



Larry Hogan | Governor
Boyd Rutherford | Lt. Governor
Kelly M. Schulz | Secretary of Commerce
Benjamin H. Wu | Deputy Secretary of Commerce

December 16, 2019

The Honorable Thomas V. Mike Miller, Jr.
President, Maryland Senate
State House, H-107
Annapolis, Maryland 21401-1991

The Honorable Adrienne A. Jones
Speaker, Maryland House of Delegates
State House, H-101
Annapolis, Maryland 21401-1991

RE: BRAC Revitalization & Incentive Zones Annual Report

Dear President Miller and Speaker Jones:

In accordance with the Economic Development Article, Section 5-1307(b) the Department of Commerce is pleased to submit the annual report on the BRAC Revitalization & Incentive Zones.

I look forward to your review of this report and will be happy to furnish any additional information that is needed. If my staff or I can be of further assistance, or if you have any questions regarding this report, please contact me at 410-767-6301.

Sincerely,

Kelly M. Schulz
Secretary

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

ANNUAL STATUS REPORT

CALENDAR YEAR 2019

**Economic Development Article
SECTION 5-1301**

Submitted by:

Maryland Department of Commerce

December 2019

STATUS REPORT

BRAC REVITALIZATION AND INCENTIVE ZONE PROGRAM

CALENDAR YEAR 2019

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 Commerce (Commerce) 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 economic 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 appropriation, 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

The 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 ten 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 BRAC zones in a calendar year and a county may not receive more than two 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 must be located in a PFA.
- 5) Area must be served by public or community water and sewer system (or planned to be under the ten year sewer and water plan).
- 6) Area must be designated for mixed-use development that includes residential development.
- 7) Area must have an average density of at least 3.5 units per acre in the area designated as residential development.
- 8) Jurisdiction must enter 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

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

Designation Date: June 15, 2018

- 9) Edgewood (Harford County)*

*Note this is not a new designation but an expansion

BRIEF DESCRIPTIONS OF BRAC ZONES

As of December 31, 2019, there are eight BRAC zones across the State.

1. **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.
2. **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.
3. 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.
4. 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.
5. 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 Rt. 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.
6. 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.
7. 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 Rt. 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.

8. **Edgewood BRAC zone** in Harford County which is located in proximity to Aberdeen Proving Ground South (APG South) and also within the existing Edgewood/Joppa Enterprise Zone (EZ). The size of the area is 855 acres. Projects will be focused on transit oriented development, along with new mixed-use residential, retail; and office projects - which are key elements in the strategy to bring this younger, technically-trained workforce to the APG South community.

BRAC ZONE ACTIVITY:

Commerce received annual status reports as of December 2019 from six Maryland designated BRAC zones. 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 (with the exception of Westport Waterfront Development) and the property tax incentive seems to play a 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.

FY2019 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 payments to the respective political subdivisions. The total amount of expected disbursement for FY2019 is not yet determined.

It is worth mentioning that the expected and actual payments had been the same amount up to FY2014. However, due to the limited State budget, FY2015 funding was capped at \$650,000, FY2016 and FY2017 were capped at \$838,000, and FY2018 and FY2019 were capped at \$2,132,786. Therefore, as shown in the table, the actual payments to each local jurisdiction was proportionally reduced.

