City of Aberdeen
Briefing for MPCA

Presenting: Michael Bennett, Mayor
and Phyllis Grover, Director of Planning and Community Development
Eagle’s Rest – 133 single family homes (under construction)

The Fields at Rock Glenn – 101 single family homes (under construction)

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

- Hickory Ridge Technology Campus – MSA Company, STG, Inc., and Shafer Corp.
- Aberdeen Corporate Park – no leases
- Fieldside Commons – no leases
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).
Telework Study underway to assess feasibility of telework 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.
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.
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.
Utilizing grant funding, the Aberdeen Station Square Feasibility Study was completed and 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

STATION SQUARE CONCEPT

Vision

Station Square - East and West

Pedestrian Underpass

Railroad Tracks/Platforms

US 40 “Green Boulevard” at Station Square
Plan - Station Square Initial Phase
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.
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.
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.