

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

ANNUAL STATUS REPORT

CALENDAR YEAR 2014

Economic Development Article
SECTION 5-1301

Submitted by:

Maryland Department of Business and Economic Development

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STATUS REPORT

BRAC REVITALIZATION AND INCENTIVE ZONE PROGRAM

CALENDAR YEAR 2014

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 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 (1) focus growth in Priority Funding Areas (PFAs), (2) provide local governments with financial assistance for public infrastructure in these well-defined areas, and (3) 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 Revitalization and Incentive zone carries 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 jurisdictions 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 Revitalization and Incentive 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 Revitalization and Incentive 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 Smart Growth 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 application must adhere to the guidelines below:

- 1) 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.
- 2) A municipality may apply for designation of a BRAC zone but priority consideration will be given to municipal applicants that receive County support.
- 3) 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.
- 4) Area to be designated is located in a PFA.
- 5) Area is served by public or community water and sewer system (or planned to be under the 10-year sewer and water plan).
- 6) Area is designated for mixed-use development that includes residential development.
- 7) Area has an average density of at least 3.5 units per acre in the area designated as residential development.
- 8) Jurisdiction entered into good faith negotiations for a PILOT agreement with all private developers of federal enclave property, if applicable.
- 9) Priority is given to an area within one-half mile of present or planned:
 - a. MARC Station
 - b. Light Rail
 - c. Metro Station
 - d. Subway
- 10) 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 Ave. 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)

Designation Date: December 15, 2013

- 1) *Annapolis Junction Town Center (Howard County) – the expansion of former Savage Towne Centre

*Note this is not a new designation but an expansion

BRIEF DESCRIPTIONS OF BRAC ZONES

Baltimore City's BRAC zone includes the **Westport Waterfront Development** and the Westport MD-295 Ramp improvements. The 42.9 acres Westport Waterfront project has been dormant.

Anne Arundel County's BRAC zone encompasses 776.9 acres near the MARC Odenton Station and along MD-175. The projects at the site include the transit-oriented, mixed-use developments at **Village at Odenton** and **Odenton Town Center**. The town center designation has assisted 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 Ave. Corridor** BRAC zone in Prince George's County encompasses 654.9 acres and includes the Branch Ave. Metro Station and commercial corridors along Auth Rd., Suitland Parkway, Branch Ave., and Allentown Rd. The zone supports the Town Center at Camp Springs, a mixed-use project with 1,201 luxury apartments, 60,000 sq. ft. of office space and 71,000 sq. ft. 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 Blvd. northeast up to and including the Research Park. The zone consists of development projects 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 Enhancement 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 St. area near the MARC Station. The Towne Centre at Laurel project comprises projects for a \$200 million private investment for the redevelopment of Laurel Mall in Prince George's county. The BRAC zone has been providing much needed transportation infrastructure, brownfield remediation, and mixed-use infill development. The first project started in 2013 and is scheduled to be complete in February 2015.

The **Annapolis Junction Town Center** BRAC zone in Howard County expanded the zone from 13.5 acres to 21.1 acres by including the former Boise Cascade property in December 2013. The zone infrastructure plans 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 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 (100,000 sq. ft.); residential - 416 units (490,000 sq. ft.); Retail - two buildings and kiosk (17,450 sq. ft.); and a Hotel - 150 rooms (80,000 sq. ft.) for a combined total of 687,450 sq. ft.

The **City of Aberdeen** BRAC Enhancement and Revitalization zone in Harford County includes 782.65 acres with extensive infrastructure projects: 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 development projects are an estimated total of 1,180,897 sq. ft., which includes 938,000 sq. ft. office space; 168,264 sq. ft. residential; 8,590 sq. ft. retail; and 66,043 sq. ft. hotel.

BRAC ZONE ACTIVITY:

DBED received annual status reports as of October 15, 2014 from the seven Maryland designated BRAC zones. Although the U.S. economy is still in the process of recovering from the recent recession, private and public projects have continued. Several projects have been completed, and many are underway as scheduled.

According to the BRAC zone annual reports provided by zone administrators, the BRAC Revitalization and Incentive Zone Program has been successfully utilized by each zone (except Westport Waterfront Development) 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.

FY2015 DISBURSEMENTS*:

After a BRAC Revitalization and Incentive zone is designated by the 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 \$3,402,207.94.