Table: BRAC Zone Historical Payments to Political Subdivisions

	Payments FY2010	Payments FY2011	Payments FY2012	Payments FY2013	Payments FY2014	Nominal Payment FY2015	Actual Payment FY2015*	Nominal Payment FY2016	Actual Payment FY2016*	Nominal Payment FY2017	Actual Payment FY2017*	Nominal Payment FY2018	Actual Payment FY2018*	Nominal Payment FY2019	Actual Payment FY2019*
Anne Arundel County	\$7,443	\$11,915	\$42,951	\$313,353	\$387,502	\$979,992	\$374,581	\$975,054	\$308,041	\$1,636,750	\$279,612	\$1,752,103	\$576,873	\$1,829,066	\$548,302
Frederick County		\$39,254	\$51,243	\$44,777	\$51,347	\$68,690	\$26,255	\$84,593	\$26,725	\$97,704	\$16,691	\$95,390	\$31,407	\$912,546	\$273,556
Harford County					\$168,131	\$144,481	\$55,225	\$130,477	\$41,221						
Howard County														\$509,020	\$152,590
Prince George's County					\$22,128	\$225,485	\$86,187	\$1,069,502	\$337,879	\$2,757,062	\$470,998	\$4,165,385	\$1,371,436	\$3,375,184	\$1,011,785
City of Aberdeen		\$94,595	\$105,669	\$108,460	\$109,724	\$109,905	\$42,009	\$77,046	\$24,341	\$89,915	\$15,361	\$89,915	\$29,604	\$56,604	\$16,968
City of Frederick		\$27,260	\$35,588	\$40,321	\$39,992	\$53,998	\$20,639	\$53,364	\$16,859	\$61,454	\$10,498	\$59,999	\$19,754	\$61,587	\$18,462
City of Laurel						\$118,005	\$45,105	\$262,518	\$82,953	\$262,479	\$44,840	\$314,999	\$103,712	\$370,694	\$111,124
Total	\$7,443	\$173,024	\$235,451	\$506,911	\$778,824	\$1,700,555	\$650,000	\$2,652,554	\$838,000	\$4,905,354	\$838,000	\$6,477,791	\$2,132,786	\$7,114,701	\$2,132,786

Source: Maryland Department of Assessment and Taxation

*The program was capped at \$650,000 for FY2015, \$838,000 for FY2016/FY2017 and \$2,132,786 for FY2018/FY2019.

ACTIVITIES SUMMARY

Eight new projects have been completed or plan to be completed and will be submitted as qualified properties by February 1, 2020:

Howard County/Annapolis Junction Town Center

- The 5,420 square foot retail pad shell is completed.
- The 500-space parking garage and 101,200 square foot office building shell is completed.
- The 416-unit residential apartment building and attached 624-space parking garage is completed.

Harford/Edgewood

- **102 Fulfillment Drive and 103 Fulfillment Drive** – A total of 350,000 square feet has been developed; 140,000 is complete. AGCO has been able to expand their business and Zenith Logistics was able to stay in Harford County by moving from Perryman to a building that was new and better suited to their needs.

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

- **Andrew's Federal Campus** – The developer Jackson-Shaw built 292 square feet on 80 acres at the intersection of Suitland Parkway and The Capital Beltway (I-95/I-495) and immediately outside the entrance of Joint Base Andrews. Two buildings have immediate access to Joint Base Andrews. One building is 125,000 square feet and is fully leased, while the other building is 112,470 square feet and is partially leased. The total value of the project is \$40.5 million.
- **Allure-Apollo Phase II** – The developer PNGS built 384 unit apartment homes, completing the Aspire Apollo luxury apartment community at Branch Avenue Metro Station. It will house a total of 650 structured parking spaces with pool, gymnasium and other recreational facilities. It was completed in the second quarter of 2019. This project is valued at \$63 million.
- **Passport Infinity** – This structure is part of the Passport Auto Group and is located at 4731 Auth Place. It was completed this year and is valued at \$4.2 million. It has a service garage and showroom totaling 28,750 square feet and show lot for new and used inventory.

Prince George's County/City of Laurel

- **The Towne Centre at Laurel**– All of the retail, pad sites, restaurants, and entertainment buildings, as well as the 340-unit apartment complex have been constructed. Currently, there are a few vacant storefronts that will need tenant fit-ups once they are leased.

