

BALK HILL RESTAURANT PARK

Mixed-Use Development Center
Revenue Authority of Prince George's County
November 19, 2014

Solicitation Summary

- Seeking Qualified Master Developers (QMDs) to develop 20.44 acres into a restaurant park
- Master Developer/Development Entity or team with the capacity and demonstrated experience to acquire or lease the project and successfully handle all aspects of the development process
- Revenue Authority of Prince George's County (RAPGC) plans to implement a two-phase selection process
 - ▣ RFQ process: RAPGC will select a list of QMDs from responses
 - ▣ QMDs will respond to an outline of more specific transaction terms and developer obligations for evaluation leading toward a selection



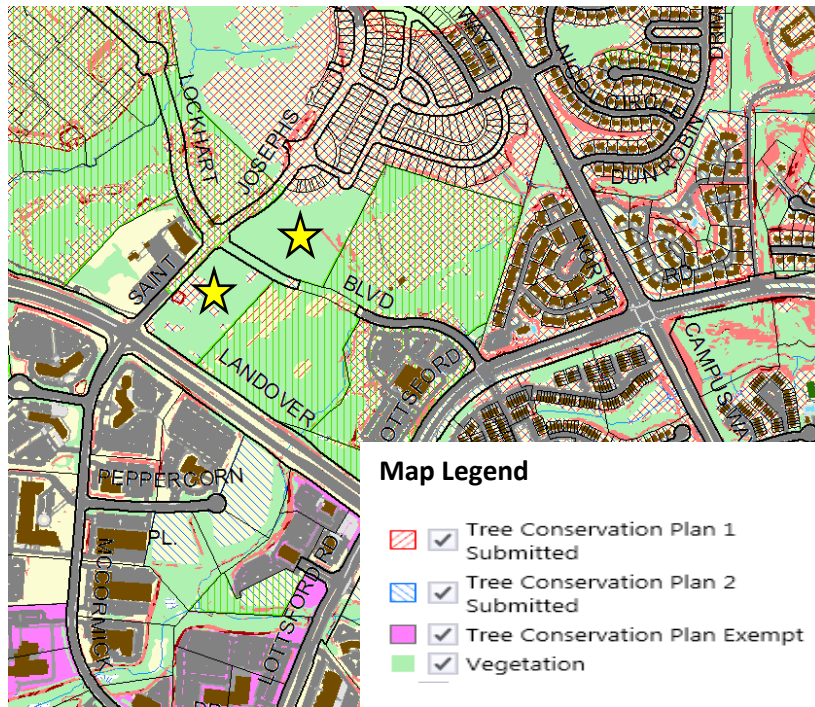
Site Location

The site is located approximately 1.5 miles from the Boulevard at the Capital Centre and Largo Blue Line Metro station. The Woodmore Towne Centre at Glenarden, anchored by Wegmans and Costco, uses St. Joseph's Drive as the main access point, bringing significant traffic past both the sites daily.

History of Balk Hill Property

- Two parcels intended for commercial use conveyed by private developer.
- Consists of 20.44 acres M-X-T zoned land
- Development must include employment generation
- Proceeds from sale/lease of property may be used for other non-specified Revenue Authority projects

Environmental Concerns



- Minor impact of previous tree conservation and other preservation efforts on Parcels 1 & 2
- During development process the total 20.44 acres was reduced by ROW & lot reconfiguration
- Existing woodlands and ponds
- Any new development requires woodlands and SWM mitigation and will likely reduce total developable area by 15-20%

Project Background

- RAPGC desires to establish a restaurant park that addresses the demand for more high-quality dining experiences in Prince George's County.
- The site is located in an area that has experienced and will continue to experience significant economic investment. The investments are occurring in both the public and private sectors, as evidenced by the recent announcement of the construction of a new \$650 million Regional Medical Center slated to open in 2018.

Development Site Goals

- The development of the Restaurant Park should address the following:
 - Provide high quality, affordable dining choices for the surrounding area
 - Create employment opportunities for Prince George's county residents
 - Attract and secure leases from reputable local, regional and national chain eateries
 - Maximize RAPGC revenue from the site;
 - Encourage participation by Local and MBEs (Minority Business Enterprises)

RFQ Contact

Revenue Authority of Prince George's County

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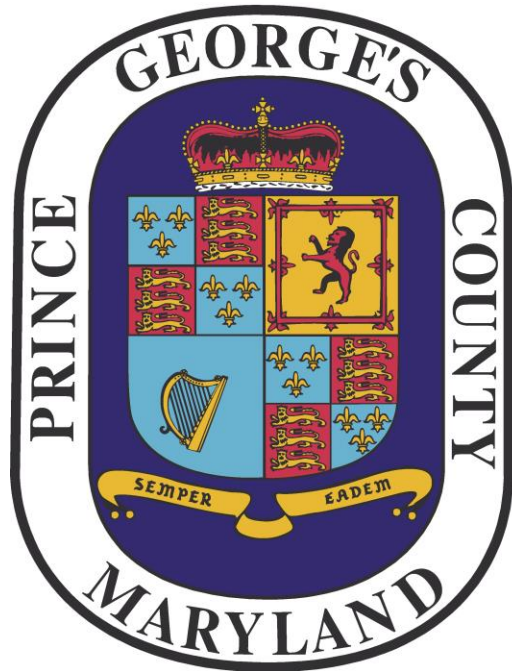
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THANK YOU!



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OF PRINCE
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