Table: BRAC Zone Historical and Projected Payments to Political Subdivisions

	Payments FY2010	Payments FY2011	Payments FY2012	Payments FY2013	Payments FY2014	Expected Payments FY2015	Total From FY2010 To FY2015
Ann Arundel County							
M&T Bank at Arundel Crossing West	7,443.00	7,442.62	7,940.45	8,461.21	8,832.59	10,235.75	\$50,355.62
Royal Farm Store #149		4,472.86	4,472.85	4,720.00	4,756.47	7,291.61	\$25,713.79
Seven Oaks Town Center Office Building			30,537.31	33,114.94	31,614.46	44,395.40	\$139,662.11
Village at Odenton Station				260,550.63	262,563.93	248,687.35	\$771,801.91
Johns Hopkins Medical Center (Patient First)				6,505.93	6,556.21	6,268.80	\$19,330.94
West County Medical Center					60,620.84	59,528.09	\$120,148.93
Walgreens					7,214.82	8,657.20	\$15,872.02
CVS					5,342.29	4,936.99	\$10,279.28
Haven at Odenton Gate Apartments						73,545.50	\$73,545.50
39 Individually Owned Condominiums						145,644.62	\$145,644.62
S/C Odenton III, LLC New Apartments						370,800.82	\$370,800.82
Ann Arundel Total	7,443.00	11,915.48	42,950.61	313,352.71	387,501.61	979,992.13	\$1,743,155.54
Frederick County							
8490 Progress Drive (Riverside Five)		33,807.89	45,886.91	40,031.80	45,987.21	50,644.17	\$216,357.98
151 S. East Street (Frederick Visitors Center)		5,445.93	5,356.02	4,745.50	5,360.06	5,431.22	\$26,338.73
111 East South Street, LLC						12,614.55	\$12,614.55
Frederick County Total		39,253.82	51,242.93	44,777.30	51,347.27	68,689.94	\$255,311.26
Harford County							
209 Research Blvd. (Office Building)					84,238.99	79,299.43	\$163,538.42
210 Research Blvd. (Office Building)					67,171.91	51,861.36	\$119,033.27
Hickory Ridge Center I (Industrial Flex Space)					16,720.24	11,658.35	\$28,378.59
Highland, LLP						1,661.38	\$1,661.38
Harford County Total					168,131.14	144,480.52	\$312,611.66
Prince George's County							
Hampton Inn & Suites (Sandpiper LLC)					22,127.78		\$22,127.78
Laurel Mall (Laurelrising LLC)						225,484.99	\$225,484.99
Prince George's County Total					22,127.78	225,484.99	\$247,612.77
City of Aberdeen							
209 Research Blvd. (Office Building)		46,731.71	49,155.65	52,657.40	54,967.39	60,273.10	\$263,785.25
210 Research Blvd. (Office Building)		47,863.55	46,867.83	44,779.55	43,830.83	39,418.23	\$222,759.99
Hickory Ridge Center I (Industrial Flex Space)			9,645.46	11,023.33	10,926.05	8,939.58	\$40,534.42
Highland, LLP						1,273.94	\$1,273.94
City of Aberdeen Total		94,595.26	105,668.94	108,460.28	109,724.27	109,904.85	\$528,353.60
City of Frederick							
8490 Progress Drive (Riverside Five)		23,477.70	31,868.59	36,047.29	35,695.05	39,811.74	\$166,900.37
151 S. East Street (Frederick Visitors Center)		3,781.90	3,719.77	4,273.23	4,296.61	4,269.52	\$20,341.03
City of Frederick Total		27,259.60	35,588.36	40,320.52	39,991.66	53,997.64	\$197,157.78
City of Laurel							
Laurel Mall (Laurelrising LLC)						118,005.33	\$118,005.33
City of Laruel Total						118,005.33	\$118,005.33
Total	\$7,443.00	\$173,024.16	\$235,450.84	\$506,910.81	\$778,823.73	\$1,700,555.40	\$3,402,207.94

* Source: Maryland Department of Assessment and Taxation

ACTIVITIES SUMMARY

Four new projects have been completed or plan to be completed and will be submitted as qualified properties by February 1, 2015:

Anne Arundel County/Odenton Town Center

- **Flats at Academy Yards Phase I** (former Nevamar Site) – A brownfield redevelopment mixed-used project on 55 acres by Stonebridge Carras to include 300 residential units, office and retail space. Phase one has been completed.
- **Town Center Commons Phase I** – 7-acre project located at Town Center Blvd. and MD Route 175. Phase one has been completed and it consisted of 104 townhouse units.

The Joint City and County of Frederick

- **150 S. East St. (Monocacy Valley Canning)** – 35,000 sq. ft. historic rehabilitation and additions for office and retail. Building is currently leasing and recently signed its first tenant.

Prince George's County/City of Laurel

- **The Towne Centre at Laurel** (former Laurel Commons Town Center/Laurel Mall) – The restaurants, retail, and entertainment portion of the multi-use complex is scheduled to be completed by February 1, 2016.

