

# CASCADE TOWN CENTRE INFRASTRUCTURE DEVELOPMENT





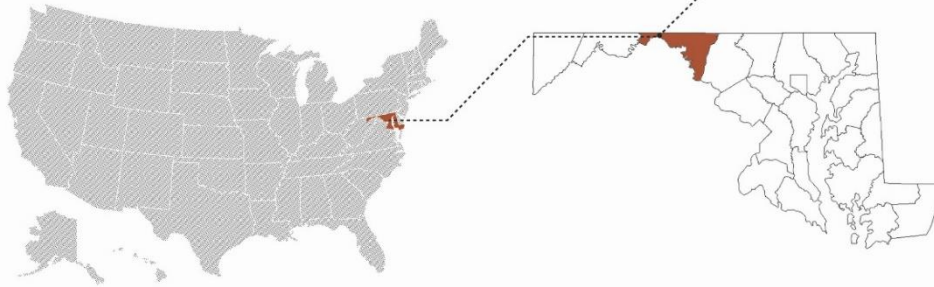
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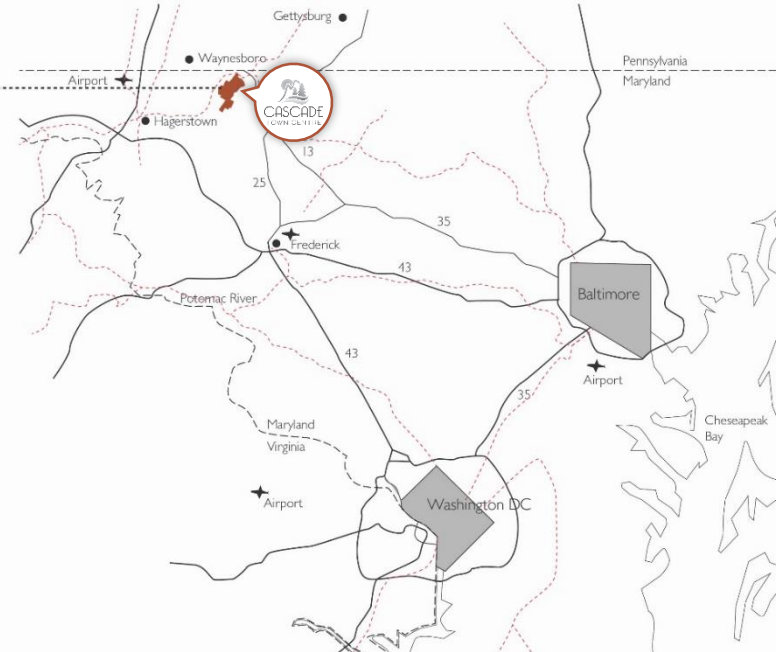
Presents

# CASCADE, WASHINGTON COUNTY, MARYLAND



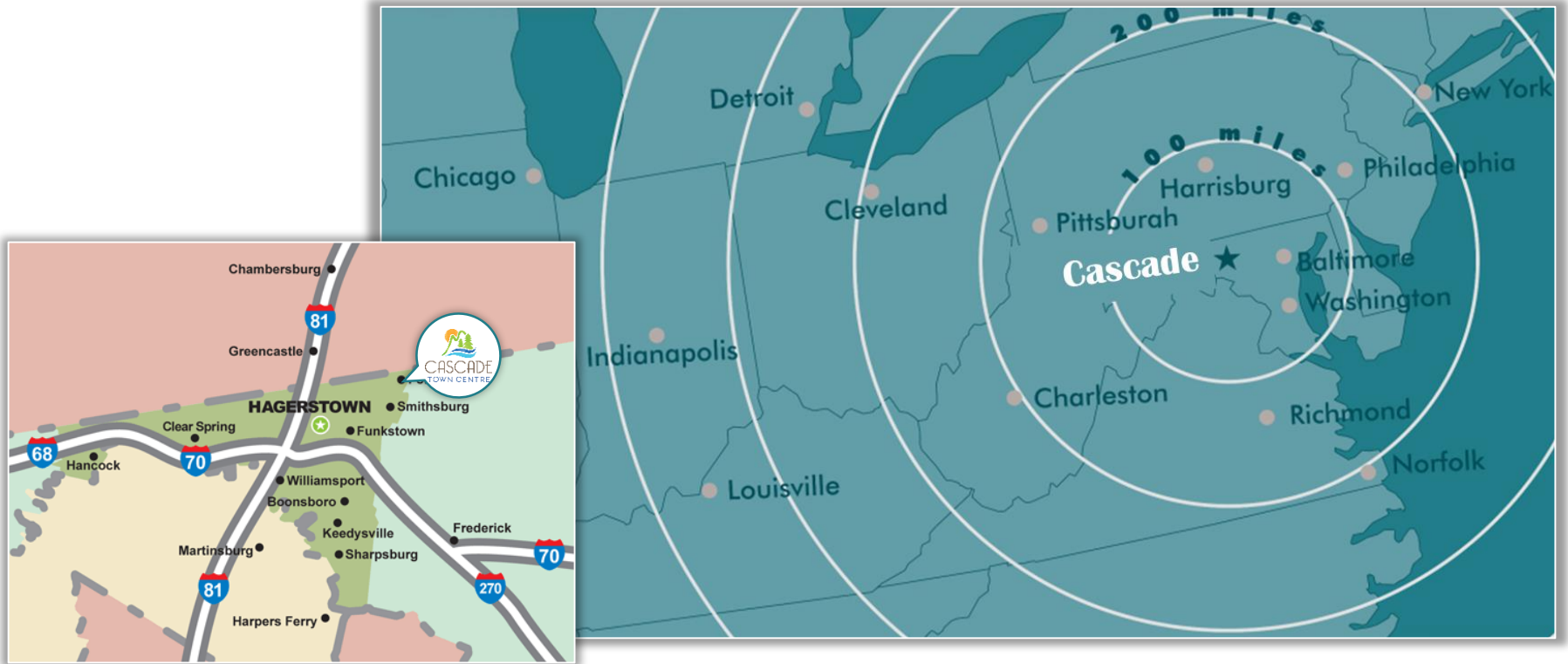
## Washington County, Maryland United States of America

