

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

ANNUAL STATUS REPORT

CALENDAR YEAR 2017

Economic Development Article
SECTION 5-1301

Submitted by:

Maryland Department of Commerce

February 2018

STATUS REPORT

BRAC REVITALIZATION AND INCENTIVE ZONE PROGRAM

CALENDAR YEAR 2017

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 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

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

- 8) *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

As of December 15, 2017, there are 7 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.

BRAC ZONE ACTIVITY:

Commerce received annual status reports as of December 2017 from the seven 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 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.

FY2017 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 expected disbursement for FY2017 is not determined yet.

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, and FY2016 and FY2017 were capped at \$838,000. 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 Payments FY2015	Actual Payments FY2015*	Nominal Payments FY 2016	Actual Payments FY 2016*	Nominal Payments FY 2017	Actual Payments FY 2017*
Ann Arundel County	7,443.00	11,915.48	42,950.61	313,352.71	387,501.61	979,992.13	374,580.69	975,053.64	308,040.83	1,636,749.76	279,611.52
Frederick County		39,253.82	51,242.93	44,777.30	51,347.27	68,689.94	26,255.24	84,593.45	26,724.93	97,704.33	16,691.16
Harford County					168,131.14	144,480.52	55,224.54	130,476.87	41,220.51	-	-
Prince George's County					22,127.78	225,484.99	86,186.51	1,069,502.19	337,879.20	2,757,061.76	470,998.22
City of Aberdeen		94,595.26	105,668.94	108,460.28	109,724.27	109,904.85	42,008.63	77,046.38	24,340.64	89,915.14	15,360.51
City of Frederick		27,259.60	35,588.36	40,320.52	39,991.66	53,997.64	20,639.42	53,364.00	16,858.86	61,454.29	10,498.45
City of Laurel						118,005.33	45,104.97	262,517.53	82,953.04	262,478.84	44,840.15
Total	\$7,443.00	\$173,024.16	\$235,450.84	\$506,910.81	\$778,823.73	\$1,700,555.40	\$650,000.00	\$2,652,554.07	\$838,000.00	\$4,905,354.12	\$838,000.00

Source: Maryland Department of Assessment and Taxation

*The program was capped at \$650,000 for FY2015 and \$838,000 for FY2016 and FY2016

ACTIVITIES SUMMARY

Five new projects have been completed or plan to be completed and will be submitted as qualified properties by February 1, 2018:

The Joint City and County of Frederick

- **340 E. Patrick Street (Union Mills Phase I)** – The 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, and the anchor tenant is Frederick-based Regent Education (Information Technology). Regent has leased a 24,000 sq. ft. of office space, and Yakabod has leased approximately 10,000 sq. ft. and take occupancy in 1st quarter of 2018.

Howard County/Annapolis Junction Town Center

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

Prince George's County/City of Laurel

- **The Towne Centre at Laurel**– All of the retail, restaurants, and entertainments buildings as well as the 340-unit apartment complex has been constructed. AAA Car Care Facility has been constructed within the Towne Centre. There a few vacant store fronts that will need tenant fit-ups once they are leased.

Six projects currently under construction and/or approved with an anticipated completion date after February 1, 2018:

Anne Arundel County/Odenton Town Center

- **Meade Center** – Approved to develop 40,000 sq. ft. Class-A office space with street level retail and surface parking located at MD 175 and Berger St. Construction on Phase 2, office and retail should begin the end of 2017.
- **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 Court of Special Appeals issued a decision on February 2017 upholding the Board of Appeals' decision approving the plan.

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, 2018.

The Joint City and County of Frederick

- **340 E. Patrick Street (Union Mills Phase II)** – The developer received approval for Phase II. The second phase is anticipated to feature a restaurant and/or retail component and will offer pedestrian access to Carroll Creek Linear Park. The expected completion is in mid-2018.