Seven projects currently under construction and/or approved with an anticipated completion date after February 1, 2015:

Anne Arundel County/Odenton Town Center

- **Broadstone West 32** (formerly Reliable/Broadstone) – Planned Urban Development consisting of 212 residential units, totaling 206,000 sq. ft., and 12,000 sq. ft. of retail space. Project broke ground in August 2014.
- **Novus** (formerly Alta at Town Center/Bonaventure/Hogan Property) – Mixed use development including 274 residential units and 10,000 sq. ft. retail/work space. Project broke ground in July 2014.

Harford County/Aberdeen

- **Winston's Choice Townhouse Development** – Townhouse units located off Taft St. on 2.86 acres.

Howard County/Annapolis Junction Town Center

- **Savage MARC Station Parking Garage** – The construction of a four-story, 704 space parking garage. Project broke ground in June 2014.

The Joint City and County of Frederick

- **Downtown Frederick Hotel and Conference Center** – 207 rooms, full-service Marriott Hotel with 24,000 sq. ft. meeting space. Expected completion is the first quarter of 2017.

Prince George's County/ Andrews Air Force Base – Branch Ave. Corridor

- **The Apollo Residences at Town Center** – A part of 418,000 sq. ft. mixed use project located at Branch Ave. Metro Station. The Apollo is phase I of a three phase project which will have 800 residential units and 65,000 sq. ft. retail when it is completed.

Prince George's County/City of Laurel

- **C St. Flats Transit Oriented Development** – 130-unit apartment building currently under construction within two blocks of the Laurel MARC station. Construction of this complex is approximately 40% complete, with occupancy in mid-2015.

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

Anne Arundel County/Odenton Town Center

- **Town Center Commons Phase II** – 24 townhomes with 12 ground floor live/work units.
- **Flats 170 at Academy Yards Phase II** – Retail and parking. The proposed grocery anchored center will consist of ancillary retail.
- **High's Dairy Convenience Store & Gas** – Approved to develop 5,000 sq. ft. retail, including deli, fuel pumping station and a 1,300 sq. ft. car wash located at MD 175 and Charter Oaks Blvd. The site plan has been approved. Maryland State Highway Administration (SHA) is also working on intersection improvements with the developer. SHA has completed the sidewalk and curb work along MD 175.
- **Meade Center** – Approved to develop 40,000 sq. ft. office space with street level retail and surface parking located at MD 175 and Berger St..
- **Berger Square** – 48 workforce housing apartments along Berger St. and MD 175. The project is currently in final development review.
- **Winmark Center** (aka Odenton Health & Technology Center) – Permitted to construct 64,000 sq. ft. 4-story office building on MD 175. Development plan approval was extended for another year.
- **1572, LLC & 1566, LLC c/o Gardner Center LLC** – 23,500 sq. ft. of retail and a 3,500 sq. ft. car wash. Project is currently in concept plan.
- **Odenton Station** – 48 townhomes and 3 single family homes. The Anne Arundel County Office of Planning and Zoning has approved the sketch plan and architecture, but the community appealed the decision. The Board of Appeals upheld the approval of the sketch plan in September 2014.

Howard County/Annapolis Junction Town Center

- **Savage MARC Station Parking Garage** – The developer expects to complete construction of the four-story 704 space parking garage, and begin work on other aspects of the project.

The Joint City and County of Frederick

- **The Galleria** – 120 condominiums and 30,000 sq. ft. commercial space.
- **McHenry's** – 101,000 sq. ft. new office and commercial building.
- **Union Mills** – 67,000 sq. ft. office and commercial renovation/addition.
- **One Commerce Plaza** – 80,000 sq. ft. new office/commercial building.
- **McCutcheons Mill** – 34,000 sq. ft. new commercial (retail) building.

Prince George's County/City of Laurel

- **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.
- **Laurel MARC Station Transit Oriented Development** – A mid-rise apartment building with some mixed use is proposed at this point. Planned start in 2014 for replacement of the parking structure.

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

Anne Arundel County/Odenton Town Center

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

Harford County/Aberdeen

- **Old Philadelphia Rd.** – Resurfacing approximately 1,920 linear feet street.
- **Old Post Rd. from APG to East Bel Air Ave.** – Street resurfacing, sidewalk replacement, and storm drain upgrades.
- **New County Rd.** – Street resurfacing, sidewalks, curb and gutter, and storm drain upgrades.

Howard County/Annapolis Junction Town Center

- **Parking Garage** – All public infrastructure improvements within the Annapolis Junction Town Center will be made by the developer not the County.

The Joint City and County of Frederick

- **Carroll Creek Park (Shared Use Path, Phase II)** – ½ mile extension of Carroll Creek Park & Shared Use Path from Delaplaine Center to E. Patrick St.. The project was funded in November 2013 and the estimated completion is in 2015.
- **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. Design completed in 2014, and anticipated completion in 2017.