- ❑ Population: 150,578 (US Census 2017 Update)
- ❑ Median Household Income: \$56,316 (US: \$55,322)
- ❑ Land Area: 1,185.65 km<sup>2</sup> (457.78 mi<sup>2</sup>)
- ❑ Bond Ratings:
  - Fitch: AA+
  - Moody's: Aa1
  - S&P: AA+/Stable



**Cascade Town Centre** is a proposed mixed-use redevelopment project at the former Fort Ritchie Army base overlooking the beautiful community of Cascade in Washington County, Maryland.

# LOCATION



- ❑ 75-minute driving distance from the center of Washington D.C. and Baltimore metropolitan area.
- ❑ Sitting on a cross-section of interstates 70 & 81, the location of the Cascade Town Centre provides access to more than 66% of the U.S. population overnight.
- ❑ Easy access to international & regional airports, locomotive terminals, and an international port.

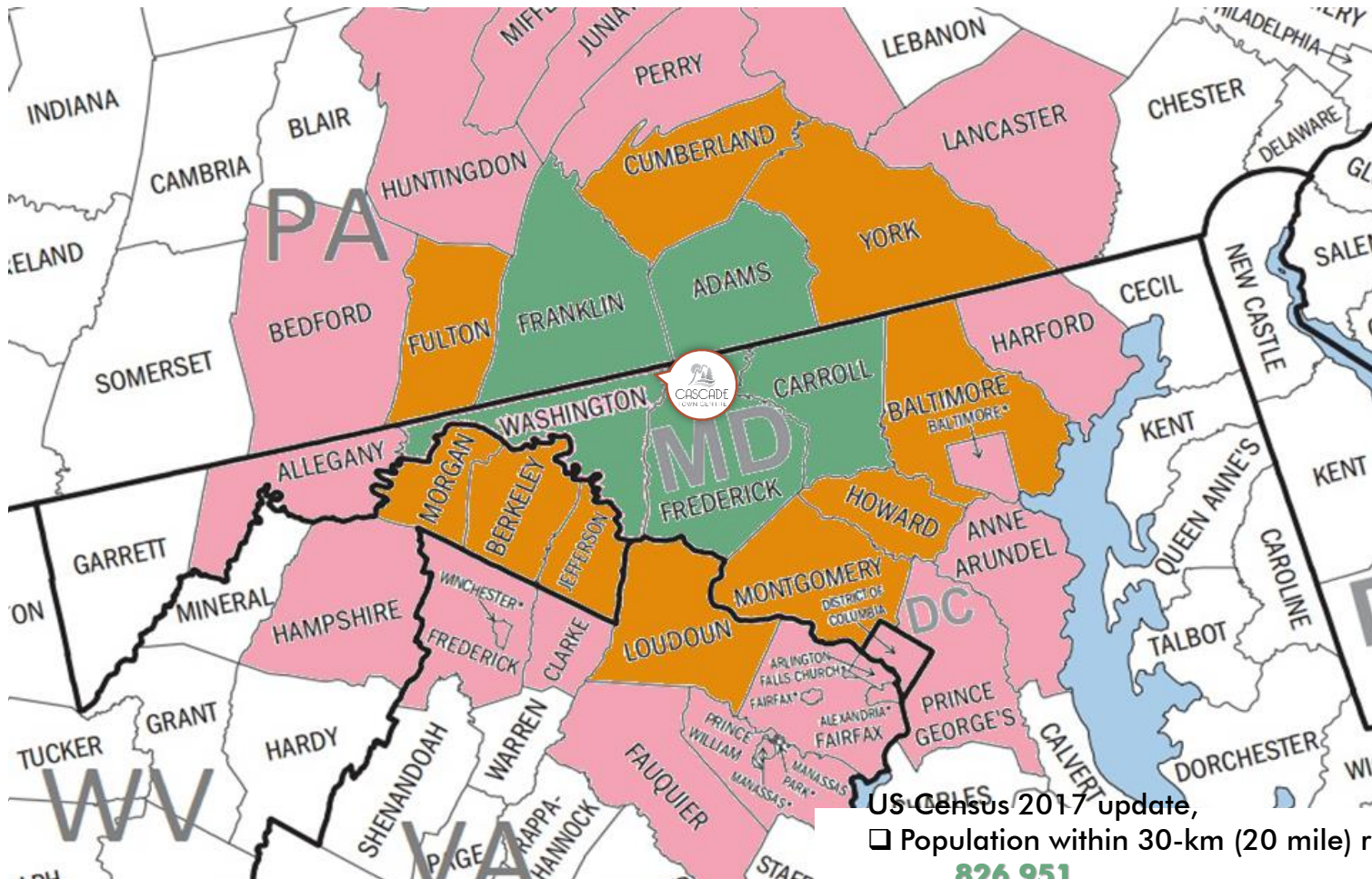


BWI (Baltimore-Washington International Airport) ..... 110 km (70 mile)  
 DCA (Ronald Reagan Washington National Airport) ..... 120 km (75 mile)  
 IAD (Washington Dulles International Airport) ..... 100 km (65 mile)



Port of Baltimore ..... 100 km (65 mile)

# POPULATION



US Census 2017 update,

□ Population within 30-km (20 mile) radius:

**826,951**

□ Population within 60-km (40 mile) radius:

**4,337,100**

□ Population within 90-km (60 mile) radius:

**10,807,187**

# SITE HISTORY

**1870** Attracted nearly 1 million tourists every summer until early 1940s.

PenMar Amusement Park

**1940** Military Intelligence Training Center during the World War II

MITC

**1998** PenMar Development Corporation formed to redevelop the Fort Ritchie property

PMDC

Camp Ritchie

Fort Ritchie

Cascade Town Centre

