OTC): In permitting for Phase I to include two 6-story Office buildings each to be 146,000 sq. ft. and structured parking along Town Center Blvd. Parcels 775, 353. 3) Alta at Town Center/Bonaventure/Hogan Property: Mixed use development including 175 residential units and 15,000 sq. ft. retail. Parcels 138, 139, 140, 336.
Description of any public infrastructure improvements to be made by the jurisdiction in the next 12 months and the cost of those improvements.	<ol style="list-style-type: none"> 1) Roads: Anne Arundel County (AAC) moved two agreements before its County Council to provide funding for town center road and utility requirements. Bill 70-10, approved August 16, 2010 authorized a private-public partnership, a Development Rights and Responsibilities Agreement (DRRA), to construct Town Center Blvd., in OTC. AAC's private partner, Halle Development, agreed to fund and constructs the required \$15 million road project. The County will provide \$6 million in impact fee credits to support road construction. OTC Blvd. creates a roadway and sidewalk from MD Rt. 175 though the MD Rt. 32 underpass to Town Center Blvd. in Seven Oaks. 2) Sewer: A second agreement, Bill 71-10, approved August 16, 2010, authorizes the funding for \$12.7 million to upgrade the sewer

	<p>interceptor system necessary to service the expected intensive development in the Odenton BRAC Zone/Town Center. Engineering is not complete; construction bid is complete; notice to contractor to commence construction is scheduled for November 2012.</p> <p>3) Water: Under the DRRRA, the County will also fund and construct a 36" water interceptor within the Odenton BRAC Zone/Town Center. The \$4.3 million project is now completed. Full water service is in place to support extensive real estate development in the town center.</p>
<p>Has the jurisdiction marketed the location of the BRAC zone to attract and retain businesses in the zone?</p>	<ul style="list-style-type: none"> • Presentations to prospective developers, brokers, and real estate professionals highlighting the advantages of developments within the BRAC Zone, including the additional funding the county receives that are designated for infrastructure improvements only within the BRAC Zone. • Leveraging other incentive program, such as the Commercial Revitalization Tax Credits, to increase awareness and facilitate development. • BRAC Zone designation information communicated to business organizations to amplify message (Chambers of Commerce, BWI Business partnership, Fort Meade Alliance, Economic Alliance of Greater Baltimore, and Greater Washington Initiative.) • AAEDC highlighted OTC in its Annual Real Estate Tour in April 2012. • West County Chamber's 50th Anniversary Celebration was held in conjunction with the Nevamar Ground Breaking ceremony in September 2012. • West Anne Arundel County Chamber of Commerce Bus Tour in October 2012. • BRAC Zone designation information and OTC were highlighted at the West County Chamber Government Contractor's Guild meetings in 2011/2012.
<p>Other information that would be useful in assessing the effectiveness of the BRAC zone benefits.</p>	<p>Future Projects Under Consideration beyond the next 12 months:</p> <ul style="list-style-type: none"> • Odenton Town Square: 24-acre transit oriented mixed-use project surrounding the MARC Train Station. Currently under Memorandum of Understanding in joint venture between State, County and developers Bozzuto Group, Osprey management & Reliable Contracting. • Greenhill Development: Proposed 125 residential units with 40,000 sq. ft. retail (dependent on market conditions.) • Berger Square: Office and retail (dependent on water to site and market conditions). <p>The current pipeline of development projects and the infrastructure improvements being made will spur additional real estate redevelopment and reuse of OTC :</p> <ul style="list-style-type: none"> • The U.S. Cyber Command Initiative has been identified to be placed at Fort George G. Meade in proximity to the new Defense Information Systems Agency. It is anticipated that there will be over 1,100 new jobs housed in this facility with an additional influx of defense contractors. • AAC is continues to dialogue with state and private developers on the Transit Oriented Development (TOD) at the Odenton MARC Train Station. Ridership will increase with the Cyber Command and the TOD is part of the State strategy to link public transit to new development. The Odenton TOD will be a mixed-use project with and emphasis of residential and complementary retail. <p>The BRAC Zone designation for OTC has been an asset to AAC. While the development of OTC as called for in the County's General Development Plan enjoys wide ranging support in the community, the cost of the infrastructure to support this planned development in OTC is beyond what can be borne by AAC's current limited financial resources. The financial assistance for infrastructure, as a part of the BRAC Zone designation, has helped projects move forward.</p>

Baltimore City

<i>Westport Waterfront</i> <i>(Designation date: 12/15/2008)</i> <i>42.9 acres</i>	
Description of development projects that are complete and will be submitted as qualified properties by February 1, 2013.	No development projects are yet complete.
Description of development projects that have started construction but won't be complete before February 1, 2013.	No development projects have started construction.
Description of development projects that are in the pipeline to begin construction within the next 12 months.	No development projects are slated to begin construction within the next 12 months.
Description of any public infrastructure improvements to be made by the jurisdiction in the next 12 months and the cost of those improvements.	No public infrastructure improvement will be made in the next 12 months in the BRAC zone.
Has the jurisdiction marketed the location of the BRAC zone to attract and retain businesses in the zone?	Baltimore City, led by the Baltimore Development Corporation (BDC), continues to actively market the Westport Waterfront District BRAC zone to prospective companies in the defense and cyber security industries.