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

- **Aspire-Apollo Phase II** – The 384-unit apartment homes project with 650 parking spaces, pool, gymnasium and other residential facility. It is expected to be completed in the second quarter of 2019.
- **Andrews Federal Campus** – The project to develop 2 buildings on 80 acres property. Building A will house Washington Metropolitan Area Transit Authority (WMATA) Andrews Federal Center Bus Garage, and Building B will be available for lease. The project is expected to be completed by the 1st quarter of 2019.

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

Aberdeen (Harford County)

- **The Manekin Pomeroy Warehouse** facility was approved by the Aberdeen City Council on October 2017. The proposed warehouse distribution facility is 500,000 sq. ft. with the primary access of Old Philadelphia Road.

Anne Arundel County/Odenton Town Center

- **Flats 170 at Academy Yards Phase II** – Retail and parking. The grocery anchored center will consist of 100,000 sq. ft. of retail and restaurants.
- **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 through May 17, 2017.
- **1572, LLC & 1566, LLC c/o Gardner Center LLC** – 23,500 sq. ft. of retail and a 3,500 sq. ft. car wash. Site development plan was approved in September 2015.

Howard County/Annapolis Junction Town Center

- The developer expects to begin construction of the 14,000 sq. ft. retail building.

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.
- **One Commerce Plaza** – 80,000 sq. ft. new office/commercial building.
- **McCutcheons Mill** – 34,000 sq. ft. new commercial (retail) building.
- **Downtown Frederick Hotel and Conference**

Prince George's County/City of Laurel

- **Laurel MARC Station TOD** – A mid-rise apartment building with some mixed use is proposed at this point. Project on hold by MDOT.

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

Aberdeen (Harford County)

- **East Bel Air Ave.** – an improvement project include 900 linear feet of sidewalk and 100 linear feet of curb, gutter and stormdrain work.
- **New County Rd. & East Bel Air Ave.** – a new public playground project.

Anne Arundel County/Odenton Town Center

- **Odenton Town Center Blvd.** – Create a roadway and sidewalk from MD Rt. 175 through MD Rt. 32 underpass to Town Center Blvd. in Seven Oaks.
- **Tax Increment Financing (TIF) District** – On October 20, 2014, the Anne Arundel County Council approved a TIF district to assist in financing infrastructure improvements in the Odenton Town Center (OTC), including the MARC station parking garages.
- **Capital Financing for Public Parking at the TOD Site** – the Anne Arundel County Council appropriated \$9.55 million as part of its FY2016 capital budget to finance the public parking at a shared parking facility at the Odenton MARC Station. The State agreed to match the \$9.55 million for public parking at the facility.

Howard County/Annapolis Junction Town Center

- **Dorsey Run Rd., Henkels Ln., and Junction Dr.** – Road improvements. 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

- **Monocacy Blvd. (Center Section Phase II)** – new 4-lane undivided roadway construction between Church St. Extended and Gas House Pike at Riverside Corporate Center.

City of Laurel (Prince George's County)

- **Main St., and Cherry Lane.** – Public and pedestrian infrastructure improvements project as well as a traffic signalization project.

