

# **West Watkins Life Science Development (Southern Portion of Watkins Mill Town Center Urban Core) Amendment to Schematic Development Plan Application ASDP – 9338-2022**

## **Community Outreach Meeting Presentation July 7, 2022**

Applicant/Contract Purchaser:

**Trammell Crow Company**  
Contact: Eric Fischer / Bill Brewer  
888 16<sup>th</sup> St. NW  
Washington, DC 20006  
Email: efischer@trammellcrow.com /  
wbrewer@trammellcrow.com  
Phone: 202-295-3308

Civil Engineers:

**Soltesz**  
2 Research Pl., Ste. 100  
Rockville, MD 20850  
Contact: Daniel Park  
Email: dpark@soleszco.com  
Phone: 301-948-2750

Land Use Attorneys:

**Lerch, Early & Brewer, Chtd.**  
7600 Wisconsin Ave., Suite 700  
Bethesda, MD 20814  
Contact: Stuart R. Barr  
Email: srbarr@lercheearly.com  
Phone: 301-961-6095

Planner/Architects:

**Gensler**  
1 E. Pratt St., Ste. 202  
Baltimore, MD 21202  
Contact: Vaki Mawema  
Email: vaki\_mawema@gensler.com  
Phone: 215-419-7013

# TABLE OF CONTENTS

1. Project Introduction
2. About Trammell Crow Company
3. Project Description
4. Project Timeline
5. Questions

# PROJECT INTRODUCTION

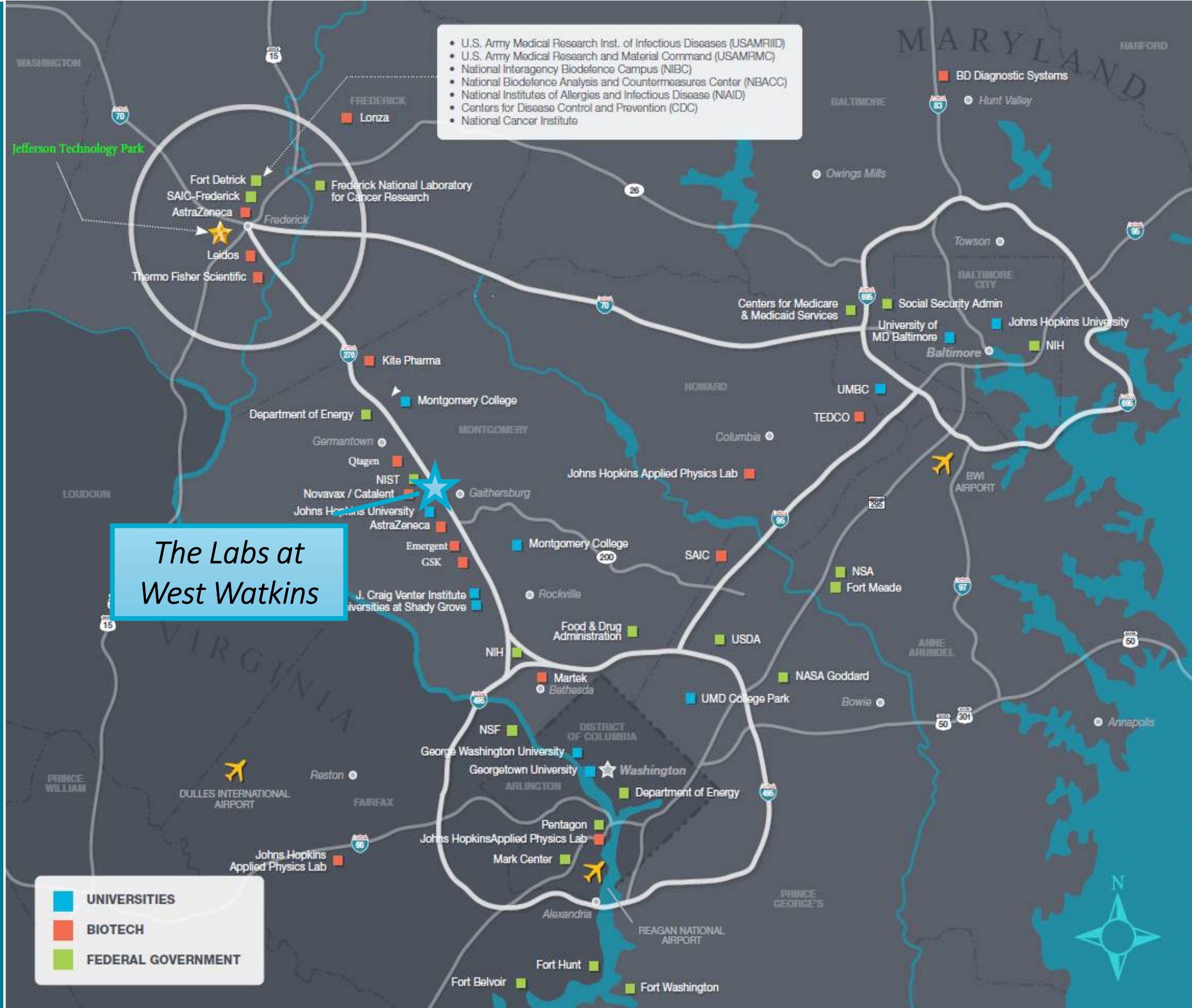
# Watkins Mill Town Center



# MD Life Science Market:

*“labor, research, innovation, and production”*

- ✓ Home to over 350 private bioscience companies including –
  - ❖ *AstraZeneca*
  - ❖ *GSK*
  - ❖ *Horizon Therapeutics*
- ✓ CBRE’s #4 US Life Science Market
- ✓ Home to major public institutions that underpin the area’s life science focus –
  - ❖ Food and Drug Administration
  - ❖ National Institutes of Health
  - ❖ National Institute of Standards and Testing
  - ❖ Fort Detrick
  - ❖ National Cancer Institutes
  - ❖ Johns Hopkins University



# TRAMMELL CROW COMPANY

# Trammell Crow Company Corporate Overview



## CAPABILITIES

The firm focuses its attention on the areas where we believe we can make the greatest impact: helping mitigate the impact of the built environment on climate change; using our talent, energy and resources to improve the quality of our communities and the lives of others; and helping our people to reach their full potential while providing a safe and ethical workplace.