Frederick County

Frederick County/City of Frederick East Side BRAC Zone (Designation date: 12/15/2008) 717.4 acres	
Description of development projects that are complete and will be submitted as qualified properties by February 1, 2013.	1) NCI @ Riverside , 8560 Progress Drive (Riverside Lot 402): 309,000 sq. ft. Developer – NCI/SAIC-F & Matan, Inc. Shell building completed in 2011, fitout and occupancy in 2012. Costs \$250 million. Tax ID: 1102465051.
Description of development projects that have started construction but won't be complete before February 1, 2013.	1) Monocacy Valley Canning , 150 S. East St.: 35,000 sq. ft. historic rehabilitation and additions for office/retail. Developer – Bert Anderson. Estimated cost - \$2 million. Tax ID: 1102218577.
Description of development projects that are in the pipeline to begin construction within the next 12 months.	1) The Galleria , 107 S. East St.: 120 condominiums and 30,000 sq. ft. commercial space. Developer – The Wormald Companies. Estimated cost - \$24 million. Tax ID: 1102263998. 2) McHenry's , 300 East Patrick St.: 101,000 sq. ft. new office and commercial building. Developer – Douglas Development Corporation. Estimated cost - \$24 million. Tax ID: 1102088436 3) Union Mills , 340 East Patrick St.: 67,000 sq. ft. office and commercial renovation/addition. Developer – Douglas Development Corporation. Estimated cost - \$20 million. Tax ID: 1102083183 4) One Commerce Plaza , 111 S. East St.: 80,000 sq. ft. new office/commercial building. Developer – MacRo Ltd. Estimated cost - \$24 million. Tax ID: 1102229021 5) McCutcheons Mill , 11 S. Wisner St.: 34,000 sq. ft. new commercial/retail building. Developer – Bob McCutcheon. Estimated cost - \$5 million. Tax ID: 1102185938.
Description of any public infrastructure improvements to be made by the jurisdiction in the next 12 months and the cost of those improvements.	1) Monocacy Blvd. – Center Section (Phase I) : New 4-lane undivided roadway connection between Hughes Ford Rd. and Gas House Pike. Developer – The City of Frederick. Estimated cost - \$16.0 million.
Has the jurisdiction marketed the location of the BRAC zone to attract and retain businesses in the zone?	Plan to incorporate the BRAC Zone into the area's marketing strategies.
Other information that would be useful in assessing the effectiveness of the BRAC zone benefits.	The area is intended to be transit oriented – MRAC, Greyhound, TransIT pedestrian, bicycles, and automobiles. The two areas totaling more than more than 700 acres located on east side of downtown includes a combination of brownfield and greenfield developments. Some of the area is part of the US Small Business Administration HUB zone. Two future public infrastructure projects: 1) Carroll Creek Park – Share Use Path : ½ miles extension of Carroll Creek Park and Share Use Path from Delaplaine Center to E. Patrick St. Developer – The City of Frederick. Estimated cost - \$10-12 million. Estimated completion – 2014 2) Monocacy Blvd. – Center Section (Phase II) : New 4-lane undivided roadway connection between East Church St. extended and Gas House Pike at Riverside Corporate Park. Developer – The City of Frederick. Estimated cost - \$12 million. Estimated completion – 2015.

