

# City of Aberdeen Briefing for MPCA

Presenting: Michael Bennett, Mayor  
and Phyllis Grover, Director of Planning and  
Community Development



# Residential Development

- Eagle 's Rest – 133 single family homes (under construction)
- The Fields at Rock Glenn – 101 single family homes (under construction)
- q The Residences at Fieldside Village – 200 apartment units (under construction)
- The Colony at Beards Hill – 192 apartment units (proposed)



# New Commercial Development

- .. Royal Farms Store
- .. Aldi's Grocery Store
- .. Home 2 Suites by Hilton (107 rooms)
- .. Gino's Burgers and Chicken restaurant
- .. Aaron's
- .. Great Clips
- .. Chick-fil-A
- .. Firestone



# Commercial Development

- North Gate Business Park – MITRE Corp., Northrop Grumman, DSA, Telcordia Technologies, Roundtable Defense, and Symbolic Systems
- Hickory Ridge Technology Campus – MSA Company, STG, Inc., and Shafer Corp.
- Aberdeen Corporate Park – no leases
- Fieldside Commons – no leases



# BRAC Milestones

- .. APG went from a \$3.5 billion to a \$20 billion installation.
- .. APG received \$1.3 billion dollars in federal funds for BRAC construction.
- .. Four new Class A office parks have been constructed since 2005 competing with The Gate on Aberdeen Proving Ground (APG).



# EUL Project – The GATE

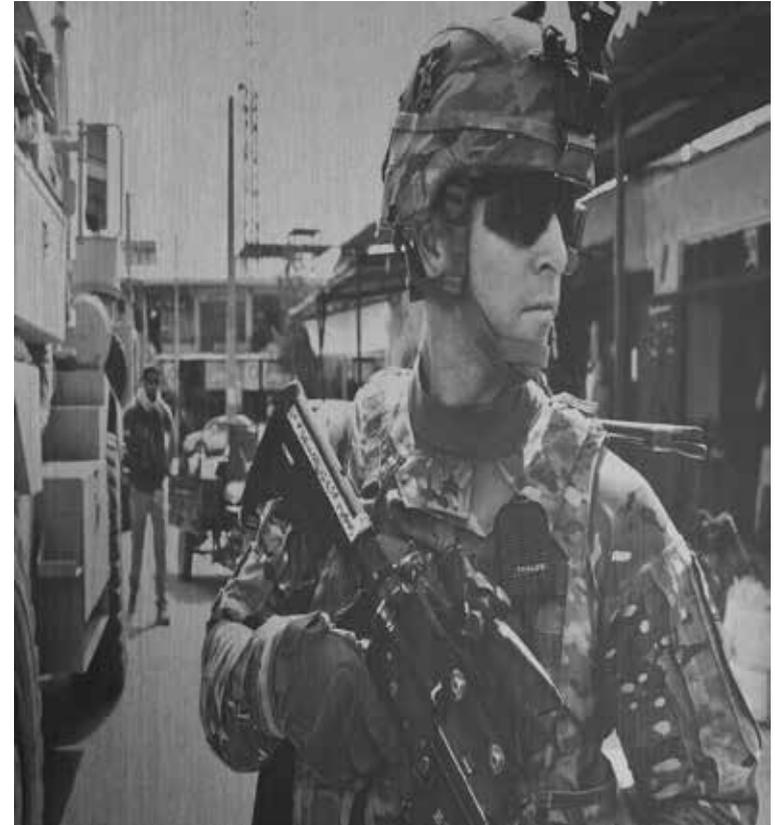
- Enhanced Use Lease Project between the DoD, Harford County Government, and St. John Properties includes the development of offices and retail space to support APG mission operations.
- To date, 12 buildings totaling 650,000 square feet are approx. 85% leased. 50 contractors are located on APG.
- Future construction includes 1.2 million square feet.



- .. Workforce is comprised of approximately 21,000 civilian, military (12%) and contractor personnel.
- .. Currently 137 defense companies have local offices in the Greater APG area; 97 are post-BRAC 2005.
- .. With 90 different tenant organizations, APG is recognized as a Center of Excellence for Research, Development, Testing and Evaluation (RDT&E).



