

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

ANNUAL STATUS REPORT

CALENDAR YEAR 2013

Economic Development Article
SECTION 5-1301

Submitted by:

Maryland Department of Business and Economic Development

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STATUS REPORT

BRAC REVITALIZATION AND INCENTIVE ZONE PROGRAM

CALENDAR YEAR 2013

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

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

Failure of local jurisdictions to focus BRAC growth in PFAs will result in growth being deflected into the rural areas resulting in more sprawl development, traffic congestion, loss of natural resources, and negative environmental impacts. The State's interests are best served by focusing BRAC growth in PFAs for better utilization of existing infrastructure as well as encouraging increased transit ridership for BRAC zones that are also transit-oriented developments. The BRAC 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:

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

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

Designated Maryland BRAC Zones

Designation Date: December 15, 2008

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

Designation Date: June 15, 2009

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

Designation Date: December 15, 2013

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

*Note this is not a new designation but an expansion

BRIEF DESCRIPTIONS OF BRAC ZONES

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

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

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

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

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

The **Annapolis Junction Town Center** (former **Savage Towne Centre**) 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. BRAC zone infrastructure needs include a 704 space parking structure. Howard County will fund the costs of the garage through the issuance of \$17,000,000 in TIF bonds. Other BRAC zone projects include: Savage Towne Centre Transit Oriented Development (TOD) mixed-use development to include market rate and affordable rental housing and projected construction of office space (100,000 square feet); residential - 416 units (490,000 square feet); Retail - two buildings and kiosk (17,450 square feet); and a Hotel - 150 rooms (80,000 square feet) for a combined total of 687,450 square feet.

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

BRAC ZONE ACTIVITY:

DBED received annual status reports as of October 15, 2013 from the seven Maryland designated BRAC zones. Although the U.S. economy is still in the process of recovering from the recent recession started in 2007, private and public projects have continued development. Several projects have been completed, and many are underway as scheduled.

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

2013 DISBURSEMENTS*:

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

The following Table depicts the historical and projected payments to the respective political subdivisions. The total amount of disbursement is \$1,701,652.54.

	Payments FY2010	Payments FY2011	Payments FY2012	Payments FY2013	Expected Payments FY2014	Total From FY2010 To FY2014
Ann Arundel County						
M&T Bank at Arundel Crossing West	7,443.00	7,442.62	7,940.45	8,461.21	8,832.59	\$40,119.87
Royal Farm Store #149		4,472.86	4,472.85	4,720.00	4,756.47	\$18,422.18
Seven Oaks Town Center Office Building			30,537.31	33,114.94	31,614.46	\$95,266.71
Village at Odenton Station				260,550.63	262,563.93	\$523,114.56
Johns Hopkins Medical Center (Patient First)				6,505.93	6,556.21	\$13,062.14
West County Medical Center					60,620.84	\$60,620.84
Walgreens					7,214.82	\$7,214.82
CVS					5,342.29	\$5,342.29
Ann Arundel Total	7,443.00	11,915.48	42,950.61	313,352.71	387,501.61	\$763,163.41
Frederick County						
8490 Progress Drive (Riverside Five)		33,807.89	45,886.91	40,031.80	45,987.21	\$165,713.81
151 S. East Street (Frederick Visitors Center)		5,445.93	5,356.02	4,745.50	5,360.06	\$20,907.51
Frederick County Total		39,253.82	51,242.93	44,777.30	51,347.27	\$186,621.32
Harford County						
209 Research Blvd. (Office Building)					84,238.99	\$84,238.99
210 Research Blvd. (Office Building)					67,171.91	\$67,171.91
Hickory Ridge Center I (Industrial FlexSpace)					16,720.24	\$16,720.24
Harford County Total					168,131.14	\$168,131.14
Prince George's County						
Hampton Inn & Suites (Sandpiper LLC)					22,127.78	\$22,127.78
Prince George's County Total					22,127.78	\$22,127.78
City of Aberdeen						
209 Research Blvd. (Office Building)		46,731.71	49,155.65	52,657.40	54,967.39	\$203,512.15
210 Research Blvd. (Office Building)		47,863.55	46,867.83	44,779.55	43,830.83	\$183,341.76
Hickory Ridge Center I (Industrial FlexSpace)			9,645.46	11,023.33	10,926.05	\$31,594.84
City of Aberdeen Total		94,595.26	105,668.94	108,460.28	109,724.27	\$418,448.75
City of Frederick						
8490 Progress Drive (Riverside Five)		23,477.70	31,868.59	36,047.29	35,695.05	\$127,088.63
151 S. East Street (Frederick Visitors Center)		3,781.90	3,719.77	4,273.23	4,296.61	\$16,071.51
City of Frederick Total		27,259.60	35,588.36	40,320.52	39,991.66	\$103,168.48
Total	\$7,443.00	\$173,024.16	\$235,450.84	\$506,910.81	\$778,823.73	\$1,701,652.54