Harford County

<i>Aberdeen BRAC Enhancement and Revitalization Zone</i> (Designation date: 6/15/2009) 782.65 acres	
Description of development projects that are complete and will be submitted as qualified properties by February 1, 2013.	No development projects to report.
Description of development projects that have started construction but won't be complete before February 1, 2013.	No development projects to report.
Description of development projects that are in the pipeline to begin construction within the next 12 months.	1) Home 2 Suites by Hilton – 20 Newton Rd., Lot 4 Aberdeen XChange: Construct a 107-room extended stay hotel with associated amenities on a 3.7 acres land. Development approvals are underway at this time. Major road improvements are required by the City of Aberdeen and the State Highway Administration. Developer – Aberdeen Hotel Partners, LLC. Tax map – 209 / Parcel – 2583. The property is being developed for multiple commercial uses. Development approvals are underway.
Description of any public infrastructure improvements to be made by the jurisdiction in the next 12 months and the cost of those improvements.	<p>The public improvement projects listed below are in various stages of completion within the BRAC Zone:</p> <ul style="list-style-type: none"> • Enhance Nutrient Removal upgrade at the Aberdeen Advanced Wastewater Treatment Plant at a cost of \$20 million. Project is under construction and is 85% completed at this time. • Edmund St. Water Booster Station land acquisition and construction is 98% completed at a cost of \$800,000. • Inflow and infiltration on-going in the City. • Reconfigure sewer distribution box at Rigdon Rd. at a cost of \$135,000. Project has been bid and ready to award. • Loop water line from Roosevelt Av. to East Bel Air Av. via Polk St. for the Winston's Choice townhouse development at a cost of \$150,000. Project in process. • James St. sanitary sewer improvements to relieve bottlenecks caused by inflow and infiltration in the sanitary sewer collection system at a cost of \$109,000. Project has been bid and ready to award. • The Dol Ray Subdivision and/or Bladwin Circle water main replacement at a cost of \$61,000.
Has the jurisdiction marketed the location of the BRAC zone to attract and retain businesses in the zone?	The City has marketed the BRAC Zone to property owners located within the BRAC Zone and to potential developers interested in locating in the BRAC Zone. The Harford County Office of Economic Development also includes the BRAC Enhancement and Revitalization Zone information in their marketing packages.
Other information that would be useful in assessing the effectiveness of the BRAC zone benefits.	The City staff is working with Harford County Office of Economic Development staff and developers to locate within the BRAC Zone.

Howard County

<i>Savage Towne Centre</i> <i>(Designation date: 6/15/2009)</i> <i>13.5 acres</i>	
Description of development projects that are complete and will be submitted as qualified properties by February 1, 2013.	No development project work has been completed or expected to be completed by February 1, 2013.
Description of development projects that have started construction but won't be complete before February 1, 2013.	No development project work is presently underway or anticipated to be started by February 1, 2013.
Description of development projects that are in the pipeline to begin construction within the next 12 months.	No development project work anticipated to begin construction within the next 12 months.
Description of any public infrastructure improvements to be made by the jurisdiction in the next 12 months and the cost of those improvements.	At present, no information that any public infrastructure improvement is likely to being construction with the next 12 months.
Has the jurisdiction marketed the location of the BRAC zone to attract and retain businesses in the zone?	At present, no targeted marketing efforts for the Savage Towne Center BRAC zone are being undertaken. As the development effort moves forward, marketing efforts will be led by the developer for the project. The County's Economic Development Authority would also provide assistance in the marketing of the project.
Other information that would be useful in assessing the effectiveness of the BRAC zone benefits.	No additional information is available at this time.

Prince George's County

<i>Andrews Air Force Base – Branch Avenue Corridor (654.9 acres)</i> <i>(Designation date: 12/15/2008)</i>	
Description of development projects that are complete and will be submitted as qualified properties by February 1, 2013.	No development project work has been completed or expected to be completed by February 1, 2013.
Description of development projects that have started construction but won't be complete before February 1, 2013.	No development project to report.
Description of development projects that are in the pipeline to begin construction within the next 12 months.	No development project to report.
Description of any public infrastructure improvements to be made by the jurisdiction in the next 12 months and the cost of those improvements.	There are no public infrastructure improvements slated for the next 12 months.
Has the jurisdiction marketed the location of the BRAC zone to attract and retain businesses in the zone?	<ol style="list-style-type: none"> 1) Green Line Station Area Sector Plan: Work has continued on this sector plan funded in part by a Community Challenge Grant from the U.S. Department of Housing and Urban Development. This project includes the Branch Avenue Metro station located within the BRAC Zone. To further development in the area and to focus on promoting transit oriented development (TOD) around the station, meetings were held with mixed-use developers specializing in housing and retail to gain their input in developing land use and design concepts for the station area and to help identify current barriers to TOD development in the Prince George's County (PGC). The plan, which is expected to be drafted in April 2013, will identify opportunities for TOD, recommend future land uses, and analyze transportation and infrastructure capacity related to the recommended development scenarios. The plan will also include a real estate market analysis and recommend incentives and branding to attract new investment. 2) Central Branch Av. Corridor Revitalization Sector Plan: A preliminary plan has been released to the public and a joint public hearing by the PGC Council and Planning Board is scheduled for October 30, 2012. Final approval is expected early next year. The plan includes recommendations for redevelopment and new development at key locations along Suitland Rd. and Allentown Rd. Within the BRAC Zone, a key recommendation includes redeveloping the older shopping center across from the new pedestrian gate at Joint Base Andrews (JBA) on Allentown Rd. to a mixed-use development with a smaller amount of local retail concentrated across from the pedestrian gate and the new Jones Office Building. The plan also recommends the upgrading of Allentown Rd. to a Multi-Use Blvd. that will improve local vehicular circulation and access to development along Allentown Rd. as well as improve the streetscape to provide pedestrian and bicycle connectivity. 3) Andrews Working Group (AWG): With membership from JBA, the Prince George's Economic Development Corporation and PGC staff, the AWG evaluated past action plans, planning documents, and strategic plans and studies and identified those goals that will provide the largest return on investments. The working group's efforts culminated in action plan, which outlines implementation strategies and a timeline to spark economic activity within the BRAC Zone within the next three to five years.
Other information that would be useful in assessing the effectiveness of the BRAC zone benefits.	<p>Completed two public Infrastructure projects:</p> <ol style="list-style-type: none"> 1) Allentown Rd. and Suitland Rd.: Gateway improvements and resurfacing; landscaping; curbs and gutters; sidewalks. Total cost \$4.6 million. 2) Allentown and Brinkley Rd.: Intersection improvements. Total cost \$2.4 million.