Prince George's County/City of Laurel

- **Towne Centre at Laurel** intersection improvement.
- **Laurel MARC Station parking garage** improvements for pedestrians.
- **Hawthorne Place** at Bowie Rd. safety improvements. Expected completion date – February 2015.

**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, 2015.	<ol style="list-style-type: none"> 1) Flats 170 at Academy Yards (Phase I): A Brownfield redevelopment mixed-use project on 55-acres by Stonebridge Carras to include 300 residential units, office and retail. Phase one has been completed and consists of 371 luxury apartments. Parcel 23. 2) Town Center Commons (Phase I): A 7-acre project located at Town Center Blvd. and MD 175. Phase I consisted of 104 townhomes. Parcel 208.
Description of development projects that have started construction but won't be complete before February 1, 2015.	<ol style="list-style-type: none"> 1) Broadstone West 32 (formerly Reliable/Broadstone): Planned Urban Development consisting of 212 residential units, totaling 206,000 sq. ft., and 12,000 sq. ft. of retail. Project broke ground in August, 2014. 2) Novus (formerly Alta at Town Center/Bonaventure/Hogan Property): Mixed-use development including 175 residential units, totaling 207,000 sq. ft., and 10,000 sq. ft. retail, live/work units. Project broke ground in July 2014.
Description of development projects that are in the pipeline to begin construction within the next 12 months.	<ol style="list-style-type: none"> 1) Town Center Commons (Phase II): Phase II consists of 24 townhomes with the 12 ground floor live/work units. 2) Flats 170 at Academy Yards (Phase II): Phase II consists of retail and parking. The proposed grocery anchored center will consist of ancillary retail. 3) High's Dairy Convenience Store & Gas: Approved to develop 5,000 sq. ft. retail, including deli, fuel pumping station and a 1,300 square foot car wash located at MD 175 and Charter Oaks Boulevard. The site plan has been approved. Maryland State Highway Administration (SHA) is also working on intersection improvements with the developer. SHA has completed the sidewalk and curb work along MD 175. 4) Meade Center: Approved to develop 40,000 sq. ft. Class-A Office with street level retail and surface parking located at MD 175 and Berger St. Financing approved for 6,900 sq. ft. restaurant on back parcel of lot. The entire lot will be graded with infrastructure. 5) Berger Square: The project consists of 48 workforce housing apartments along Berger St. and MD 175. The project is currently in final development review. 6) Winmark Center (aka Odenton Health & Technology Center): Permitted to construct 64,000 sq. ft. 4-story Class-A office building on MD 175. Development plan approval was extended for another year. 7) 1572, LLC & 1566, LLC c/o Gardner Center LLC: Project will consist of 23,500 sq. ft. of retail and a 3,500 sq. ft. car wash. Project is currently in concept plan. 8) Odenton Station: The project consists of 48 townhomes and 3 single family homes. The Anne Arundel County Office of Planning and Zoning has approved the sketch plan and architecture. The community appealed the decision. The Board of Appeals upheld the sketch plan approval in September 2014. The community may appeal that decision.
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: After extensive negotiations with the private development community, Anne Arundel County moved two agreements before its County Council to provide funding for town center road and utility requirements. Bill 70-10, approved August 16, 2010, authorizes a private-public partnership, a Development Rights and Responsibilities Agreement (DRRA), to construct <i>Town Center Blvd.</i>, the spine of Odenton Town Center. Anne Arundel County's private partners (Halle Development) agreed to fund and construct the required \$15 million road