* Source: Maryland Department of Assessment and Taxation

ACTIVITIES SUMMARY

Five new projects have been completed or plan to be completed and will be submitted as qualified properties by February 1, 2014:

Anne Arundel County/Odenton Town Center

- 1) **Walgreens** – Located in a 14,820 sq. ft. retail at MD 170. Opened in December 2012.
- 2) **CVS** – 13,000 sq. ft. retail located at Odenton Gateway. Opened February 2013.

Harford County/Aberdeen

- 1) **Home 2 Suites by Hilton** – 107-room extended stay hotel with associated amenities on 3.7 acres. Construction of the hotel is underway and expected to open by February, 2014.
- 2) **Village of Highland Commons** (formerly Winston's Choice Addition) – 22 rental townhouse units on 2.86 acres. The project was completed and Certificates of Occupancy granted in August, 2013.

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

- 1) **Hampton Inn & Suites** – 81,333 sq. ft., 117-room Hilton brand hotel, which is located at 5000 Mercedes Blvd. in Camp Springs. The project is expected to be completed by February 2014.

Five projects currently under construction and/or approved with an anticipated completion date after February 1, 2014:

Anne Arundel County/Odenton Town Center

- 1) **Town Center Commons** – 7-acre project located at Town Center Boulevard and MD Route 175 includes a 106-room hotel and 104 townhouse units.
- 2) **Flats 170 at Academy Yards** (former Nevamar Site) – A brownfield redevelopment mixed-used project on 55 acres by Stonebridge Carras to include 300 residential units, office and retail space.

The Joint City and County of Frederick

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

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

- 1) **Strayer University** – 38,000 sq. ft. office space on 5.43 acres located at 5200 Auth Way, in Suitland. The building will serve as the new campus for 1,500 students for the Strayer University Corporation, which will replace the 40 year-old Class C building in Suitland.

Prince George's County/City of Laurel

- 1) **The Towne Centre at Laurel** (former Laurel Commons Town Center/Laurel Mall) – The multi-use complex will consist of restaurants, retail, cinema and residential units. Commercial/retail components will be developed by Greenberg Gibbons Commercial and residential units will be developed by Oxford Properties.

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

Anne Arundel County/Odenton Town Center

- 1) **Meade Center** – Approved to develop 65,000 sq. ft. office space with street level retail, surface parking located at MD Route 175 and Berger Street.
- 2) **Eastern Petroleum/BP** – Approved to develop 5,000 sq. ft. retail, including deli, fuel pumping station and a 1,300 sq. ft. car wash located at MD Route 175 and Charter Oaks Boulevard.
- 3) **Winmark Center** (aka Odenton Health & Technology Center) – Permitted to construct 64,000 sq. ft., 4-story, Class A office building on MD Route 175.
- 4) **Reliable/Broadstone** – Planned Urban Development consisting of residential units, hotel and retail space.
- 5) **Novus (formerly Alta at Town Center/Bonaventure/Hogan Property)** – Mixed use development including 274 residential units and 10,000 sq. ft. retail space.
- 6) **1572, LLC & 1566 LLC c/o Garner Center LLC** – Project will consist of 21,800 sq. ft. retail oriented building.