For occupiers, TCC serves as a trusted advisor at every step of the process, from apprising clients on alternative land or building options through the development or acquisition of facilities. With its national scope and comprehensive range of product types, TCC offers investors geographic diversity, capital efficiency and the opportunity to be active in more parts of the real estate cycle.



I CAN STUMBLE OR STRIDE...BOTH ARE UP TO ME.  
I CAN SUCCEED OR FAIL...IT'S ALL UP TO ME.  
I CAN PROSPER OR LOSE...IT'S ALL UP TO ME.

**IT'S ALL UP TO YOU.**



Trammell Crow



## COMPANY OVERVIEW

Trammell Crow Company, founded in Dallas, Texas in 1948, is one of the nation's oldest and most prolific developers of and investors in commercial real estate. The Company has developed or acquired 2,800 buildings valued at nearly \$70 billion and over 625 million square feet. It employs nearly 700 professionals in the United States and Europe.

The Company's mission is to: deliver superior outcomes for occupiers, residents and the communities in which we build, deliver market-leading financial returns to our investment partners, as well as attract and retain top talent by upholding an entrepreneurial and rewarding work environment.



OFFICE



INDUSTRIAL



RESIDENTIAL



MIXED-USE



HEALTHCARE



LIFE SCIENCES

## OFFICE LOCATIONS

ATLANTA  
AUSTIN  
BARCELONA  
BOSTON  
CHICAGO  
DALLAS  
DENVER

HAMBURG  
HOUSTON  
LONDON  
LOS ANGELES  
KRAKÓW  
NEWPORT BEACH  
ORLANDO

PARIS  
PHILADELPHIA  
PHOENIX  
PITTSBURGH  
PORTLAND  
PRAGUE  
RALEIGH

SAN DIEGO  
SAN FRANCISCO  
SEATTLE  
ST. LOUIS  
WASHINGTON DC

# Trammell Crow Company Corporate Overview

## CORPORATE RESPONSIBILITY

Corporate Responsibility is at the heart of Trammell Crow Company's business practices. The firm is committed to integrating responsible and sustainable business practices across its operations and is redefining and broadening sustainability to include economic impacts, wellness, social benefits, transportation and governance. The Corporate Responsibility program encompasses:

- ▶ ENVIRONMENTAL SUSTAINABILITY
- ▶ ETHICS AND COMPLIANCE
- ▶ HEALTH, SAFETY & WELLNESS
- ▶ PEOPLE AND CULTURE
- ▶ COMMUNITIES AND GIVING



**40** LEED® & WELL APS

**50** MSF TOTAL LEED® PROJECTS  
*Delivered and in the Pipeline*



# Representative Life Science Experience

## FULTON LABS

400 N. ABERDEEN, CHICAGO, IL  
16 FLOORS, 407,500 SQ. FT.  
CLASS A OFFICE/LAB/RETAIL



## CUSTOM BUILT FOR SCIENCE

Fulton Labs is the first life science laboratory space in one of the most sought after U.S. neighborhoods — Fulton Market in Chicago.



# Representative Life Science Experience



WE HAVE DEEP EXPERIENCE IN MASTER PLANNING AND DEVELOPING LARGE, COMPLICATED, MIXED-USE AND LIFE SCIENCE PROJECTS.



**6+**  
MILLION SF



**\$4.8B**  
TOTAL COST

\*Data from 4Q2021



## REATA PHARMACEUTICALS

PLANO, TX  
327,400 SQ. FT., BUILD-TO-SUIT, CLASS AA OFFICE/HQ  
PHASE I OF TCC'S 16-ACRE MASTER-PLANNED DEVELOPMENT



## STEWART & BOREN LIFE SCIENCE BUILDING

SEATTLE, WA  
10 STORY, 268,500 RSF,  
CLASS A, TROPHY DEDICATED LIFE SCIENCE

# PROJECT DESCRIPTION

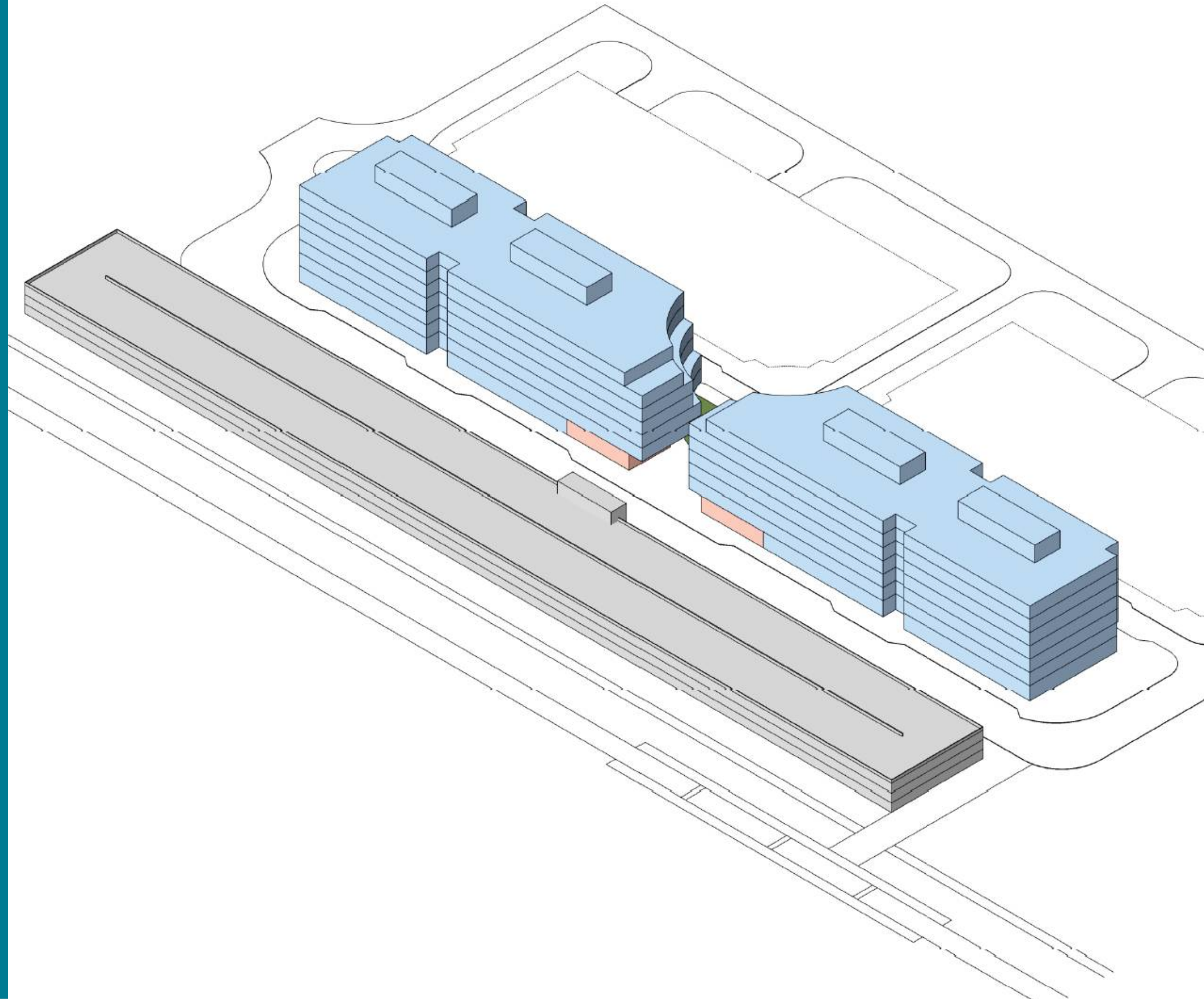
# Master Plan

- ✓ Our plan fits neatly into the approved SDP requiring only small tweaks to building massing and floor to floor heights.
- ✓ The location of streets, parking, and open space will all be consistent with the approved plan.



