



## **7409 Baltimore Annapolis Boulevard Redevelopment Frequently Asked Questions**

### **GENERAL**

#### **1. Who is Sawmill Partners, LLC?**

The team of Sawmill Partners includes Koch Development Group, Reliable Real Estate Services, and Chaney Development, LLC/Whitehall Development, LLC. The team consists of local real estate professionals that are familiar with the County's development regulations. Each of the members of this partnership has played an integral role in shaping Anne Arundel County for many decades. They have provided tens of thousands of jobs, built much of our County's infrastructure, and designed and built many of the places where our County residents live, work, and play. As lifelong residents of Anne Arundel County, the principals of this partnership have a vested interest in the revitalization of Glen Burnie and the future of our County.

#### **2. How many applications were received through the RFP process?**

The RFP resulted in 4 (four) submissions ranging in variety of housing typology, density and financing strategies.

#### **3. Who was on the selection committee?**

Facilitated by MEDCO, a review committee was established to objectively review, discuss, and recommend a proposal to be advanced for consideration by the County Executive. The Committee included a mix of 9 (nine) professionals with experience related to planning, economic development, real estate development, banking and local government.

The Evaluation Committee members included:

- o Amy Gowan, President/CEO | AAEDC
- o Wes MacQuilliam, Chief Operating Officer | AAEDC

- o Janssen Evelyn, Deputy Chief Administrative Officer | Office of the County Executive
- o Christina Pompa, Deputy Planning & Zoning Officer | Anne Arundel County
- o Christopher Daniels, Real Estate Manager | Anne Arundel County
- o Jim Krapf, Vice President | Elm Street Development
- o Eric DeVito, AAEDC Board Member | Greenburg Gibbons Commercial
- o Ronnie Wooten, Manager of Commercial Banking | First Citizens Bank
- o Jim Lighthizer, Principal, Managing Partner | Chesapeake Real Estate Group

Also, in attendance at meetings but not on the Committee were:

- o Christina Holliday, Chief of Staff | AAEDC
- o Katie Parks, Director of Community Development | Maryland Economic Development Corporation - Project Consultant

#### **4. What was the application criteria?**

The Committee was asked to independently review and evaluate each proposal based on the following criteria outlined in the RFP:

- o Technical Capacity to design and construct a development on the Property that will further the County vision as outlined in the RFP goals
- o A comprehensive Development Plan for the Property including 2D site plan drawing, details for proposed buildings - square footage, usage and heights, a basic parking and transportation/pedestrian routing plan, range of household income levels that will be accommodated by any residential, and plan for engaging the community related to the Development Plan.
- o Financial Feasibility off the Development Plan including preliminary construction cost estimate and a description of anticipated sources of equity and debt
- o General Development Agreement Terms to be executed between the Responding Entity and AAEDC / County including recommended structure for transfer of the property, anticipated development timeline, and other terms.
- o An Environmental Plan including planned preservation actions to protect Sawmill Creek and how to address the onsite environmental conditions.

## **5. How is the proposed development being funded?**

Sawmill Partners, LLC will self-finance the project. This was an attractive option compared to other proposals that relied on LIHTC credits. There were concerns about selecting a project that relied on LIHTC credits due to the competitive application process and the potential for the project to be delayed if not awarded credits.

## **FOR RESIDENTS**

### **1. What is happening at 7409 Baltimore-Annapolis Boulevard?**

Anne Arundel County has selected Sawmill Partners, LLC to redevelop a 13-acre portion of the former County Utility Wastewater Headquarters site into a transit-oriented community in Glen Burnie.

### **2. What kind of development is planned?**

The project will include a mix of housing options, green space and recreational areas, and pedestrian and bike infrastructure. It is designed to complement nearby neighborhoods and improve access to transit. The remediation is going to result in a significant improvement to the environment and a tangible benefit to the community.

### **3. Will the project include housing that is affordable for current and future Glen Burnie residents?**

Yes. The Villages at Sawmill Creek will include a mix of housing types that will be available at different price points. In accordance with County Council Bill 72-24 (Housing Attainability Act), which will be effective on July 1, 2025: At least 10% of for-sale units must be MPDUs, priced for households earning 80% of the area median income (AMI). At least 15% of rental units must be leased at rates affordable to households earning 75% of AMI. The Villages at Sawmill Creek project will exceed these requirements, offering:

- 20% of for-sale multifamily condos for households at 80% AMI.
- 15% of two-over-two condos for households at 80% AMI.
- 20% of rental townhomes for households at 75% AMI.

### **4. How will this impact traffic and parking?**

Traffic and transportation planning are part of the development review process. The site is located near the Cromwell Light Rail Station, and the plan emphasizes transit and pedestrian access. Adequate parking will be included on site.

## **5. What is the timeline for the project?**

The project is in its early planning stages. Community engagement will begin with an open house on May 20, and permitting, design, and construction will follow over several years.

Updates will be posted at

<https://www.aaedc.org/business/7409-baltimore-annapolis-boulevard-redevelopment/>

## **6. How can I provide input on the project?**

Community input is a key part of the planning and redevelopment process. In addition to events like the May 20 open house, future opportunities for public engagement will be available as the project moves forward. The redevelopment process is governed by the Glen Burnie Sustainable Community Overlay zoning code, which requires community meetings and feedback during key stages of project planning and approval.

## **7. How will the project be integrated into the surrounding community?**

The project is being designed with sensitivity to the adjacent residential neighborhood. Building height, massing, and design will reflect that consideration, and the higher multifamily condo buildings will be situated toward the rear of the site, adjacent to the environmental area. The two-over-two condo will serve as a transition from the single family homes to the higher density elements of the site.

## **8. What are the environmental considerations for the site?**

The site has known environmental impacts from its historic industrial use. As part of the redevelopment process, cleanup and remediation will be conducted in accordance with Maryland Department of the Environment (MDE) regulations. This project presents an opportunity to improve the environmental condition of the site and surrounding area, including protections for nearby wetlands and green space restoration.

## **FOR LOCAL BUSINESSES**

### **1. How will this project benefit Glen Burnie businesses?**

The redevelopment will help revitalize the commercial corridor and attract new customers to the area.

### **2. Will construction impact existing businesses nearby?**

Construction will be phased and communicated in advance. Efforts will be made to minimize disruptions and ensure clear access to neighboring businesses throughout the process.

### **3. How does this project support Glen Burnie revitalization?**

This redevelopment is part of a broader County vision to revitalize Glen Burnie by attracting investment, enhancing infrastructure, and creating more housing and job opportunities.

### **4. How can I get involved or learn more?**

Business owners are encouraged to attend the open house on May 20, reach out to AAEDC for more information, and sign up for updates at

<https://www.aaedc.org/business/7409-baltimore-annapolis-boulevard-redevelopment/>.