Seven projects currently under construction and/or approved with an anticipated completion date after February 1, 2020:

Anne Arundel County/Odenton Town Center

- **Odenton Station** – This project consists of 48 townhomes and three single family homes. The Anne Arundel County Office of Planning and Zoning has approved the sketch plan and architecture, but the community appealed. The Court of Special Appeals issued a decision on February 2017 upholding the Board of Appeals’ decision approving the plan. No further appeal was taken from that decision.
- **Odenton Town Center at Seven Oaks** – Lot 1, approved in November 2015, will consist of two six-story office buildings; Lot 2, 198 townhomes; and Lot 199, a 270-unit apartment building, are currently under construction. A proposal for 132 townhomes on Lot 4 is in the sketch plan.
- **Blue Water Self-Storage** – Construction of a 100,733 square foot self-storage facility is under construction across from Fort Meade along MD-175.

Prince George’s County/Andrews Air Force Base-Branch Ave

- **US Citizen Immigration Services** – The General Services Agency is moving the US Citizenship and Immigration Services (USCIS) to a 10-acre site in Prince George’s County near the Branch Avenue Metro Station and centered within the BRAC zone. This \$256.6 million-dollar project will shift 3,700 employees to a 574,767 square foot headquarters in One Town Center on One Capital Gateway Dr. This project is slated for completion in the second quarter of 2020.
- **Retail Row at Camp Springs** – Retail and restaurants will sit on 5.5 acres near the Branch Avenue Metro Station. This project valued at \$20 million will provide 52,000 square feet of retail and restaurants with 250 parking spaces. The first phase will be 35,000 square feet. The projected completion date is June 2020.

Joint City and County of Frederick

- **340 E. Patrick Street (Union Mills)** – The two-phase mixed-use former Union Knitting Mill received site plan approval and began construction in 2015. The 56,000 square foot building is undergoing rehabilitation and construction by Douglas Development and the anchor tenant is Frederick-based Yakabod – a cyber technology company – leased approximately 10,000 square feet and took occupancy 1st quarter 2018. Phase II of the project is fully underway and includes Idiom Brewery now open and another brewery and restaurant permitted and tenant fitout underway. The building features pedestrian access to Carroll Creek Linear Park.

Howard County/Annapolis Junction Town Center

- **Annapolis Junction Town Center** – Project broke ground in June 2014. The second retail building, kiosk and hotel are not anticipated to be completed prior to February 1, 2020.

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

Anne Arundel County/Odenton Town Center

- **Meade Center** – The sketch plan to develop a 10,500 square foot Class-A office, 16,900 square foot street level retail, and surface parking on at MD Route 175 and Berger Street was approved. The entire lot will be graded with infrastructure. There is a free standing All American Steak House which is part of the Meade Center development and is open and operating. Construction on Phase 2, office and retail, is slated to begin.
- **Cannery Crossing** – This will be a five lot residential subdivision in the Odenton Historic District.
- **Winmark Center** – The Odenton Health & Technology will be a 64,000 square feet, four-story, Class A, office building on MD-175. The project has been permitted and a development plan approval request is pending.
- **1572, LLC & 1566, LLC c/o Gardner Center LLC** – This development will include 23,500 square feet of retail, a 3,500 square foot car wash, and a 1,000 square foot restaurant.

Prince George's County/City of Laurel

- **Laurel MARC Station TOD** – Set to be located on Main St. and U.S. Route 1, and in the planning phase by Maryland Department of Transportation (MDOT) Real Estate Division. This project requires State regional coordination of other adjacent projects in Howard and Anne Arundel counties involving three SHA district offices. Infrastructure needs depend on regional impact of the three combined proposals. The site is also a MDOT designated Transit Oriented Development Site as well as a Governor's Smart Site. A mid-rise apartment building with some mixed-use is proposed.

