

**NATIONAL CAPITAL BUSINESS PARK**  
**(Development Concept Summary)**

Description of the Property:

- The National Capital Business Park (NCBP) is approximately 442 ± acres located north of Leeland Road and west of US 301
- Currently zoned R-S (Residential Suburban) and I-1 (Light Industrial)
- Property was previously zoned E-I-A (Employment Institutional Area) prior to 2006
- The NCBP is located on the same property as the approved (but not built) residential community known as “Willowbrook” with the potential for 1,139 residential units
- The NCBP will essentially be located within the same development footprint as the approved (but not built) “Willowbrook” residential community

Development Concept:

- Proposal for the NCBP includes construction of approximately 3 million square feet of new employment/light-industrial buildings
- The NCBP concept plan anticipates the buildings can be occupied by “last mile/ E-commerce” logistics users, traditional warehouse users (including the potential for technology and medical manufacturing), flex/office users, and data center users

Benefits to the County:

The benefits of the NCBP include, but are not limited to, the following:

- **Job Creation:** Preliminary estimates indicate that the NCBP will create up to 4,000 to 5,000 well-paying new jobs when fully built out. These job estimates do not include temporary jobs related to the construction and site development of the NCBP.
- **Tax Base Increase:** The NCBP, once fully developed and occupied, will likely have an aggregate assessed value (including land, improvements, and personal property) of over \$500,000,000.00. It is estimated that the project will, at a minimum, generate approximately \$21,000,000.00 million in annual tax revenue.
- **Reduced Impact on Public Facilities:** By converting the subject property from residential to an employment/business park, the NCBP will not generate students entering the County school system. This in turn would reduce the future impact of additional students

at Pointer Ridge Elementary, Benjamin Tasker Middle, and Bowie High Schools (the currently assigned school cluster for the property). Further, an employment/business park would require less fire and police services compared with a large residential community.

- **Reduced Impact on Leeland Road:** The currently approved Willowbrook residential project has 100% of its traffic directed to Leeland Road. Conversely, the NCBP will route its internal traffic through the adjacent Collington Center. Vehicles to and from the NCBP will utilize Queens Court and Trade Zone Avenue (within the Collington Center) to access US 301.
- **Road Improvements to US 301:** It is anticipated that the NCBP would result in the contribution of approximately 7 million dollars to the current US 301 CIP project (based on a conservative assumption of 3 Million Square Feet for the NCBP). NCBP's US 301 CIP contribution could be utilized by the Developer/Owner to construct a third northbound thru lane along US 301 from Leeland Road to the north of Trade Zone Avenue. The Developer/Owner is also proffering the construction of a full-movement signal at the intersection of US 301 & Queens Court, subject to SHA approval. The construction of a signal at this location will help alleviate existing congestion at the intersection of US 301 and Trade Zone Avenue.
- **Construction of a Public Park:** The residential uses previously planned for the property required the development of a 20-acre public park (with a variety of programming available, a parking lot, and related amenities) on the north side of Leeland Road. Although park facilities are not required under County regulations for employment/business parks, the Owner/Developer will agree to provide the previously approved public park as part of the first phase of development of the NCBP. The public park will also include portions of a master plan trail that is designed to be part of a network to connect large sections of the Collington Stream Valley throughout this portion of the County.
- **Buffering from Adjoining Residential Communities:** The developable portions of the subject property are surrounded by substantial woodlands and environmental features. These features surrounding the proposed development will remain undisturbed and will create a significant natural buffer to separate the uses within the NCBP from proximate communities such as Beechtree (to the south) and Oak Creek (to the west). Further, the Developer/Owner has commissioned the appropriate noise and sight-distance studies that should demonstrate that the NCBP will

not have any consequential visible or audible impact to adjacent residential uses.