ACTIVITIES DETAILS: TO-DATE PROGRESS AND PLANNED PROJECTS FOR THE FUTURE

Anne Arundel County

Odenton Town Center (776.9 acres) <i>(Designation date: 12/15/2008)</i>	
Description of development projects that are complete and will be submitted as qualified properties by February 1, 2018.	N/A
Description of development projects that have started construction but won't be complete before February 1, 2018.	1) Meade Center: Approved to develop 40,000 sq. ft. Class- A Office with street level retail, surface parking located at MD 175 and Berger St. The entire lot will be graded with infrastructure. Free standing All American Stackhouse is part of the Meade Center development and is open and operating. Construction on Phase 2, office and retail should begin by end of 2017. 2) Odenton Station: The project consists of 48 townhomes and 3 single family homes. Anne Arundel Office of Planning and Zoning has approved the sketch plan and architecture. The community appealed the decision. The Board of Appeals (BOA) upheld the sketch plan approval in September, 2014. The community appealed that to Circuit Court and the 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.
Description of development projects that are in the pipeline to begin construction within the next 12 months.	1) Flats 170 at Academy Yards – Phase 2 Phase 2 consists of retail and parking lot construction. The grocery anchored center will consist of approximately 100,000 sq. ft. of retail and restaurants. 2) 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 through May 17, 2017. 3) 1572, LLC & 1566, LLC c/o Garner Center LLC: Project will consist of 23,500 sq. ft. of retail and a 3,500 sq. ft. car wash. Site development plan was approved in September 2015. 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.	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 Town Center Boulevard, the spine of the OTC. Anne Arundel County's private partner, Halle Development, agreed to fund and construct the required \$15 million road project. The County will provide \$6 million in impact fee credits to support road construction. OTC Boulevard creates a roadway and sidewalk from MD 175 through the MD 32 underpass to Town Center Boulevard in Seven Oaks. Road construction began in July 2016. 2) Tax Increment Financing: On October 20, 2014 the Anne Arundel County Council approved a TIF district to assist in financing infrastructure improvements in the OTC, including the MARC station parking garages. 3) Capital Financing for Public Parking at TOD Site: The Anne Arundel County Council approved \$9.55 million as part of FY2016 capital budget to finance the public parking at a shared parking facility at the Odenton MARC station. The State agreed to match the \$9.55 million for public parking at the facility. The financing will enable the private development of apartments and retail at the TOD

	site to go forward once the Odenton Square LLC group (Bozzuto, Osprey and Reliable) pulls together private financing for the residential and retail uses.
Has the jurisdiction marketed the location of the BRAC zone to attract and retain businesses in the zone?	• 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) • BRAC Zone designation information and OTC were highlighted at the ICSC's Mid-Atlantic Conference at National Harbor in February 2017 and at the annual Las Vegas Convention in May 2017.
Other information that would be useful in assessing the effectiveness of the BRAC zone benefits.	• 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 OTC. • 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 and 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 negotiate with state and private developers on the 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. As a further non-vehicle connection, Fort Meade will be opening a hiker/biker path 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

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, 2018.	No development projects are yet complete.
Description of development projects that have started construction but won't be complete before February 1, 2018.	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

Frederick County/City of Frederick East Side BRAC Zone (717.4 acres) (Designation date: 12/15/2008)	
Description of development projects that are complete and will be submitted as qualified properties by February 1, 2018.	Union Mills (Phase I): 340 East Patrick St.: The mixed use former Union Knitting Mill received site plan approval and began construction in 2015. 56,000 sq. ft. building is undergoing rehabilitation and construction by Douglas Development and the anchor tenant is Frederick-based Regent Education (Information Technology). Regent has leased a 24, 000 sq. ft. of office space. Yakabod has leased approximately 10,000 sq. ft. and take occupancy 1 quarter 2018.
Description of development projects that have started construction but won't be complete before February 1, 2018.	Union Mills (Phase II): 340 East Patrick St The developer received site plan approval in 2016 for Phase II of the project. The second phase is anticipated to feature a restaurant and/or retail component and will offer pedestrian access to Carroll Creek Linear Park. Estimated completion: Phase II – Mid-2018. Developer – Douglas Development Corp. Tax ID: 1102083183.
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) 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. 4) McCutcheons Mill: 11. S. Wisner St.: 34,000 sq. ft. new commercial/retail building. Developer – McCutcheons Apple Product. Estimated cost - \$5 million. Tax ID: 1102185938. 5) Downtown Frederick Hotel and Conference Center: 200/212 E. Patrick St. 207 room, full-service hotel with 24,000 sq. ft. meeting space. Developer – Plamondon Hospitality Partners. Estimated completion – 2019. Estimated cost – \$84 million.
Description of any public infrastructure improvements to be made by the jurisdiction in the next 12 months and the cost of those improvements.	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 - \$22 million (city 50%, county 50%). Estimated completion – Construction will begin following award bid.
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: • Public infrastructure work on Carroll Creek Park-Shared Use Path was completed in May 2016. The \$15.8 million investment is surrounded by \$100 million in planned projects which will likely begin to move forward in the short-term. There are five pipeline projects in various stages of planning and approval. The sixth project (Union Knitting Mill) continued construction in 2017. • Tenancing continues in the rehabilitated Monocacy Valley Cannery building. First United Bank relocated into the ground floor of the building in 2016, and DeLeon & Stand, CPAs & Advisor in 2017. • Site plan approval was completed for Phase II of for the former Union Knitting Mill along Carroll Creek Park. • Construction of Monocacy Blvd. continues to progress. Bidding recently closed to construct the second phase of the project, which includes construction of a new 4-lane bridge over Carroll Creek and a new bridge over the Monocacy River.