	<p>project. The County will provide \$6 million in impact fee credits to support road construction. Odenton Town Center Blvd. creates a roadway and sidewalk from MD 175 through the MD 32 underpass to Town Center Blvd. in Seven Oaks. Road and bridge design and engineering is now underway with an expected construction period of two (2) years. County estimated contribution: \$6 million.</p> <ol style="list-style-type: none"> 2) Sewer: A second agreement, Bill 71-10, approved August 16, 2010, authorizes the funding for \$12.7 million to substantially upgrade the sewer interceptor system necessary to service the expected intensive development in the Odenton BRAC Zone/Town Center. Completed April 2014. County contribution: \$12.7 million. 3) Water: Under the DRRRA mentioned above, the County funded and constructed a needed 36" water interceptor within the Odenton BRAC Zone/Town Center. The project is complete. County contribution: \$4.3 million. 4) Tax Increment Financing District: Anne Arundel County has proposed a TIF district to assist in financing infrastructure improvements in the OTC, including the MARC station parking garages. The TIF district proposal went before the County Council for vote on October 20, 2014. 5) TIGER Grant: Anne Arundel County partnered with the Maryland Department of Transportation to submit a TIGER grant application to the U.S. Department of Transportation in April 2014. MDOT was awarded a \$10 million TIGER grant for MD 175 widening from Disney to Reece Rd., just beyond the OTC boundaries. This project will still benefit the BRAC Odenton Town Center.
<p>Has the jurisdiction marketed the location of the BRAC zone to attract and retain businesses in the zone?</p>	<p>The BRAC Zone Designation for Odenton Town Center has been a tremendous asset to Anne Arundel County. To take full advantage of BRAC Zone status, Anne Arundel Economic Development Corporation continues to aggressively market the Odenton area. Marketing efforts include:</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 programs, 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, Baltimore Washington Chamber). • Anne Arundel Economic Development Corporation hired Valbridge Property Advisors to undertake a retail study of the OTC. The study was completed in November 2013 and is available on AAEDC's website. • BRAC Zone designation information and Odenton Town Center were highlighted by the AAEDC at the ICSC's annual Las Vegas convention in May 2014. • Anne Arundel Economic Development Corporation, West County Chamber of Commerce and the Odenton NOW coalition partnered to issue an RFP in October 2014 for an Odenton Marketing Campaign. The RFP seeks a firm that will provide professional services, specifically creative brand development and marketing strategy to promote increasing commercial development and business opportunities in Odenton.
<p>Other information that would be useful in assessing the effectiveness of the BRAC zone benefits.</p>	<p>It is anticipated that the current pipeline of development projects and the infrastructure improvements being made will spur additional real estate development and redevelopment in the Odenton Town Center.</p> <ul style="list-style-type: none"> • Additional growth is anticipated on Fort Meade. According to

	<p>government public affairs sources, the post currently has \$1.8 billion in ongoing and approved construction projects. U.S. Cyber Command expects to add approximately 3,000 employees over the next 3 years. Joint Spectrum Center is anticipated to relocate from Annapolis to Fort Meade in the near future. Furthermore, the National Security Agency continues to expand their facilities on the installation.</p> <ul style="list-style-type: none">• In addition to satisfying road, water and sewer needs, Anne Arundel County continues to negotiate with state and private developers on the Transit Oriented Development (TOD) at the Odenton MARC Train Station – Maryland’s busiest commuter station. Ridership will increase with the new Cyber Command. 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 an emphasis on residential and complementary retail. To provide additional non-vehicle connection, Fort Meade will be opening a hiker/bike trail off Odenton Rd. This entrance is currently connected via a trail to the MARC station. Anne Arundel County is exploring a bike share program to enhance this connection.
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Baltimore City

<i>Westport Waterfront (42.9 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, 2015.	No development projects are yet complete.
Description of development projects that have started construction but won't be complete before February 1, 2015.	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 is no longer actively marketing the Westport Waterfront District BRAC Zone to prospective companies in the defense and cyber security industries. This is due to the project's unknown future, given lack of development thus far and current litigation regarding ownership of the property.

Frederick County

<i>Frederick County/City of Frederick East Side BRAC Zone (717.4 acres) (Designation date: 12/15/2008)</i>	
Description of development projects that are complete and will be submitted as qualified properties by February 1, 2015.	1) Monocacy Valley Canning: 150 S. East St.: 35,000 sq. ft. historic rehabilitation and additions for office/retail. Building is currently leasing and recently signed its first tenant, Chiesi Pharmaceuticals. Tax ID: 1102218577.
Description of development projects that have started construction but won't be complete before February 1, 2015.	1) Downtown Frederick Hotel and Conference Center: 200/212 E. Patrick St. 207 room, full-service Marriott Hotel with 24,000 sq. ft. meeting space. Developer – Plamondon Hospitality Partners. Estimated completion – Q1. 2017. Estimated cost – \$64 million.
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) Carroll Creek Park (Phase II): ½ mile extension of Carroll Creek Park and Shared Use Path from Delplaine Center to E. Patrick St. Developer – The City of Frederick. Cost - \$15.8 million. Estimated completion – 2015. 2) Monocacy Blvd. Center Section (Phase II): New 4-lane undivided road way connection between East Church St. Extended and Gas House Pike @ Riverside Corporate Park. Developer – The City of Frederick. Cost - \$167.75 million (city 50%, county 50%). Estimated completion – Design completed in 2014, and anticipated completion in 2017.
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 following is a brief summary of work and trends in the BRAC Zone since the last report: <ul style="list-style-type: none"> • One qualified building completed construction and began tenant fit-out in 2014. • Phase II of the Center Section of Monocacy Blvd. was designed in 2014 and will be completed in 2017. The project includes construction of a new 4-lane bridge over Carroll Creek and a new bridge over the Monocacy River. • Public infrastructure work on Carroll Creek Park-Shared Use Path began in December 2013. The \$15.8 million dollar investment is surrounded by \$100 million in planned projects which will likely begin to move forward in the short-term. There are six pipeline projects in various stages of planning and approval. <p>The following are key points about the Frederick BRAC Zone:</p> <ul style="list-style-type: none"> • Consists of two areas totaling 700+ acres located on east side of downtown and connected by Monocacy Blvd, E. Church St. Extended/Gas House Pike. • It is part of the “East Frederick Rising” area which calls for new world class, smart growth neighborhoods connected to Downtown Frederick. • Employment growth at Fort Detrick, the Frederick National Laboratory for Cancer Research (formerly National Cancer Institute- Frederick) and