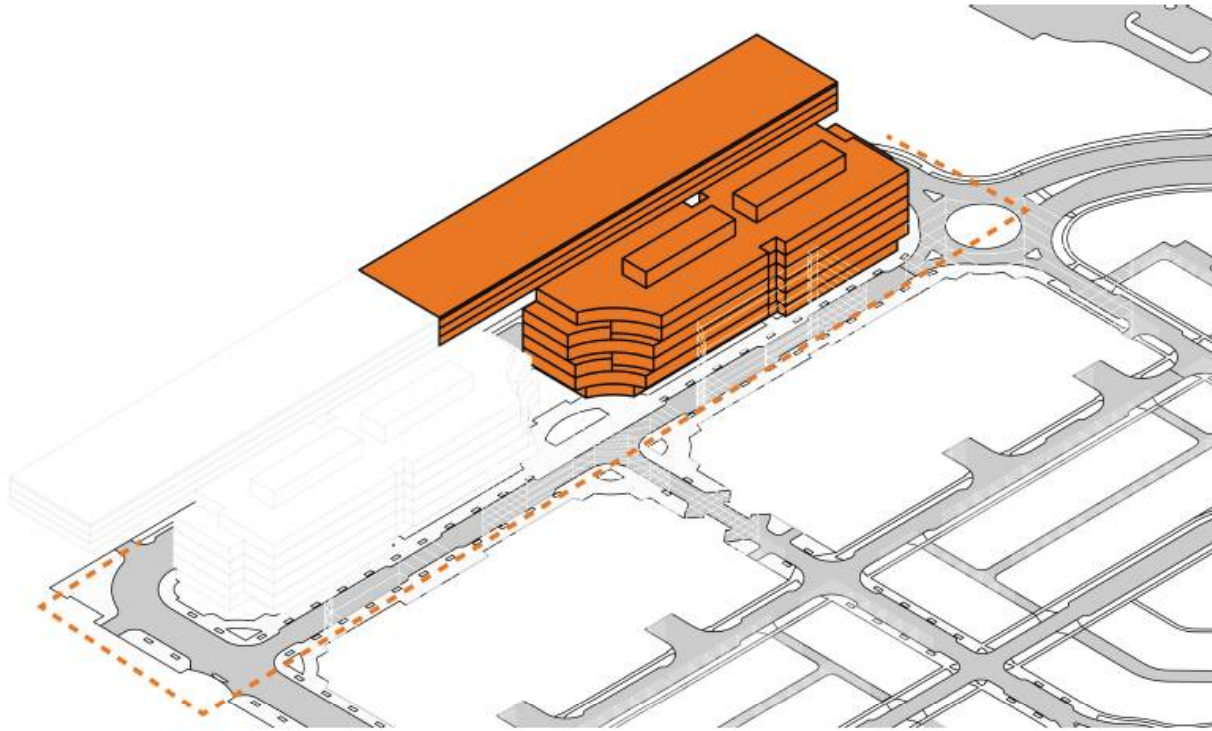
# Project Plan

- ✓ The buildout calls for approximately 800,000 sf of commercial density over two buildings.
- ✓ This includes approximately 10,000 sf of ground floor retail fronting the open space.
- ✓ Enhanced connection to the Metropolitan Grove Station.