Prince George's County (continued)

City of Laurel BRAC Enhancement Zone (356 acres) <i>(Designation date: 12/15/2008)</i>	
Description of development projects that are complete and will be submitted as qualified properties by February 1, 2013.	No development project work has been completed or expected to be completed by February 1, 2013.
Description of development projects that have started construction but won't be complete before February 1, 2013.	The Towne Centre at Laurel , formerly known as Laurel Mall, is underway with demolition of the existing complex proceeding and a completion date of mid-2014 now is anticipated. This multi-use complex will consist of restaurants, retail, and multi-family units.
Description of development projects that are in the pipeline to begin construction within the next 12 months.	<p>Redevelopment of properties within the City of Laurel (the City): Residential and commercial development. Density provisions are above 3.5 dwelling units per acre. Requirements for redevelopment include green building standards, contribution to transit, the availability of ZIP cars to minimize vehicular use, etc.</p> <ol style="list-style-type: none"> 1) Hawthorne Place: A brownfields redevelopment (planned and approved by the City). Proposed to be built on a MDE approved platform over the 100-year floodplain. A new facility will contain bus stop and transit connections to the Laurel MARC Station and: <ol style="list-style-type: none"> a. 1,006 multi-family dwelling units, b. 140,000 sq. ft. office space, c. Ancillary recreation space for convenience retail, services and professional needs, and d. Planned to commence construction of first phase in late 2012. 2) Laurel MARC Station Transit Oriented Development: Located at Main St. and US Rt. One; in planning phase by Maryland Department of Transportation (MDOT) Real Estate Division. Requires State regional coordination of other adjacent projects in Howard and Anne Arundel counties that must involve three SHA district offices. Infrastructure needs depends on regional impact of the three combined proposals. This site is also a MDOT designated TOD site as well as a Governor's Smart Site. A mid-rise apartment building with some mixed use is proposed. Planned start: 2013 3) C St. Transit Oriented Development: A newly approved 130 unit building within two blocks of the Laurel MARC Station will help to establish the City's arts and entertainment district, and to continue Main St. revitalization. Planned to commence in early 2013.
Description of any public infrastructure improvements to be made by the jurisdiction in the next 12 months and the cost of those improvements.	<p>Improvements to the intersection of the main entrance to the Town Centre at Laurel, and U.S. Rt. One, Baltimore Ave. Estimated cost is \$500,000.</p> <p>Pedestrian improvements from the MARC parking garage top the Laurel MARC Station are also estimated at \$500,000, possibly including a pedestrian bridge.</p>
Has the jurisdiction marketed the location of the BRAC zone to attract and retain businesses in the zone?	The City's Revitalization Overlay has met with a great deal of interest from the development community. Since inception six years ago, approximately \$500 million of planned and existing investment has been approved. The City intends to use this new zoning device to facilitate increased investment by new merchants, restaurants, housing and entertainment facilities within its BRAC zone. The City markets its retail opportunities at the annual regional meeting of the International Council of Shopping Centers.
Other information that would be useful in assessing the effectiveness of the BRAC zone benefits.	The BRAC zone covers the area which was designated by the City in its Revitalization Overlay Program. The overlay program is placed on properties located within the Rt. One Corridor which could be considered both brownfield and grey field. The City is interested in developing a pedestrian/bicycle relationship with the nearby Laurel Racetrack MARC Station with Howard County staff. The City also wishes to invest in improved pedestrian and bicycle improvements to enhance walking opportunities from the city neighborhoods to both the Main St. Business District, and the soon to be redeveloped Towne Centre at Laurel.