Howard County/Annapolis Junction Town Center

- 1) **Savage MARC Station Parking Garage** – The construction of a four-story, 704 space parking garage.

The Joint City and County of Frederick

- 1) **The Galleria** – 12 condominiums and 30,000 sq. ft. commercial space.
- 2) **McHenry's** – 101,000 sq. ft. new office and commercial building.
- 3) **Union Mills** – 67,000 sq. ft. office and commercial renovation/addition.
- 4) **One Commerce Plaza** – 80,000 sq. ft. news office/commercial building.
- 5) **McCutcheons Mill** – 34,000 sq. ft. new commercial (retail) building.
- 6) **Downtown Hotel and Meeting Space** – site and developer selection underway

Prince George's County/City of Laurel

- 1) **Hawthorne Place** – A brownfields redevelopment; former 10-acre trucking facility used by Roadway Express. New facility will contain bus stop and transit connections to the Laurel MARC Station, multi-family dwelling units, office space, and retail space.
- 2) **Laurel MARC Station Transit Oriented Development** – A mid-rise apartment building with some mixed use is proposed at this point. Planned start in 2014 for replacement parking structure.
- 3) **C Street Transit Oriented Development** – Approved to develop a building within two blocks of the Laurel MARC Station.

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

Anne Arundel County/Odenton Town Center

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

Harford County/Aberdeen

- 1) **Aberdeen Advanced Wastewater Treatment Plant** – Enhance nutrient removal upgrade at the Aberdeen Advanced Wastewater Treatment Plant. The project is under construction and is 95% complete as of October 2013.
- 2) **Reconfiguration of sewer distribution box** at Rigdon Road. The project is under construction and is 15% complete as of October 2013.
- 3) Inflow and infiltration in the City.
- 4) **James Street sanitary sewer improvements** to relieve bottlenecks caused by inflow and infiltration in the sanitary sewer collection system. The project is under construction and 2% completed as of October 2013.
- 5) **James Street storm water management** upgrades.
- 6) **The Dol Ray Subdivision** water main replacement to serve the residential community.
- 7) **Baldwin Circle** water line replacement to serve the residential community.

The Joint City and County of Frederick

- 1) **Carroll Creek Park** – ½ mile extension of Carroll Creek Park & Shared Use Path from Delaplaine Center to E. Patrick Street. The project was funded in November, 2013 and the estimated completion is in Spring 2015.

Prince George's County/City of Laurel

- 1) **Towne Centre at Laurel** intersection improvement. Estimated cost – \$500,000.
- 2) **Laurel MARC Station parking garage** improvements for pedestrians. Estimated cost – \$500,000.
- 3) **Hawthorne Place** at Bowie Rd. safety improvements. Estimated cost – \$50,000. Expected completion date – February 2014.