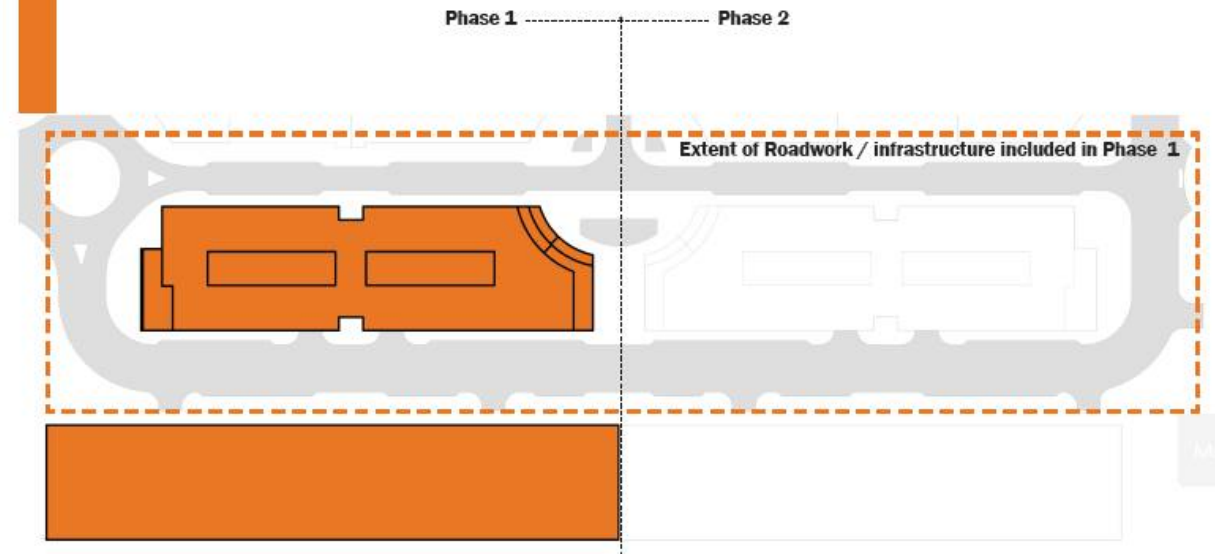
# Project Phasing

## PROJECT PHASING



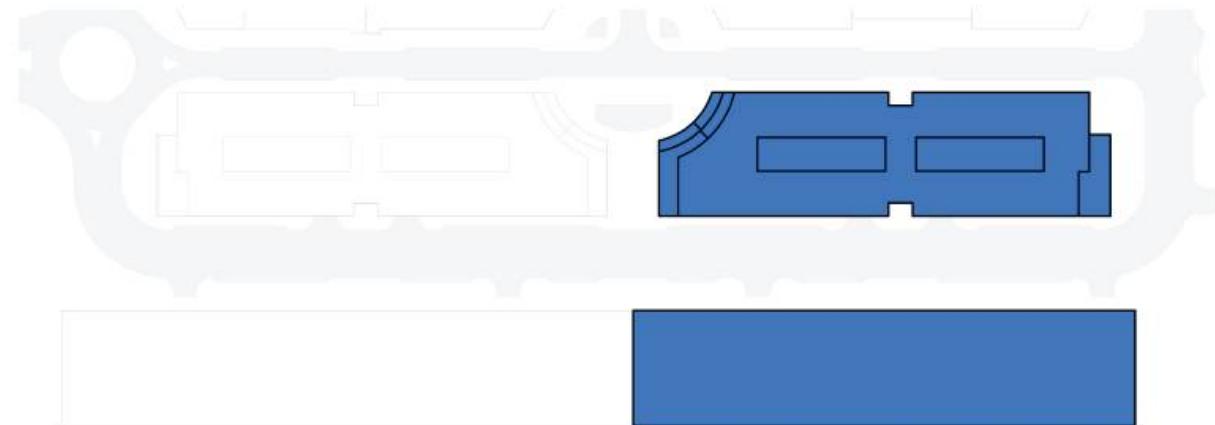