Joint City and County of Frederick

- **200/212 E. Patrick Street (Downtown Hotel and Conference Center)** – 199 to 230 room Full Service Hotel and 24,000 SF Conference Center. The City and Developer MOU executed in 2012 and updated in 2017. The City of Frederick HPC has approved demolition of buildings on the site and the level one design of the new hotel/conference center. Project is in the financing stage.
- **400 E. Church Street (Ox Fiber Brush Plant)** – The historic mixed-use structure in downtown East Frederick is approved to undergo an extensive renovation & restoration by Hook Properties in 2020. The planned adaptive reuse project will convert the existing historic mill space for use as workforce housing units– with 80 loft-style apartments planned.

Howard County/Annapolis Junction Town Center

- Construction of a 14,000 square foot retail building is pending.

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

Joint City and County of Frederick

- **Monocacy Boulevard – Center Section Phase II** – The City of Frederick is currently constructing a new 4-lane undivided roadway connection between Church Street Extended and Gas House Pike at Riverside Corporate Center. The project includes construction of a new bridge and improvements to existing bridge. The project will be completed December 10, 2019 at a cost of \$22 million (cost shared equally – City and County).
- **Downtown Public Infrastructure** – The project will require public infrastructure improvements including utility work, traffic signalization, and structured parking to support planned development including the Downtown Frederick Hotel and Conference Center.
- **Parking Deck 6** – Parking demands related to the planned future development on the east side of Downtown Frederick will require investment in the planned parking deck 6.

City of Laurel (Prince George's County)

- **Route 1 Corridor and Main Street** – Public and pedestrian infrastructure improvements continue to take place, which includes re-stripping for adequate parking. Also, a traffic signalization project has started where certain Stop signs throughout the City will be lit as a car approaches it.

Howard County/Annapolis Junction Town Center

- All public infrastructure improvements within the Annapolis Junction Town Center will be made by the developer not the County. The final road improvements to Dorsey Run Road, Henkels Lane and Junction Drive will be completed in the next 12 months at an estimated cost of \$400,000.

Harford/Edgewood

- **Bus shelters** – The cost is being calculated, since part of this is on the state highways and needs to be coordinate with SHA as well as some local landlords. The estimated cost is over \$100,000.

ACTIVITIES DETAILS:

TO- DATE PROGRESS AND PLANNED PROJECTS FOR THE FUTURE

Anne Arundel County

<i>Odenton Town Center (776.9 acres)</i> (Designation date: 12/15/2008)	
Description of development projects that are complete and will be submitted as qualified properties by February 1, 2020.	N/A
Description of development projects that have started construction but won't be complete before February 1, 2020.	1. Odenton Station. The project consists of 48 townhomes and 3 single family homes. Anne Arundel Office of Planning and Zoning 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 appealed that to Circuit Court and the Circuit Court recently affirmed that Board of Appeals' decision. The community has appealed the Circuit Court's ruling to the Maryland Court of Appeals. The Court of Special Appeals issued a decision on February 22, 2017 upholding the BOA's decision approving the plan. No further appeal was taken from that decision. 2. Odenton Town Center at Seven Oaks. Lot 1, approved in November 2015, will consist of two six-story office building; Lot 2, 198 townhomes and Lot 199 a 270-unit apartment building are currently under construction. A proposal for 132 townhomes on Lot 4 is in the sketch plan review phase. 3. Blue Water Self-Storage. Construction of a 100,733 sf self-storage facility is under construction across from Fort Meade along MD 175.
Description of development projects that are in the pipeline to begin construction within the next 12 months.	1. Meade Center. Approved to develop 10,500 square feet Class-A Office and 16,900 square feet street level retail, surface parking located at MD 175 and Berger Street. The entire lot will be graded with infrastructure. Free standing All American Steak House is part of the Meade Center development and is open and operating. Construction on Phase 2, office and retail should begin in 2019. 2. Cannery Crossing. 5-lot residential subdivision in the Odenton Historic District. 3. Winmark Center (aka Odenton Health & Technology Center). Permitted to construct 64,000 square feet, 4-story, Class A, office building on MD 175. A Development plan approval request is pending. 4. 1572, LLC & 1566, LLC c/o Gardner Center LLC. Project will consist of 23,500 square feet of retail, a 3,500 square feet car wash, and 1,000 square foot restaurant. Site development plan was approved in June 2016. Developer has put project on hold for now. Parcels are for sale.
Description of any public infrastructure improvements to be made by the jurisdiction in the next 12 months and the cost of those improvements.	N/A
Has the jurisdiction marketed the location of the BRAC zone to attract and retain businesses in the zone?	The BRAC Zone Designation for Odenton Town Center has been a tremendous asset and is no longer marketed since the BRAC zone designation has expired.
Other information that would be useful in assessing the effectiveness of the BRAC zone benefits.	This BRAC Zone 2019 Annual Report provides the current status to date, which identifies eighteen (18) completed projects from 2009-2019, three (3) near-term projects, four (4) projects in the pipeline, and six (6) projects under consideration within the BRAC Zone.