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

Anne Arundel County

Odenton Town Center (776.9 acres) (Designation date: 12/15/2008)	
Description of development projects that are complete and will be submitted as qualified properties by February 1, 2014.	<ol style="list-style-type: none"> 1) Walgreens: 5,000 sq. ft. retail at MD 170. Project is under roof and should be completed in early 2013. Parcels 442, 175, 180, 390. 2) CVS: Located within Odenton Gateway at Northwest corner of Sappington Station & Rt. 175. 13,000 sq. ft. retail. Opened in February 2013. Parcel 214.
Description of development projects that have started construction but won't be complete before February 1, 2014.	<ol style="list-style-type: none"> 1) Town Center Common: 7-acre project located at Town Center Blvd. and MD Rt. 175 is under construction bringing a 106-room hotel and 104 townhouse units. A modification request has been submitted and is under review to use the remaining parcel to construct town homes with live/work retail units fronting Hale St. Phase I is nearly ¼ completed. Parcels 497, 373, 208, 255. 2) Flats 170 at Academy Yard (former Nevamar Site): A brownfield redevelopment. A mixed-use project on 55 acres including 300 residential units, office and retail by Stonebridge Carras. Site has been approved for State's Voluntary Clean-up Program and carries Brownfield designation by Maryland Department of Business and Economic Development. Phase one has been completed (residential) and phase two should begin in early 2014. The residential units are now leasing. Parcels 55, 52.
Description of development projects that are in the pipeline to begin construction within the next 12 months.	<ol style="list-style-type: none"> 1) Novus (formerly Alta at Town Center/Bonaventure/Hogan Property): Mixed use development including 175 residential units and 15,000 sq. ft. retail. In final review and plan to break ground in early 2014. Parcels 138, 139, 140, 336. 2) Meade Center: 65,000 sq. ft. Class A office with street level retail and surface parking at MD 175 and Berger St. Parcels 297, 299, 315. 3) Eastern Petroleum/BP: Approved to develop 5,000 sq. ft. retail, including deli, fuel pumping station and a 1,300 sq. ft. car wash at MD 175 and Charter Oaks Blvd. The current Final Plans are in for review. SHA also working on intersection improvements with developer. 4) Winmark Center (aka Odenton Health & Technology Center): 64,000 sq. ft., 4-story Class-A office on MD 175. Financing is under review and the construction begins as soon as 50% of building is leased. Parcels 113, 187. 5) Reliable/Broadstone: Urban development consisting of residential, hotel and retail pad sites. Final plan close to submittal. Developer working to secure improvements to Bladwin Rd. and MD 175 intersection. Parcels 42, 339. 6) 1572, LLC & 1566, LLC c/o Garner Center LLC: Project will consist of 21,800 sq. ft. retail oriented building with prelease agreement for 7,800 sq. ft. Pre-submittal process; grading to be in late 2014.
Description of any public infrastructure improvements to be made by the jurisdiction in the next 12 months and the cost of those improvements.	<ol style="list-style-type: none"> 1) Roads: Anne Arundel County (AAC) made two agreements before its County Council to provide funding for the town center roads and utility requirements. Bill 70-10, approved August 16, 2010 authorized a private-public partnership, a Development Rights and Responsibilities Agreement (DRRA), to construct Odenton Town Center (OTC) Blvd. AAC's private partner, Halle Development, agreed to fund and constructs the required \$15 million road project. AAC will provide \$6 million in impact fee credits to support road construction. OTC Blvd. creates a roadway and sidewalk from MD Rt. 175 through the MD Rt. 32 underpass to OTC Blvd. in Seven Oaks. Road and bridge design and engineering are now underway. 2) Sewer: Bill 71-10, approved August 16, 2010, authorizes the funding for \$12.7 million to upgrade the sewer interceptor system necessary to service the expected intensive development in the Odenton BRAC Zone/Town Center. Engineering is not complete; construction bid is complete; Expected completion is in 2014. 3) Water: Under the DRRA, the County will also fund and construct a 36" water interceptor within the Odenton BRAC Zone/Town Center. The \$4.3 million project is now completed. Full water service is in place to support extensive real estate development in OTC, and should be fully operational at the end of 2013.
Has the jurisdiction marketed the location of	The BRAC Zone designation for OTC has been a tremendous asset to AAC. While