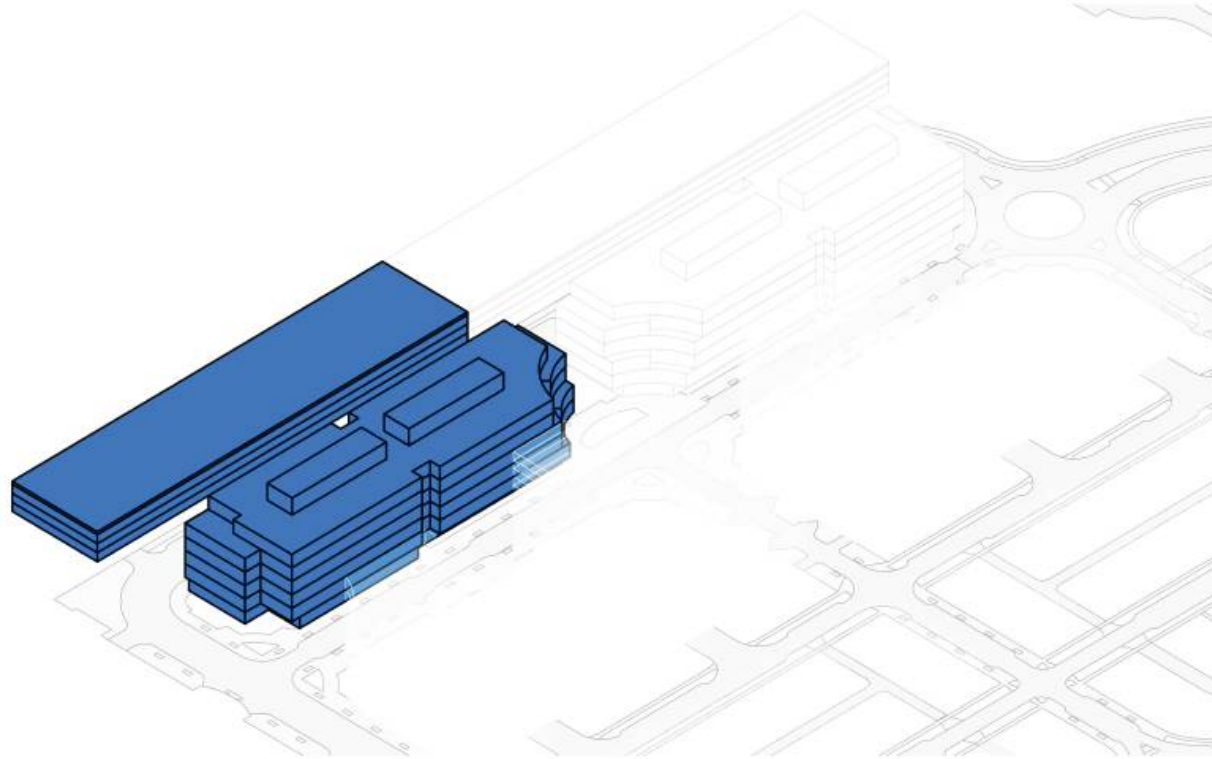
### PHASE 1

INCLUDES WEST OFFICE/LAB BUILDING, WEST PARKING GARAGE STRUCTURE AND SITE ROADWORK/INFRASTRUCTURE.



