



Where All Roads Lead

A new mixed-use project promises to redefine transit-oriented building in Baltimore County

David S. Brown Enterprises

PRESIDENT
AND FOUNDER
Howard Brown

LOCATION
Owings Mills, Maryland

In the bustling urban landscape of Baltimore County, Maryland, one transit-oriented project plans to bring just about everything residents and visitors need in one skillfully crafted location. Called the Metro Centre, the mixed-use undertaking is the brainchild of David S. Brown Enterprises (DSB) and centers on its proximity to the heavily trafficked Owings Mills Metro Station.

Among its laundry list of highlights, the \$1 billion Metro Centre development features some 1.2 million square feet of commercial space, 300,000 square feet of retail space, 1,700 residential units, a 229-key Marriott Hotel and more than 120,000 square feet of edu-



cational space. The Community College of Baltimore County is one of the tenants putting stake in the new project.

DSB President and Founder, Howard Brown, says transit-oriented projects are a main focus for his company, and Metro Centre fits the bill.

"Our focus in the last number of years has been going on either town centers or transit-oriented developments, which is heavily mixed-use, that contain retail on the ground floor and offices above, or residential with retail on the ground floor and apartments above," Brown says. "We build parking garages, so basically, we do a ground-up from the raw ground, take it all the way through the concept, processing through the various city or county, to permits, and then we do the building and the management."

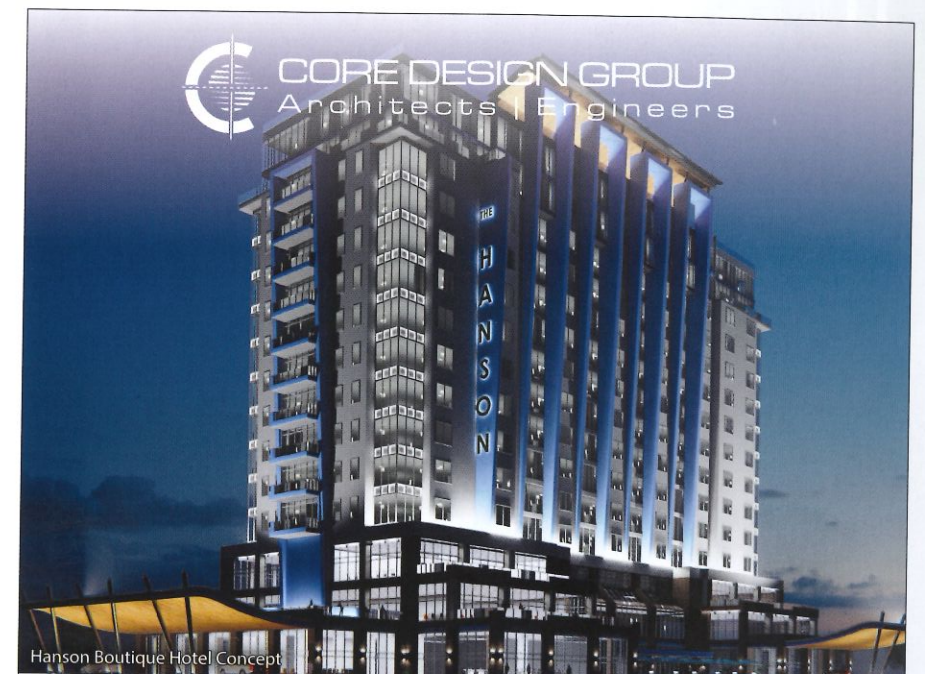
The complex layout is not one that Brown believes just any company could pull off. The mixed-use development was carefully designed to create a space where office, retail, residential and parking could coexist without issue.

"You need the vision to install the infrastructure and the vision of how you can develop this site," he says. "You've got to conceptualize after the beginning, and then you build it out. And I think it's very challenging. It's not for an amateur to do."

The company worked closely with numerous design partners, including Curry Architects, Gordon and Greenberg and Core Design Group of Pennsylvania to design the property's buildings with a profession-

CORE DESIGN GROUP

CORE Design Group is an architectural and structural engineering firm founded on the fundamental principle that the greatest contribution of architecture is to strengthen and vitalize our communities. We believe that architecture, the natural landscape and a building's context, both in environment and history, are seamlessly connected. We are proud to be a partner with David S. Brown Enterprises on the Willard project at Metro Centre at Owings Mills.