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.

Additional growth is anticipated on Fort Meade. Fort Meade is up to 188 tenant organizations with more anticipated. The post currently has \$1.8 billion in ongoing and approved construction projects. U.S. Cyber Command expects to add approximately an additional 1,500 employees over the next 3 years. Growth from the cyber units of the Marines, Air Force and Navy will also add new jobs. Joint Spectrum Center is anticipated to relocate from Annapolis to Fort Meade in the near future. Furthermore, the development of East Campus is underway.

The data center is 90% complete and construction has begun on two office buildings. At full build-out, it is estimated that between 10,000 and 15,000 people will work on East Campus.

In addition to satisfying road, water and sewer needs, Anne Arundel County continues to be in conversations with 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 of residential and complementary retail. As a further non-vehicle connection, Fort Meade recently opened a hiker/biker trail off Odenton Road. 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.

Prince George's County**Andrews Air Force Base – Branch Ave. Corridor (654.9 acres)
(Designation date: 12/15/2008)**

Description of development projects that are complete and will be submitted as qualified properties by February 1, 2020.	1. Andrews Federal Campus. Jackson-Shaw is developing a campus called the Andrews Federal Campus on 80 acres at the intersection of Suitland Parkway and The Capital Beltway (I-95/I-495) and immediately outside the entrance of Joint Base Andrews at 7501 Andrews Federal Campus Dr. The developer built 292,000 square feet on 80 acres. Two buildings have immediate access to Joint Base Andrews. Total Value is \$40.5M. Bldg A (7521 Federal Campus Dr.) is fully leased. It is 125,000 SF Bldg B (7501 Andrews Federal Dr.) is partially leased. It is 112,470 SF 2. Allure-Apollo Phase II. The Allure-Apollo Phase II is located at 4451 Telfair Blvd. The community developed by PNGS totals 384 unit apartment homes that will complete the Aspire Apollo luxury apartment community at Branch Avenue Metro Station. It will house a total of 650 structured parking spaces, with pool, gymnasium and other recreational facilities. It was completed in the second quarter of 2019. This project is valued at \$63MM. 3. Passport Infinity. Passport Infinity, part of the Passport Auto Group is located at 4731 Auth Place. The structure was completed this year and is valued at \$4.2M. It has a service garage and showroom totaling 28,750 SF. and show lot for new and used inventory.
Description of development projects that have started construction but will not be complete before February 1, 2020.	1. US Citizen Immigration Services. The General Services Agency is moving US Citizenship and Immigration Services (USCIS) to a 10- acre site in Prince George's County near the Branch Avenue Metro Station and centered within the BRAC zone. This \$256.6 million-dollar project will shift 3,700 employees to 574,767 square foot headquarters in One Town Center on One Capital Gateway Dr. This project is slated for completion in the second quarter of 2020. 2. Retail Row at Camp Springs- Retail and restaurants will sit on 5.5 acres near the Branch Avenue Metro Station. This project valued at \$20 million will provide 52,000 square feet of retail and restaurants with 250 parking spaces. The first phase will be 35,000 SF. The projected completion date is June 2020.
Description of development projects that are in the pipeline to begin construction within the next 12 months.	N/A
Description of any public infrastructure improvements to be made by the jurisdiction in the next 12 months and the cost of those improvements.	No infrastructure work is slated within the next 12 months.
Has the jurisdiction marketed the location of the BRAC zone to attract and retain businesses in the zone?	The Prince George's County Economic Development Corporation continues to include the Andrews Manor shopping center in their marketing booklet used at the International Council of Shopping Centers (ICSC). Last year, the Prince George's County Planning Department approved changes for the center to rezone the shopping center from CSC to mixed-use. This has helped to attract new businesses, not only to the shopping center, but also Allentown Road. The shopping center is currently 90% leased.