### PHASE 2

INCLUDES EAST OFFICE/LAB BUILDING AND EAST PARKING GARAGE STRUCTURE.



# Project Rendering



# Project Perspective



# Project Perspective



# Project Perspective



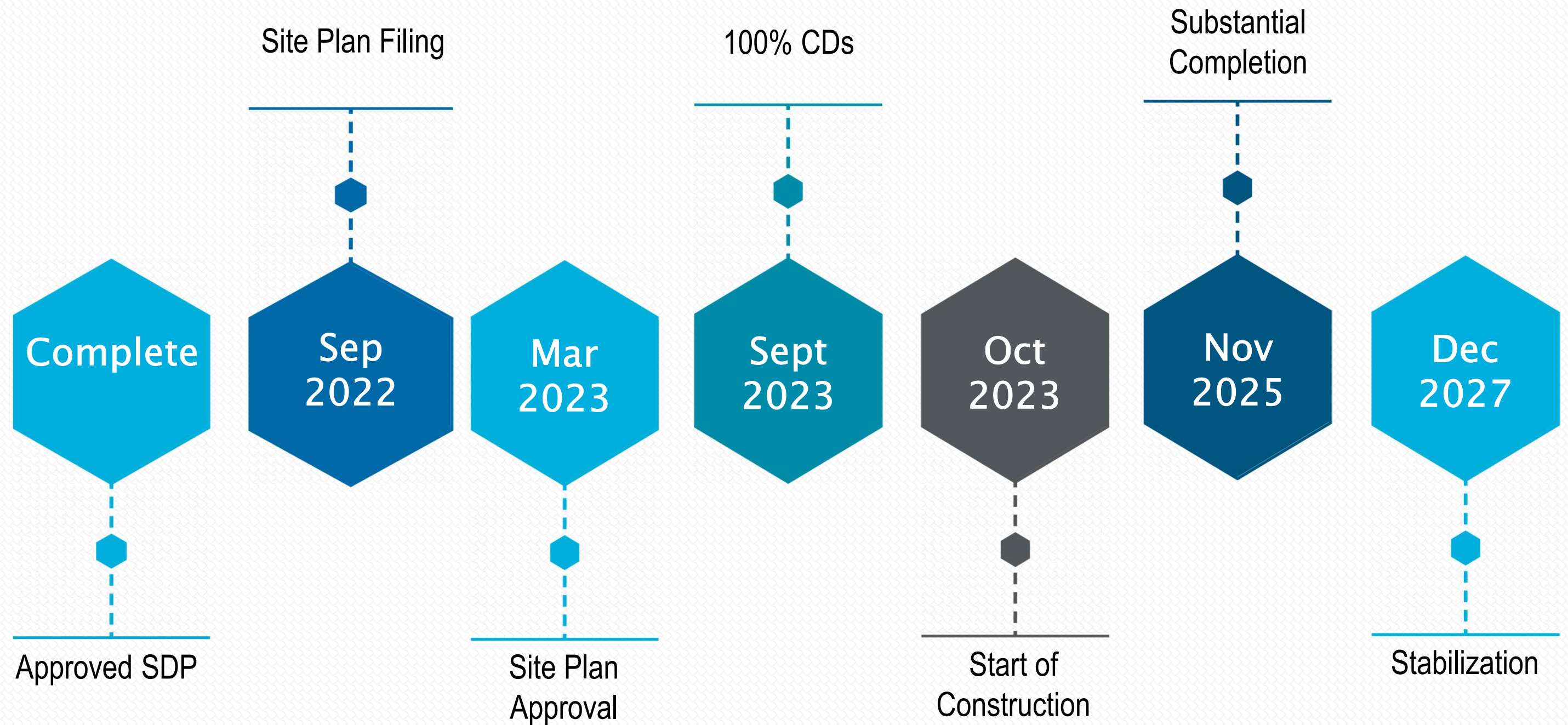
# Project Perspective



# Project Perspective



# Project Timeline



# QUESTIONS

For a copy of this presentation, please visit:  
<https://bit.ly/3NjrdtR>

# Project Phasing