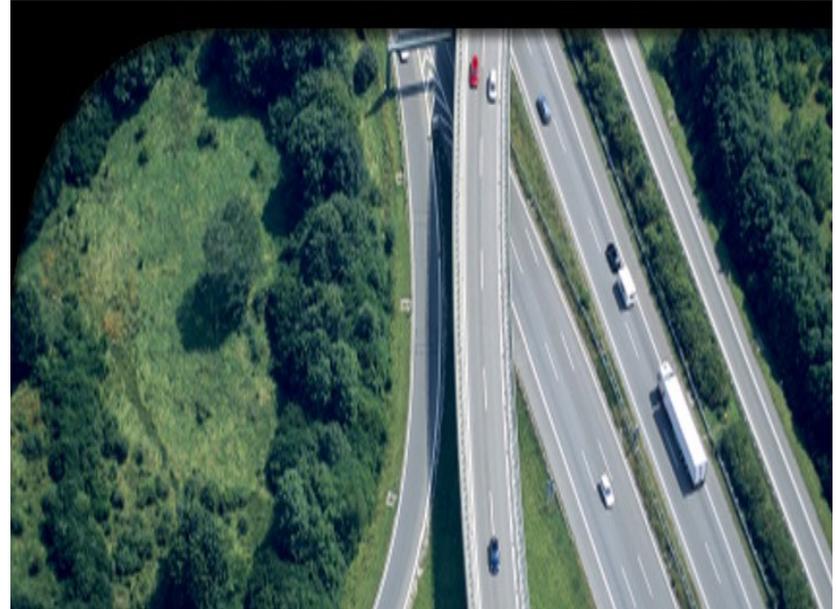
- Several major commands are headquartered within the U.S. Army including: Communications and Electronics Command (CECOM); Research, Development, and Engineering Command (RDECOM); Army Test and Evaluation Command (ATEC); and Medical Research Institute of Chemical Defense (MRICD).



- Telemwork Study underway to assess feasibility of telemwork options at APG
- University Research Park Study – a feasibility study and business development plan was recently completed and recommendations were provided to establish tech districts.
- Joint Land Use Study is proposed to examine growth and its impact to the mission and impediments.

# MDOT – BRAC Projects

- .. SHA road construction of MD 715/US 40 was completed and opened in July featuring new ramp, additional inbound lanes, and improved traffic flow.
- .. During the next 3 years, \$34 million of investment in intersection improvements along the MD 22 corridor between I-95 and Old Post Road will occur.



# Aberdeen MARC Station

- In 2010, the Aberdeen Train Station is a designated Transit Oriented Development (TOD) area .
- Technical support has been provided by MDOT, MTA, and MDP agencies.
- Grant awards from CSSC-OEA, BMC, and DHCD.