Other information that would be useful in assessing the effectiveness of the BRAC zone benefits.

1. Joint Base Andrews-Joint Land Use. Since the approval of the Military Installation Overlay Zone in November 2016, staff has been working to complete its full implementation including clarifying issues in regard to interpretation of office limitations, addendums to plans impacted by the new regulations, affidavits to accompany permit applications, and training internal staff of how to apply the regulations in reviewing applications. This work will continue into December 2017. The Clear Zone Mitigation Action Plan was completed in early 2017. This was a collaborative effort involving Joint Base Andrews, the JLUS Implementation Committee, M-NCPPC staff and selected consultants and local business leaders to develop a strategy for removing all buildings located in the off-base portion of the northern clear zone. A clear zone is a safety area adjacent to the runways of an airfield associated with take-offs and landings and has the highest potential for an aircraft crash. Of the 150 acres that make up this area, 50 acres (featuring 41 parcels) are in public or private ownership. In working with the property owners, the study outlines a detailed action plan, necessary to remove these buildings through a list of tools, agency actions, and an assessment of the costs needed to complete the project. One of the final acts of the JLUS Implementation Committee before it disbanded in 2017, was to lobby incumbent Senator Chris Van Hollen and other members of the Maryland Congressional Delegation to earmark funds in support of this and similar efforts.

2. Town Center Camp Springs. Metropolitan Development Group is slated to begin construction on 53 townhomes within Town Center Camp Springs sometime in 2020.

3. MD 4/Suitland Parkway Interchange. Construct a new diamond interchange at MD 4 and Suitland Parkway to reduce congestion. The project includes realigning Pennsylvania Avenue Service Road and Armstrong Lane and reconstruction of on- and-off ramps. Grade-separated interchange to replace the existing signalized intersection. Status: Project planning is complete. The breakout for MD 4 Interchange at Suitland Parkway is funded for construction. Construction will be completed by 2021. Total Cost: \$128.7 million

MD 4/MD 223. Upgrade existing MD 4 to a multilane freeway from MD 223 to I-95/I495 (Capitol Beltway) (3.1 miles). Bicycles and pedestrians will be accommodated where appropriate. Status: Planning is complete. The project is fully funded for construction. Total Cost: \$1.6 million

4. MD 5; TC40-Capital Beltway to South of Allentown Road. Status: This project is in engineering phase. SHA is developing conceptual improvements associated with MD 5 between I-495/MD 5 interchange and MD 337 (Allentown Rd.). The purpose is to improve traffic operations with a focus on southbound direction.