	The following are key points about the Frederick BRAC Zone: • 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 throughout the Frederick is creating demand for new mixed-use neighborhoods. • 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.
--	---

City of Aberdeen (Harford County)

<i>Aberdeen BRAC Enhancement and Revitalization Zone (782.65 acres)</i> <i>(Designation date: 6/15/2009)</i>	
Description of development projects that are complete and will be submitted as qualified properties by February 1, 2018.	No development project to report
Description of development projects that have started construction but won't be complete before February 1, 2018.	No development project to report
Description of development projects that are in the pipeline to begin construction within the next 12 months.	The Manekin Pomeroy Warehouse facility was approved the Aberdeen City Council on October 9, 2017. The developer is Manekin Investment Services, LLC and the owner of the property is 727 Old Philadelphia Road, LLC & 811 Old Philadelphia Road, LLC. The warehouse distribution facility will be located at 727 & 811 Old Philadelphia Rd. Tax Map 209, Parcels 2570 and 2569. The Proposed warehouse distribution facility is 500,000 sq. ft. in area and will have primary access of Old Philadelphia Rd.
Description of any public infrastructure improvements to be made by the jurisdiction in the next 12 months and the cost of those improvements.	- The City will be completing a public improvement project on East Bel Air Ave., which consists of 900 linear feet of sidewalk and 100 linear feet of curb, gutter, and stormdrain work. The cost of this project is \$115,000. - The City will also creating a new public playground and fitness area at the intersection of New County Road and East Bel Air Ave. The cost of these improvements are \$104,000.
Has the jurisdiction marketed the location of the BRAC zone to attract and retain businesses in the zone?	The City has marketed the BRAC Zone to property owners located within the BRAC Zone and to potential developers interested in locating in the BRAC Zone. We also have an interactive map highlighting available properties in the BRAC Zone.
Other information that would be useful in assessing the effectiveness of the BRAC zone benefits.	- The City and Harford County Government partnered together to install 4 bus pads and bus shelters at the following Harford Transit LINK locations – Walmart, Affinity Old Post Apartments, Boys and Girls Club of Harford County, and the Aberdeen MARC Train Station. The total costs of these improvements were \$250,000 and the project is almost completed. - The City recently received notification of a \$796,000 Transportation Alternatives Program grant award for pedestrian connectivity improvements to the area around the Aberdeen MARC Train Station.