<p>the BRAC zone to attract and retain businesses in the zone?</p>	<p>the development of OTC as called for in the County’s General Development Plan enjoys wide-ranging support in the community, the cost of the infrastructure to support this planned development in OTC is beyond what can be borne by AAC’s current limited financial resources. The financial assistance for infrastructure, as part of the BRAC Zone designation, has helped projects move forward.</p> <ul style="list-style-type: none"> • Presentations to prospective developers, brokers, and real estate professionals highlighting the advantages of developments within the BRAC Zone, including the additional funding the county receives that are designated for infrastructure improvements only within the BRAC Zone. • Leveraging other incentive program, such as the Commercial Revitalization Tax Credits, to increase awareness and facilitate development. • BRAC Zone designation information communicated to business organizations to amplify message (Chambers of Commerce, BWI Business partnership, Fort Meade Alliance, Economic Alliance of Greater Baltimore, and Greater Washington Initiative.) • BRAC Zone designation information and OTC were highlighted at the West County Chamber Government Contractor’s Guild meetings in 2012/2013.
<p>Other information that would be useful in assessing the effectiveness of the BRAC zone benefits.</p>	<p>Future Projects Under Consideration beyond the next 12 months:</p> <ul style="list-style-type: none"> • Odenton Town Square: 24-acre transit oriented mixed-use project surrounding the MARC Train Station. Currently under Memorandum of Understanding in joint venture between State, County and developers Bozzuto Group, Osprey management & Reliable Contracting. Currently, an emphasis is on the financing for construction of a parking garage/structure for 3,500 cars for MARC riders. • Royal Inn at Fort Meade: Approved to develop hotel and office on parcel 49, near Fort Meade. • Berger Square: Project will include office and retail (dependent on water to site and market conditions). • Odenton Town Center: In permitting for Phase I to include two, 6-story office buildings each to be 146,000 sq. ft. and structured parking along OTC Blvd. <p>It is anticipated that the current pipeline of development projects and the infrastructure improvements being made will spur additional real estate redevelopment and reuse of OTC:</p> <ul style="list-style-type: none"> • The Defense Information Systems Agency (DISA) is in place at Fort George G. Mead (Fort Meade) as of August 2011. The U.S. Cyber Command Initiative is also in place at Fort Meade in proximity to DISA. Additional growth is anticipated on Fort Meade as the U.S. Cyber Command expands with 1,225,000 sq. ft. of new facilities to house 3,000+ personnel by FY 2016. The National Security Agency will expand their facility by 5,800,000 sq. ft. adding 6,680 additional personnel by 2015. • In addition to satisfying road, water and sewer needs, AAC continues to dialogue with the State and private developers on the Transit Oriented Development (TOD) at the Odenton MARC Train 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.

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, 2014.	No development projects are yet complete.
Description of development projects that have started construction but won't be complete before February 1, 2014.	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) <i>(Designation date: 12/15/2008)</i>	
Description of development projects that are complete and will be submitted as qualified properties by February 1, 2014.	1) No development projects to report.
Description of development projects that have started construction but won't be complete before February 1, 2014.	1) Monocacy Valley Canning , 150 S. East St.: 35,000 sq. ft. historic rehabilitation and additions for office/retail. Developer – Bert Anderson. Estimated cost - \$2 million. Tax ID: 1102218577.
Description of development projects that are in the pipeline to begin construction within the next 12 months.	1) The Galleria , 107 S. East St.: 120 condominiums and 30,000 sq. ft. commercial space. Developer – The Wormald Companies. Estimated cost - \$24 million. Tax ID: 1102263998. 2) McHenry's , 300 East Patrick St.: 101,000 sq. ft. new office and commercial building. Developer – Douglas Development Corporation. Estimated cost - \$24 million. Tax ID: 1102088436 3) Union Mills , 340 East Patrick St.: 67,000 sq. ft. office and commercial renovation/addition. Developer – Douglas Development Corporation. Estimated cost - \$20 million. Tax ID: 1102083183 4) One Commerce Plaza , 111 S. East St.: 80,000 sq. ft. new office/commercial building. Developer – MacRo Ltd. Estimated cost - \$24 million. Tax ID: 1102229021 5) McCutcheons Mill , 11 S. Wisner St.: 34,000 sq. ft. new commercial/retail building. Developer – Bob McCutcheon. Estimated cost - \$5 million. Tax ID: 1102185938. 6) Downtown Hotel and Meeting Space , (site and developer selection underway) Project will include 200 hotel rooms and 20,000 sq. ft. meeting space. Estimated cost - \$45 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) Carroll Creek Park : ½ mile extension of Carroll Creek Park and Shared Use Path from Delpaine Center to E. Patrick Street. The project is funded and the contract was approved on November 2013. Cost - \$15.8 million. Estimated completion – Spring 2015.
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.	<p>The area is intended to be transit oriented – MARC, Greyhound, TransIT pedestrian, bicycles, and automobiles. The two areas totaling more than more than 700 acres located on east side of downtown includes a combination of brownfield and greenfield developments. Some of the area is part of the US Small Business Administration HUB zone.</p> <p>A future public infrastructure project:</p> 1) Monocacy Blvd. – Center Section (Phase II) : New 4-lane undivided roadway connection between East Church St. extended and Gas House Pike at Riverside Corporate Park. Developer – The City of Frederick. Estimated cost - \$16.75 million. Estimated start date – 2015.