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CORE Design Group is focused on creating long-term relationships with our clients and partners while creating spaces that invite, inspire, and promote safety. Whether our clients need a small renovation or are looking to do a large-scale new construction project, we work closely with them from the initial concept through the project's completion to meet their unique needs.

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-Howard Brown



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al edge intended for success. Other partners like M&T Bank helped DSB finance the project.

Metro Centre is expected to be fully built out by 2028.

URBAN EXPANSION AT ITS BEST

As Brown sees it, transit plays a central role in the natural evolution of the urban environment. Owings Mills Metro Station not only serves as a busy central hub for visitors but also offers a welcoming endpoint to the 3,000 commuters for whom the stop is the end of the line each day.

"When you look at D.C., New York or Boston, the impact the subway has moving people back and forth, whether it be people who work here and live in the city or vice versa—I think that's the key today," Brown says. "Transportation was the number-one driver before COVID-19."

The built-in traffic also adds a layer of security for the project, much of which centers on companies, businesses and shoppers showing up time and time again. The ebb and flow of daily life means residents will get coffee in the morning, commuters will grab breakfast, and shoppers will pop into their favorite stores.

"You feel very secure, because people are working and living here and going down from their apartment; they'll get a beer or get dinner" Brown says. "That's what I find attractive today, as opposed to just being in an apartment building and you can't walk downstairs to get a coffee in the morning, go to a coffee shop or whatever."

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Congratulations to David S. Brown Enterprises for bringing the Metro Centre initiative to life!

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LEARNING SOMETHING NEW

While retail, commercial and residential space might seem like a natural fit for a project this size, the addition of the Community College of Baltimore County and the Baltimore County Public Library makes it a relatively unique project, though the idea makes perfect sense in a transit-rich environment.

According to Brown, the project's proximity to the Owings Mills Metro Station makes it an ideal location for students to live and study. The new six-story educational facility is situated between two parking garages that offer nearly 5,000 parking spaces.

"This was a park-and-ride lot. In order to take it down—they had 2,600 spaces—my requirement before I built anything was that I had to build at least a 2,000-car

garage. I ended up building a 3,000-car garage," Brown says. "Then the county built a 120,000 square-foot library and community college, and I built another 2,000-car garage."

From the perspective of Baltimore County and its local businesses, the Metro Centre project poses an attractive blank slate for new revenue. The economic diversity offered by transit and a community college is hard to argue with.

"From a revenue standpoint, obviously, you're enlarging the tax base dramatically out here," Brown says. "There are a number of businesses in the county that are being attracted to this kind of a town center, where it offers almost everything, including a library and college. You've got it all." ■



A Thriving District in Dallas

International real estate firm expands innovative live-work-play development in Dallas neighborhood with new offices, amenities

International real estate leader Harwood International has invested millions of dollars into its master-planned Harwood District with the goal of creating a pedestrian-friendly, amenity-rich, culturally significant destination in Dallas' Uptown neighborhood.

The district's first building, Harwood No. 1, opened in 1984 as the original Rolex headquarters. It was Uptown's first office development. Since then, Harwood has designed, developed and launched numerous new office towers, in addition to luxurious residential towers and unique restaurant concepts, across 19 city blocks.

With only five of 11 million square feet developed thus far, Harwood has immense opportunity to continue crafting its district in Uptown into a vibrant environment rich with culture, intriguing architecture and amenities for all to enjoy.

"[Our founder, Gabriel Barbier-Mueller], saw a lot of untapped potential with this area of land. We have transformed this over the years into a park-like, pedestrian-friendly campus with over 8.5 acres of gardens, art-filled lobbies and a pedestrian Walk Score of 92 percent, which is pretty amazing in the city of Dallas right now," says Jeff Smith, Studio Design Director of Harwood Design Factory. "Harwood develops a variety of different building types, including Class AA office towers and two luxury residential towers. More recently, we've expanded

Harwood International

STUDIO DESIGN DIRECTOR,
HARWOOD DESIGN FACTORY
Jeff Smith

LOCATION
Dallas, Texas