	<p>throughout Frederick has been creating demand for new mixed-use neighborhoods.</p> <ul style="list-style-type: none">• The BRAC Zone will deliver several million sq. ft. of mixed-use developments and buildings to absorb new employment and residential growth.• The area is intended to be transit oriented – MARC, Greyhound, TransIT, pedestrian, bicycles, automobile.• Combination of Brownfield and Greenfield Development.• Some of the area is part of the US Small Business Administration HUB Zone.• Includes the 65 Acre Brickworks Property along the new East St. Gateway Corridor as well as Riverside Research Park.
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Harford County

<i>Aberdeen BRAC Enhancement and Revitalization Zone (782.65 acres) (Designation date: 6/15/2009)</i>	
Description of development projects that are complete and will be submitted as qualified properties by February 1, 2015.	No development project to report.
Description of development projects that have started construction but won't be complete before February 1, 2015.	1) Winston's Choice Townhouse Development – Townhouse units and Community Center located off Taft St. on 2.86 acres. Parcel # - 2855. Owner – Winston's Choice LLP. Developer – Homes for Aberdeen LP.
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.	1) Old Philadelphia Rd. (approximately 1,920 linear feet) street resurfacing at an estimated cost of \$60,080. 2) Old Post Rd. from APG to East Bel Air Ave. - street resurfacing, sidewalk replacement, and storm drain upgrades at an estimated cost of \$265,715. 3) New County Rd. street resurfacing, sidewalks, curb and gutter, and storm drain upgrades at an estimated cost of \$111,130.
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. Harford County received two separate awards for \$250,000 and \$200,000 from the Maryland Department of Housing and Community Development for the Strategic Demolition and Smart Growth Impact Fund for the acquisition and demolition of properties located in the Aberdeen Transit Oriented Development area. Both of the aforementioned grants will aid the City of Aberdeen and Maryland Department of Transportation in the Aberdeen Transit Oriented Development Master Plan vision. The City's Department of Planning and Community Development has applied for grant funding through the Maryland Department of Housing and Community Development for Community Legacy Program funds and Strategic Demolition and Smart Growth Impact Funds. These funds, if awarded, will stimulate redevelopment in the designated BRAC Zone. The City's Department of Public Works utilized BRAC funds to complete a street resurfacing project on East Bel Air Ave. located in the designated BRAC Zone.