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, 2014.	1) Home 2 Suites by Hilton – 20 Newton Rd., Lot 4 Aberdeen XChange: Construct a 107-room extended stay hotel with associated amenities on a 3.7 acres land. Developer – Aberdeen Hotel Partners, LLC. Tax map – 209 / Parcel – 2583. Construction of the hotel is underway with an expected opening by February, 2014. 2) The Villages of Highland Commons (formerly Winston’s Choice Addition) – 4-44 Polk St.: Construct 22 rental townhouse units on a 2.86 acres land. Tax map – 204 / Parcel – 2152. Construction of townhouses was completed and Certificates of Occupancy granted in August 2013.
Description of development projects that have started construction but won’t be complete before February 1, 2014.	No development projects to report.
Description of development projects that are in the pipeline to begin construction within the next 12 months.	No development project to report
Description of any public infrastructure improvements to be made by the jurisdiction in the next 12 months and the cost of those improvements.	The public improvement projects listed below are in various stages of completion within the BRAC Zone: <ul style="list-style-type: none"> • Enhance Nutrient Removal upgrade at the Aberdeen Advanced Wastewater Treatment Plant at a cost of \$20 million. Project is under construction and is 95% completed at this time. • Inflow and infiltration on-going in the City. • Reconfigure sewer distribution box at Rigdon Rd. at a cost of \$135,000. Project is under construction and is approximately 15% completed at this time. • James St. sanitary sewer improvements to relieve bottlenecks caused by inflow and infiltration in the sanitary sewer collection system at a cost of \$109,000. Project is construction and approximately 2% completed at this time. • James Street storm water management upgrades. • The Dol Ray Subdivision water main replacement. • Bladwin Circle water line replacement.
Has the jurisdiction marketed the location of the BRAC zone to attract and retain businesses in the zone?	The City has marketed the BRAC Zone to property owners located within the BRAC Zone and to potential developers interested in locating in the BRAC Zone. The Harford County Office of Economic Development also includes the BRAC Enhancement and Revitalization Zone information in their marketing packages.
Other information that would be useful in assessing the effectiveness of the BRAC zone benefits.	The City staff is working with Harford County Office of Economic Development staff and developers to locate within the BRAC Zone. The City has received grant funding for zoning amendments for the Aberdeen Transit Oriented Development area from the Baltimore Metropolitan Council Demonstration Project – Baltimore Sustainable Communities Initiative. We also received a \$250,000 award from the Maryland Department of Housing and Community Development from the Strategic Demolition and Smart Growth Impact Fund. Both of the aforementioned grants will aid the City of Aberdeen and Maryland Department of Transportation in the Aberdeen Transit Oriented Development Master Plan vision. The City’s Department of Planning and Community Development has applied for grant funding through the Maryland Department of Housing and Community Development for Community Legacy Program funds and Strategic Demolition and Smart Growth Impact Funds. These funds, if awarded, will stimulate redevelopment in the designated BRAC Zone.

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, 2014.	No development project work has been completed or expected to be completed by February 1, 2014.
Description of development projects that have started construction but won't be complete before February 1, 2014.	No development project work is presently underway or anticipated to be started by February 1, 2014.
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 four-story, 704 space parking garage to service the Savage M ARC Station.
Description of any public infrastructure improvements to be made by the jurisdiction in the next 12 months and the cost of those improvements.	All public infrastructure improvements within the Annapolis Junction Town Center will be made by the developer, not the County. The estimated cost of the construction of the parking garage and related public infrastructure is \$11,400,000.
Has the jurisdiction marketed the location of the BRAC zone to attract and retain businesses in the zone?	The targeted marketing effort for the Annapolis Junction Town Center BRAC zone is being led by the developer and Chesapeake Real Estate Group. A website has also been created to market the development at www.annapolisjunctiontowncenter.com . In addition, the Howard County Economic Development Authority will provide assistance in marketing the office and retail space planned within the BRAC zone boundaries.
Other information that would be useful in assessing the effectiveness of the BRAC zone benefits.	No additional information is available at this time.