Frederick County

<i>Frederick County/City of Frederick East Side BRAC Zone (717.4 acres)</i> (Designation date: 12/15/2008)	
Description of development projects that have started construction but won't be complete before February 1, 2020.	340 E. Patrick Street (Union Mills) – The two-phase mixed-use former Union Knitting Mill received site plan approval and began construction in 2015. The 56,000 square foot building is undergoing rehabilitation and construction by Douglas Development and the anchor tenant is Frederick-based Yakabod – a cyber technology company – leased approximately 10,000 square feet and took occupancy 1st quarter 2018. Phase II of the project is fully underway and includes Idiom Brewery now open and another brewery and restaurant permitted and tenant fitout underway. The building features pedestrian access to Carroll Creek Linear Park.
Description of development projects that are in the pipeline to begin construction within the next 12 months.	1) Downtown Frederick Hotel & Conference Center – Located at 200/212 E. Patrick Street; property to be developed by Plamondon Hospitality Partners as a 199 to 230 room full-service Marriott Hotel including 24,000 square foot meeting space. Cost is \$84 million. 2) Ox Fiber Bruch Plant – Located at 400 East Church Street; property to be developed by Hook Properties as affordable housing with ~80 loft-style apartments. 3) The Galleria – Located at 107 S. East Street; property to be developed by The Wormald Companies as 120 residential condominiums and 30, square feet of commercial space. Cost is \$24 million. 4) McHenry's – Located at 300 East Patrick Street; building to be developed by the Douglas Development Corporation as 101,000 square feet of new office and commercial space. Cost is \$24 million. 5) McCutcheons Mill – Located at 11 S. Wisner Street; property to be developed by McCutcheons Apple Products as a 34,000 square foot commercial (retail) building. Cost is \$5 million. 6) One Commerce Plaza – Located at 111 S. East Street; project to be developed by Promarks Partners as a 80,000 square foot new office and commercial building. Cost is \$24 million.
Description of any public infrastructure improvements to be made by the jurisdiction in the next 12 months and the cost of those improvements.	1. Monocracy Boulevard – Center Section (Phase II) – The City of Frederick is developing a new 4-lane undivided roadway connection between East Church Street Extended and Gas House Pike @ Riverside Corporate Park. Construction is underway with anticipated completion December 10, 2019. The cost is \$22 million (city 50%, county 50%). 2. Downtown Public Infrastructure – The project will require public infrastructure improvements including utility work, traffic signalization, and structured parking to support planned development including the Downtown Frederick Hotel and Conference Center. 3. Parking Deck 6 – Parking demands related to the planned future development on the east side of Downtown Frederick will require investment in the planned parking deck 6.

Prince George's County

<i>Prince George's County: City of Laurel BRAC Enhancement Zone (356 acres)</i> (Designation date: 12/15/2008)	
Description of development projects that are complete and will be submitted as qualified properties by February 1, 2020.	All of the retail, restaurant, and entertainment buildings, as well as the 340-unit apartment complex have been constructed. There are a few vacant storefronts that will need tenant fit-ups once they are leased. One more parcel is being constructed for AAA Car Care Facility. The Towne Centre commercial developer is Greenberg-Gibbons Commercial. Acct. No. 3098977 & 5552476
Description of development projects that have started construction but won't be complete before February 1, 2020.	There aren't any at this time. However, several properties in the zone are revitalizing existing property
Description of development projects that are in the pipeline to begin construction within the next 12 months.	Laurel MARC Station Transit Oriented Development: Proposed to be located at Main St. and U.S. Route 1. 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 depend 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. Project on hold by MDOT. No additional information available. Acct. No. 1059591, 1059617, 1059609 & 1059583
Description of any public infrastructure improvements to be made by the jurisdiction in the next 12 months and the cost of those improvements.	Public and pedestrian infrastructure improvements continue to take place along the Route 1 corridor and Main Street, which includes re-striping for adequate parking. Also, a traffic signalization project has started where certain Stop signs throughout the City will be lit as a car approaches it.
Has the jurisdiction marketed the location of the BRAC zone to attract and retain businesses in the zone?	The City's Revitalization Overlay Area alternative form of development or redevelopment has met with success in the development community. Since inception in March 2004, over \$500 million of planned and existing investment has been approved. The City intends to continue to use this form of development/redevelopment to facilitate increased investment by new developers within its BRAC zone. The City markets its retail opportunities through the Economic Development Coordinator who focuses on business recruitment and retention. The City markets its retail opportunities through the Economic Development Coordinator who focuses on business recruitment and retention. The City has begun having economic development business networking events as a means to recruit businesses to the City. 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 recently became a designated Main Street through the MDHCD department & believe this will assist in business recruitment.
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 U.S. Route 1 Corridor, which could be considered both brownfield and grey field (containing distressed commercial and industrial properties). The foundation of the BRAC zone is the Laurel Main Street MARC Rail Station, which was designated a Transit-Oriented Development by Maryland Department of Transportation on June 28, 2009.