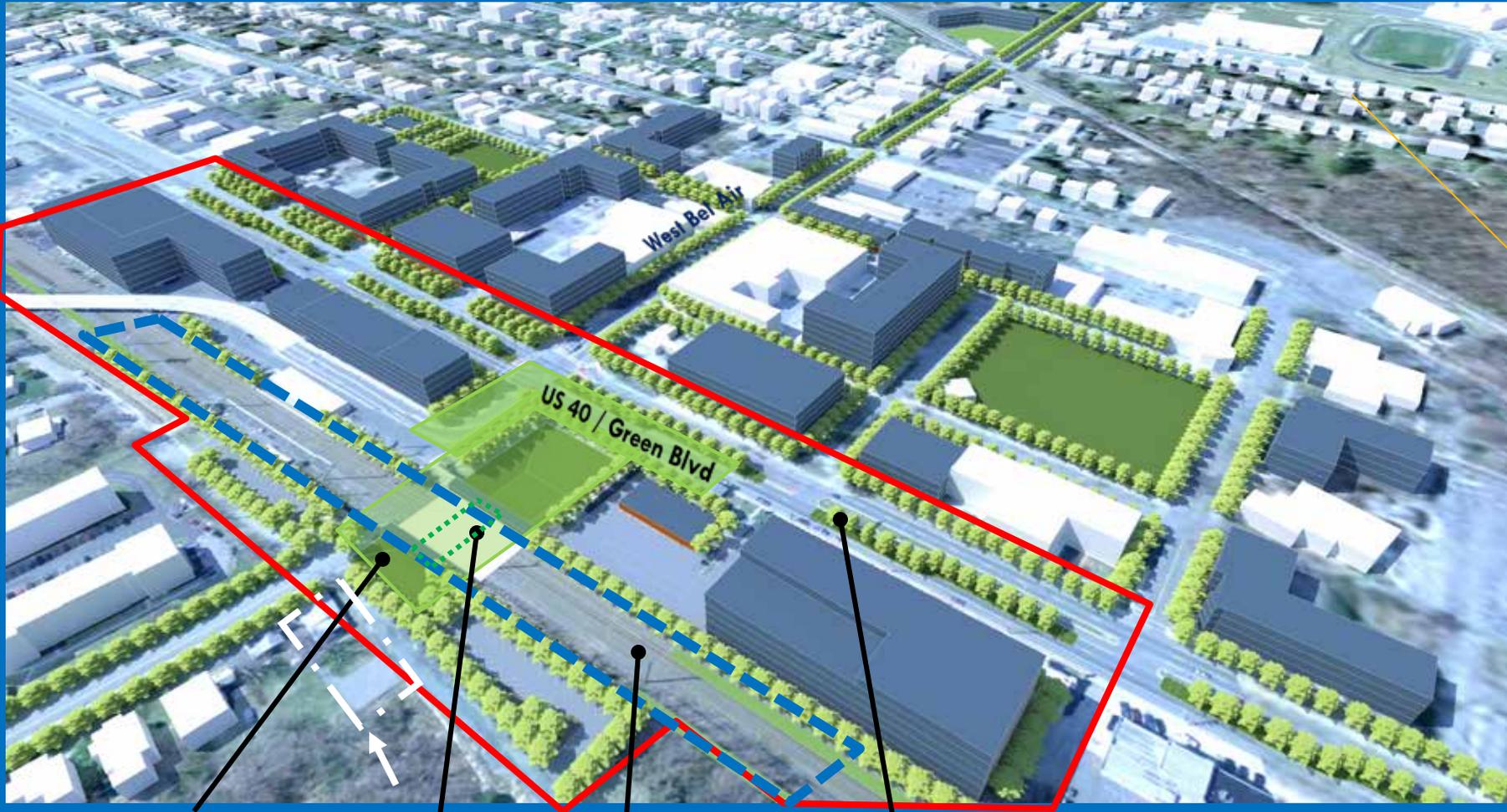
# Station Square Area

- Utilizing grant funding, the Aberdeen Station Square Feasibility Study was completed and pre-preliminary engineering plans and cost estimates were provided for the pedestrian underpass and planned improvements.
- Cost approx. \$36.0 million for the east and west plazas, underpass, parking, and roadway improvements.



# STATION SQUARE CONCEPT

Vision



Station Square –

Pedestrian

Railroad Tracks/

US 40 "Green  
Boulevard" at  
Station Square

East and West

Underpass

Platforms

Station Square – Initial Phase



Plan – Station Square Initial Phase

Station Square – Ultimate Phase



Plan – Station Square Ultimate Phase

# Aberdeen TOD Area

- Additional planning grant funds have been awarded by the BMC and the MDOT to develop a form-based zoning code for the designated TOD area.
- This effort will be completed by fall 2013.



# Aberdeen TOD Area

- Strategic Demolition and Smart Growth Impact Funds awarded in the amount of \$250,000.
- Acquisition of 15 E. Bel Air Avenue adjacent to Aberdeen MARC Station for the pedestrian underpass.



# Aberdeen TOD Area

Next steps:

- Identify public-private partnerships for redeveloping the station area.
- Investigate potential to locate other County or State facilities.
- Investigate the feasibility of green boulevard concept for US 40 in the station area.



# Questions

Thank you MPCA members.