Prince George's County

<i>Andrews Air Force Base – Branch Avenue Corridor (654.9 acres)</i> <i>(Designation date: 12/15/2008)</i>	
Description of development projects that are complete and will be submitted as qualified properties by February 1, 2014.	1) Hampton Inn & Suites: An 81,333 sq. ft., 117 rooms, Hilton brand hotel, which is located at 5000 Mercedes, Blvd., in Camp Springs. Estimated costs - \$15,150,000. Expected completion date – February, 2014.
Description of development projects that have started construction but won't be complete before February 1, 2014.	1) Strayer University: A 38,000 sq. ft. campus/office space project on 5.43 acres land, which is located in Suitland. This new building will replace the current 40 year-old Class C building, for 1,500 students. Estimated costs – \$9.3 million.
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.	These no public infrastructure improvements slated for the next 12 months.
Has the jurisdiction marketed the location of the BRAC zone to attract and retain businesses in the zone?	<p>1) Green Line Station Area Sector Plan: A preliminary plan was completed and adopted by the Planning Board in September 2013. The County Council is now reviewing the plan for final action expected by the end of 2013. The project includes Branch Ave. Metro station and the future land use plan for the station area is shaped to encourage a creative response from developers by providing flexibility in use. The land around Branch Ave. station is reserved for the establishment of a regionally important employment center for the right growth. Provision of pedestrian and bicycle facilities are planned for and are an essential component of the projects to create a more integrated roadway network including a grid of walkable streets around the station. The plan also includes conceptual recommendations for new Transit Oriented Development (TOD) zoning districts to facilitate the plan implementation.</p> <p>2) Central Branch Av. Corridor Revitalization Sector Plan: The sector plan was approved by the District Council in April. Within the BRAC zone, a key recommendation includes redeveloping the older shopping center across from the new pedestrian gate at Joint Base Andrews (JBA) on Allentown Rd. to a mixed-used development with a smaller amount of local retail concentrated across from the pedestrian gate and the new Jones Office Building. The plan also recommends the upgrading of Allentown Rd. to a Multi-Use Blvd. to improve local vehicular circulation and access to development along Allentown Rd. as well as to improve the streetscape to provide pedestrian and bicycle connectivity. The County staff is currently working with the community to develop a sustainable community application for the Camp Springs area including the BRAC zone. Concept plans with cost estimates, are also being developed for the plan's proposed Allentown Rd. improvements along the frontage of JBA.</p> <p>3) Andrews Working Group (AWG): AWG has continued implementing the group's Action Plan recommendations intended to spark economic activity within the BRAC zone within the next three to five years. The County Council passed a resolution in April, 2013 expressing the support of the recommendations and priorities in the plan. In its resolution, the Council pledged to consider the action strategies and recommendations when it makes decisions related development around JBA. The County is currently developing detailed plans for improvements along Allentown Rd.</p>
Other information that would be useful in assessing the effectiveness of the BRAC zone benefits.	<p>1) Forestville Rd./Rena Rd. Intersection Project: Relocate and realign the Rena Rd. – Forestville Rd. intersection to improve traffic safety and roadway capacity. Project cost – \$2 million.</p> <p>2) PG6645180 – MD 223-Bridge Replacement Project: The replacement of the bridge and the resurfacing of MD Rt. 4 from Ritchie Marlboro Rd. to 0.13 miles north of Dower House Rd. The project is under construction (28% completion). Project cost – \$21 million. Expected completion date – Fall 2015.</p> <p>3) PG9875180 – Forestville Rd. over I-95/I-495 Project: Emergency bridge repairs. This project is under construction (28% completion). Project cost – \$650,000. Expected completion date – Spring 2014.</p> <p>4) PG7585184 – MD 4 from Forestville Rd. to Silver Hill Rd. (MD Rt. 458) Sidewalk Installation Project: This project is in the design phase.</p>