Howard County

<i>Annapolis Junction Town Center – former Savage Towne Centre (21.1 acres) (Designation date: 6/15/2009, Expansion date: 12/15/2013)</i>	
Description of development projects that are complete and will be submitted as qualified properties by February 1, 2015.	No development project work has been completed or expected to be completed by February 1, 2015.
Description of development projects that have started construction but won't be complete before February 1, 2015.	The groundbreaking for the Annapolis Junction Town Center took place on June 9, 2014. Construction of a four-story, 704-space parking garage to serve the Savage MARC station project is presently underway. The remaining project work is not anticipated to be completed prior to February 1, 2015.
Description of development projects that are in the pipeline to begin construction within the next 12 months.	Within the next 12 months, the developer expects to complete construction of the four-story, 704-space parking garage to serve the Savage MARC station, and begin work on other aspects of the project.
Description of any public infrastructure improvements to be made by the jurisdiction in the next 12 months and the cost of those improvements.	All public infrastructure improvements within the Annapolis Junction Town Center will be made by the developer, not the County. The estimated cost of the construction of the parking garage and related public infrastructure is \$11,400,000.
Has the jurisdiction marketed the location of the BRAC zone to attract and retain businesses in the zone?	The targeted marketing effort for the Annapolis Junction Town Center BRAC zone is being led by the developer and Chesapeake Real Estate Group. A website has also been created to market the development at www.annapolisjunctiontowncenter.com . In addition, the Howard County Economic Development Authority will provide assistance in marketing the office and retail space planned within the BRAC zone boundaries.
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 Ave. Corridor (654.9 acres) (Designation date: 12/15/2008)</i>	
Description of development projects that are complete and will be submitted as qualified properties by February 1, 2015.	1) Hampton Inn & Suites: An 81,333 sq. ft., 117 room, Hilton brand hotel, which is located at 5000 Mercedes Blvd., in Camp Springs. Estimated costs - \$15,150,000. The structure is now completed.
Description of development projects that have started construction but won't be complete before February 1, 2015.	<p>The Apollo Residences at Town Center: Luxury multifamily residences in a total of 418,000 sq. ft. mixed use project located at Branch Ave. Metro Station on Auth Way and Telfair Blvd.. It will offer 619 parking spaces in a steel structured parking garage for residents and Metro riders. It will boast:</p> <ul style="list-style-type: none"> • 3,000 sq. ft. fully equipped wellness club • Pool Courtyard- 14,000 sq. ft. amenity courtyard containing a 2,300 sq. ft. swimming pool and pool deck • Courtyard- large indoor/outdoor pavilion with lounge seating • Fire and Water Courtyard- 7,800 sq. ft. • Linear Park pedestrian trail with lush landscaping, specialty paving and activity modes <p>This project is slated for completion by June 2016. The Apollo is phase I of a three phase project which when completed will have 800 units and an estimated 65,000 sq. ft. of retail.</p>
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?	<p>1) Southern Green Line Station Area Sector Plan: The Planning Board adopted and the District Council approved the sector plan and Sectional Map amendment which rezoned properties along the Branch Ave. corridor to Commercial Shopping Center (CSC) reflecting the strategy to concentrate mixed use development at the Metro stations. This project includes the Branch Ave. Metro station located within the BRAC Zone. The future land use plan for the station area is carefully shaped to encourage a creative response from developers by providing flexibility in use, while also guiding and shaping the intensity of development. The Branch Ave. station is planned for a regionally important employment center. Pedestrian and bicycle facilities are planned for and are an essential component of the development concept for the area, which seeks to create a more integrated roadway network that would include a grid of walkable streets around the station. The plan also includes conceptual recommendations for new TOD zoning districts to facilitate plan implementation.</p> <p>2) In May 2014, the Greater Camp Springs/Morningside area that includes the BRAC Zone was designated a Sustainable Community. Maryland Sustainable Community designation is a place-based community revitalization designation offering a comprehensive package of resources that provides opportunities to access state funding for short term (one to five-year) revitalization and redevelopment projects. The application for designation includes a comprehensive revitalization strategy or “Action Plan” guiding investment in accordance with the principles of sustainability. Short-term recommendations for improvements to prime the BRAC area for long-term revitalization and redevelopment strategies contained in the approved Green Line Station Area Sector Plan and the Central Branch Ave. Corridor Revitalization Sector Plan are contained in the Action Plan. Aggressively packaging the area for marketing, capitalizing on the strongest assets – Branch Ave. Metro Station and Joint Base Andrews; improving building façade and streetscape along Suitland Rd. and Allentown Rd. leading to Joint Base Andrews; providing shuttle</p>

	<p>bus service from Branch Ave. Metro station to JBA are a few examples of the short-term improvement recommendations. Location within a designated Sustainable Community is a threshold requirement for the Community Legacy and Neighborhood Business Works programs as well as the new Strategic Demolition and Smart Growth Impact Fund. Other programs provide additional incentives or benefits for projects located in a Sustainable Community. Communication and collaboration with the Maryland Department of Housing and Community Development (DHCD) is essential for meeting predetermined application submittal deadlines and for identifying available funding sources necessary to implement program objectives.</p> <p>3) Andrews Working Group (AWG): The workgroup has continued implementing the group's Action Plan recommendations intended to spark economic activity within the BRAC Zone within the next three to five years. The County is currently developing more detailed plans for improvements to Allentown Rd. to improve the public realm, particularly to increase pedestrian activity, and help attract new businesses to the abutting shopping center, Andrews Manor.</p>
<p>Other information that would be useful in assessing the effectiveness of the BRAC zone benefits.</p>	<p>1) MD 4 over MD 223; Bridge Replacement (Line #5 in Construction Program): Construction is currently underway and is 86 percent complete. The project is expected to be complete in fall 2015. Total Cost: \$22.4 million.</p> <p>2) MD 4/Suitland Parkway Interchange (Line #6 in Construction Program): Design and Right-of-Way is underway. Breakout utility relocation project advertised on 8/26/2014. Utility relocation has pushed start date to early 2016. Estimated completion date is fall 2019. Total Cost: \$157 million.</p> <p>3) MD 4; Community Safety and Enhancement Project (Line #7 in Construction Program): Design is underway at 50 percent complete. Total Cost: \$27.2 million.</p> <p>4) MD 337; Intersection Improvements at Suitland Rd./Westover Drive (Line #11 in Construction Program): Right-of-way is underway and construction is expected to begin early 2015. Total Cost: \$5 million.</p> <p>5) MD 337; Intersection Improvements at NB I-95/I-495 Off-Ramp (Line #12 in Construction Program): Design is 95 percent complete and construction is expected to begin in early 2015. Total Cost: \$3.3 million.</p> <p>6) Forestville Rd. over I-95/I-495; Emergency Bridge Repairs: Project has been completed and inspected. Total Cost: \$565,000.</p>