	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- proposed Laurel Racetrack development and other jurisdictions. The City also would like to invest in pedestrian and bicycle improvements to enhance the connection between community neighborhoods. The City continues to work diligently with neighboring jurisdictions on this effort.
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Howard County

<i>Annapolis Junction Town Center – former Savage Towne Centre (21.1 acres)</i> (Designation date: 6/15/2009, Expansion date: 12/15/2013)	
Description of development projects that are complete and will be submitted as qualified properties by February 1, 2020.	The Savage MARC Station parking garage, parcel number 06-583784, opened March 2015 but will not be submitted as a qualified property as it is owned by the State and therefore tax-exempt. The 5,420 s.f. retail pad shell on parcel number 06-595981 is complete. The 500-space parking garage and 101,200 s.f. office building shell on parcel number 06-403085 is also complete. The 416-unit residential apartment building and attached 624 space parking garage is now complete. The residential building and parking garage are located on parcel 06-403344.
Description of development projects that have started construction but won't be complete before February 1, 2020.	The groundbreaking for the AJTC project took place on June 9, 2014. The second retail building, kiosk and hotel are not anticipated to be completed prior to February 1, 2020.
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 begin construction of a 14,000 square foot retail building.
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 final road improvements to Dorsey Run Road, Henkels Lane and Junction Drive will be completed in the next 12 months at an estimated cost of \$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 with St. John Properties marketing the office and retail spaces. A website was created to market the development at www.annapolisjunctiontowncenter.com . The Howard County Economic Development Authority has also been providing assistance in marketing the office and retail space planned within the BRAC Zone boundaries. In addition, the S. L. Nusbaum Realty Co. has begun leasing of the residential units through the website www.aiapts.com
Other information that would be useful in assessing the effectiveness of the BRAC zone benefits.	N/A

Harford County

<i>Aberdeen Proving Ground South (855 acres)</i> <i>(Designation date: 6/15/2018)</i>	
Description of development projects that are complete and will be submitted as qualified properties by February 1, 2020.	102 Fulfillment Drive (01-400348) and 103 Fulfillment Drive (01-044656). A total of 350,000 square feet has been developed; 140,000 is complete and AGCO has been able to expand their business here and Zenith Logistics was able to stay in Harford County by moving from Perryman to a building that was new and better suited to their needs.
Description of development projects that have started construction but won't be complete before February 1, 2020.	N/A
Description of development projects that are in the pipeline to begin construction within the next 12 months.	There are a couple possible projects, but they are not finalized yet.
Description of any public infrastructure improvements to be made by the jurisdiction in the next 12 months and the cost of those improvements.	Mainly bus shelters. The cost is being calculated, since part of this is on state highways and need to coordinate with SHA as well as some landlords, but definitely over \$100,000.
Has the jurisdiction marketed the location of the BRAC zone to attract and retain businesses in the zone?	Yes. Even though this was a new BRAC Zone and only active for a few months, we really did use this to try and help build up the Edgewood community. Most projects for the Aberdeen Proving Grounds outside of the base have been done on the Aberdeen side, not the Edgewood Side.
Other information that would be useful in assessing the effectiveness of the BRAC zone benefits.	If this was not de-funded we would be able to get some more money to help with some infrastructure improvements.