Prince George's County (continued)

City of Laurel BRAC Enhancement Zone (356 acres) <i>(Designation date: 12/15/2008)</i>	
Description of development projects that are complete and will be submitted as qualified properties by February 1, 2014.	No development project work has been completed or expected to be completed by February 1, 2014.
Description of development projects that have started construction but won't be complete before February 1, 2014.	The Towne Centre at Laurel , formerly known as Laurel Mall, is underway with demolition of the existing complex proceeding and a completion date of early-2014 now is anticipated. This multi-use complex will consist of restaurants, retail, and multi-family units. Commercial components will be developed by Greenberg Gibbons Commercial and residential components will be developed by Oxford Properties.
Description of development projects that are in the pipeline to begin construction within the next 12 months.	<ol style="list-style-type: none"> 1) Hawthorne Place: A brownfields redevelopment for a former 10-acre trucking facility used by Roadway Express is planned and approved by the City. Proposed to be built on a Maryland Department of Environment (MDE) approved platform over the 100-year floodplain. A new facility will contain bus stop and transit connections to the Laurel MARC Station, 1,006 multi-family dwelling units, 140,000 sq. ft. office space, an ancillary recreation space for convenience retail, services and professional needs. Planned to commence construction of first phase in late 2013. 2) Laurel MARC Station Transit Oriented Development: Located at Main St. and US Rt. One; in planning phase by Maryland Department of Transportation (MDOT) Real Estate Division. Requires State regional coordination of other adjacent projects in Howard and Anne Arundel counties that must involve three SHA district offices. Infrastructure needs 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. Planned start in 2014 for replacement parking structure. 3) C St. Transit Oriented Development: A newly approved 130 unit building within two blocks of the Laurel MARC Station will help to establish the City's arts and entertainment district, and to continue Main St. revitalization. Demolition of existing site structure is expected by the end of 2013 with expected completion in late 2014.
Description of any public infrastructure improvements to be made by the jurisdiction in the next 12 months and the cost of those improvements.	<ol style="list-style-type: none"> 1) Intersection improvements to the intersection of the main entrance to the Town Centre at Laurel, and U.S. Rt. One, Baltimore Ave. Estimated cost is \$500,000. 2) Pedestrian improvements from the MARC parking garage top the Laurel MARC Station are also estimated at \$500,000, possibly including a pedestrian bridge. 3) Certain safety improvement associated with Hawthorne Place at Bowie Rd. is expected to be completed by February, 2014. Estimated cost is approximately \$50,000.
Has the jurisdiction marketed the location of the BRAC zone to attract and retain businesses in the zone?	The City's Revitalization Overlay has met with a great deal of interest from the development community. Since inception six years ago, approximately \$500 million of planned and existing investment has been approved. The City intends to use this new zoning device to facilitate increased investment by new merchants, restaurants, housing units and entertainment facilities within its BRAC zone. The City markets its retail opportunities at the annual regional meeting of the International Council of Shopping Centers. The BRAC designation is also enhanced by the City's designation as a Sustainable Area by Maryland Department of Housing & Community Development.
Other information that would be useful in assessing the effectiveness of the BRAC zone benefits.	The BRAC zone covers the area designated by the City in its Revitalization Overlay Program. The overlay program is placed on properties located within the Rt. One Corridor which could be considered both brownfield and grey field (containing distressed commercial and industrial properties). The centerpiece of the BRAC zone is the Laurel Main Street MARC Rail Station, which is currently being planned as a Transit-Oriented Development by Maryland Department of Transportation. The Laurel MARC Station is also one of the Governor's Smart Sites for increased State coordination. The City is interested in developing a pedestrian/bicycle relationship with the nearby Laurel Racetrack MARC Station with Howard County staff. The City also wishes to invest in improved pedestrian and bicycle improvements to enhance walking opportunities from the city neighborhoods to both the Main St. Business District, and the soon to be redeveloped Towne Centre at Laurel.