Howard County

<i>Annapolis Junction Town Center – former Savage Towne Centre (21.1 acres)</i> <i>(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, 2018.	• The 5,420 sq. ft. retail pad shell on parcel number 06-595981 is completed. • The 500-space parking garage and 101,200 sq. ft. office building shell on parcel number 06-403085 is also completed. • The 416-unit residential apartment building is nearly complete with a phase delivery anticipated through December 2017, and the attached 246-space parking garage is completed. 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, 2018.	The groundbreaking for the Annapolis Junction Town Center took place on June 9, 2014. The second retail building, kiosk and hotel are not anticipated to be completed prior to February 1, 2018.
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 a 14,000 sq. ft. 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 Rd., Henkels Ln. and Junction Dr. will be completed in the next 12 months at an estimated cost of \$600,000.
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 space. A website has also been 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. Nusbuaum Realty Co., has begun leasing of the residential units through the website www.ajapts.com .
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)</i> (Designation date: 12/15/2008)	
Description of development projects that are complete and will be submitted as qualified properties by February 1, 2018.	No development projects will be submitted as qualified properties.
Description of development projects that have started construction but won't be complete before February 1, 2018.	- The Aspire-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 is expected to be completed in the second quarter of 2019. This project is valued at \$63MM. - Jackson- Shaw is developing a campus called the Andrews Federal Campus on 80 acres at the intersection of Suitland Parkway and the The Capital Beltway (I-95/I-495) and immediately outside the entrance of Joint Base Andrews at 7501 Andrews Federal Campus Dr. The developer has planned up to 292,000 square feet on 80 acres. Two buildings will have immediate access to Joint Base Andrews. Building A will house the <u>Washington Metropolitan Area Transit Authority (WMATA) Andrews Federal Center Bus Garage</u>. The project, to be completed by the 1st quarter of 2019, is a 330,000 square foot facility with 91-bay joint facility designed for clean diesel technology and hybrid buses. It will also include space for bus maintenance, operations, fuel & wash, fleet parking and employee/visitor parking sized for 175 transit vehicles and 465 employees over 3 shifts. The facility is designed to operate 24 hours a day, 7 days a week. This project was made possible by a joint system extension collaboration between WMATA, the Washington Suburban Sanitary Commission and Prince George's County Government. Building B at 167,003 is available for lease.
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.	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?	Over the last several years, the Prince George's County Economic Development Corporation has included the Andrews Manor shopping center in their marketing booklet used at the International Council of Shopping Centers. This has helped to attract new businesses, not only to the shopping center, but also Allentown Road. As a result, the center is 95% leased and has received much needed activity. Additionally, the Prince George's County Planning Department approved changes for the center to rezone the shopping center from CSC to mixed-use.
Other information that would be useful in assessing the effectiveness of the BRAC zone benefits.	1. State Highway Administration Woods Way In the Spring of 2017, the State Highway Administration completed construction of the "Woods Way" Project, that links a new interchange and access road connecting the MD 5 (Branch Avenue) and I-95/495 Capital Beltway interchange with the Branch Avenue Metro Station. This project includes a new pedestrian bridge over MD 5 which will connect Woods Way and Old Branch Avenue. This project enhances access to and from the Metro station while opening up additional opportunities for development around the station.

	2. 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. 3. 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. The site is owned by Peter N.G. Schwartz Management Co, the apparent successful offeror. The groundbreaking is scheduled for Monday October 30. 4. Town Center Camp Springs Metropolitan Development Group is slated to begin construction on 55 townhomes within Town Center Camp Springs in the first quarter of 2018. This is Phase IV of a project that started ten years ago. 5. 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. 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 is \$128.7 million 6. MD 4; Community Safety and Enhancement Project From Forestville Rd to MD 458 (Line #9 in Construction Program) Construct raised curb along the outside edge of roadway, sidewalk along southbound MD 4, a 10 foot hiker/biker trail along northbound MD 4, bicycle accommodations and traffic calming measures from Forestville Road to MD 458 (Silver Hill Road). This is a Design-Build project. This project is in final configuration. This project should be completed by late fall 2017. Total Cost is \$27.2 million 7. 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. Planning is complete. The project is fully funded for construction. Total Cost is \$1.6 million 8. MD 337; Intersection Improvements at Suitland Road/Westover Drive and MD 337; Intersection Improvements at NB I-95/I-495 Off-Ramp (Line #13 in Construction Program)
--	--

	This project is now 67% complete and should be completed by the end of October. Total Cost is \$5.8 million 9. MD 5; US 301 at TB to Auth Road; (North of I-95/I495) Facilitate safe and efficient traffic flow to serve existing traffic demand. Construction is underway. The project is about 40% complete. Estimated completion date is 2017. Total current cost is \$33 million. 10. MD 5; TC40-Capital Beltway to South of Allentown Road 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.
--	---

<i>City of Laurel BRAC Enhancement Zone (356 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, 2018.	Towne Centre at Laurel: 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, 2018.	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 have been started for part of Main Street, \$933,000, Cherry Lane \$954,700 and Bowie Road \$640,000 which was just completed. Also, a traffic signalization project is in the works for \$55,000.
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. Also, 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.
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. 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.