Prince George's County (continued)

<i>City of Laurel BRAC Enhancement Zone (356 acres) (Designation date: 12/15/2008)</i>	
Description of development projects that are complete and will be submitted as qualified properties by February 1, 2015.	The Towne Center at Laurel: The retail, restaurant and entertainment portion of the Towne Centre at Laurel is scheduled to be completed by February 1, 2015. The residential portion is scheduled for mid- 2016. The commercial developer is Greenberg-Gibbons, and the residential complex will be developed by Wood Partners.
Description of development projects that have started construction but won't be complete before February 1, 2015.	C St. Flats Transit Oriented Development: An approved 130 unit apartment building currently under construction within two blocks of the Laurel MARC Station will help to strengthen the City's arts and entertainment district and continue Main St. revitalization. Construction of this complex is approximately 40% complete, with occupancy in mid-2015. Special zoning incentives are available to artists for use as galleries, lofts and residences.
Description of development projects that are in the pipeline to begin construction within the next 12 months.	<ol style="list-style-type: none"> 1) Hawthorne Place: A brownfields redevelopment for a former 10-acre trucking facility used by Roadway Express is planned and approved by the City. Proposed to be built on a Maryland Department of Environment (MDE) approved platform over the 100-year floodplain. A new facility will contain bus stop and transit connections to the Laurel MARC Station, 1,006 multi-family dwelling units, 140,000 sq. ft. office space, an ancillary recreation space for convenience retail, services and professional needs. Construction should commence on the first phase of 298 units in late 2014 or 2015. A new developer, Cohen Properties, is planning to begin the project. 2) Laurel MARC Station Transit Oriented Development: Located at Main St. and U.S. Rt. One northbound. A development agreement is proceeding with the Maryland Department of Transportation (MDOT) Real Estate Division. The project requires scoping coordination on traffic with other adjacent projects in Howard and Anne Arundel counties through the State Highway Administration. Infrastructure needs are dependent on regional impact of the two other adjacent 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 in 2015 for replacement parking structure for commuters.
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) Intersection 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 (subject of TIF). 2) Pedestrian improvements from the MARC parking garage to the Laurel MARC Station are also estimated at \$500,000, possibly including a pedestrian bridge. 3) Certain safety improvements associated with Hawthorne Place at Bowie Rd. is expected to be completed by February 2015. Estimated cost is approximately \$50,000.
Has the jurisdiction marketed the location of the BRAC zone to attract and retain businesses in the zone?	The City's Revitalization Overlay has received a great deal of interest from the development community. Since inception eight 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 attracting new merchants, restaurants, housing units 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. The BRAC designation is also enhanced by the City's designation as a Sustainable Area by Maryland Department of Housing & Community Development. The City also has special incentives for the Main St. area for new business creation, renovation and sign upgrades.
Other information that would be useful in assessing the effectiveness of the BRAC zone benefits.	The BRAC zone covers the area 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 (containing distressed commercial and industrial properties). The centerpiece of the BRAC zone is the Laurel Main St. MARC Rail Station,

	<p>which is currently being planned as a Transit-Oriented Development by the Maryland Department of Transportation. The Laurel MARC Station is also one of the Governor's Smart Sites for increased State coordination. The City is interested in developing a pedestrian/bicycle relationship with the nearby Laurel Racetrack MARC Station project with Howard County staff. The City also wishes to continue investing in improved pedestrian and bicycle improvements to enhance walking opportunities from the city neighborhoods to both the Main St. Business District, and the virtually completed Towne Centre at Laurel. The City now has an approved Bikeway Plan, and is implementing it, especially in areas connecting neighborhood and commercial areas. The City has just received a \$200,000 grant for bike/trail systems expansion which will add increased connectivity within the City. Projects within the BRAC zone have caused some neighboring properties to re-invest and upgrade their facilities, namely the Blvd. Shoppes at Cherry Lane, and a larger renovation planned by Federal Realty for the Laurel Shopping Center, which is directly adjacent to the new Towne Centre at Laurel.</p>
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