**1926** Military Training Camp for Maryland National Guard

**1950** US Army Base. In 1998, the base is closed as a result of the 1995 BRAC decision

**2016** Washington County & JG Group reached a 20-year master development agreement for developing the Cascade Town Centre

# MILITARY HERITAGE

Fort Ritchie's historic stone structure and surrounding mountains evoke images of the **San-Seong** and inspire the future of the place.



# SPECIAL DISTRICT DESIGNATION

A special district that allows a variety of uses such as residential, shops, restaurants, universities, hospitals, hotels, leisure facilities, warehouses, etc. to **optimize the land use potential** in the mixed-use development.

Special Economic  
Development  
(SED) District

Cascade  
Development  
District

A special district for the application of the **Tax Increment Financing (TIF)** Act to allow a company to cover the cost of public and private -infrastructure improvements (includes demolition, parking, buildings, etc) with tax revenue generated in that district.

A site that **special United States Customs Service procedures** may be used. These procedures allow domestic activity involving foreign material to take place prior to formal Customs entry.

Foreign Trade  
Zone (FTZ)

Targeted  
Employment Area  
(TEA)

A special district established for the **EB-5 investor immigrant program**, a federal program created in 1990 for the purpose of job creation and economic revival through investment in the US in foreign capital.

An aerial map of the Cascade Town Centre development project. The map shows a central area with several buildings, parking lots, and a large pond. A road runs along the bottom left, and a river or stream flows through the center. The map is overlaid with a semi-transparent dark grey band containing the title text.

## **CASCADE TOWN CENTRE DEVELOPMENT PROJECT OVERVIEW**

# CASCADE TOWN CENTRE

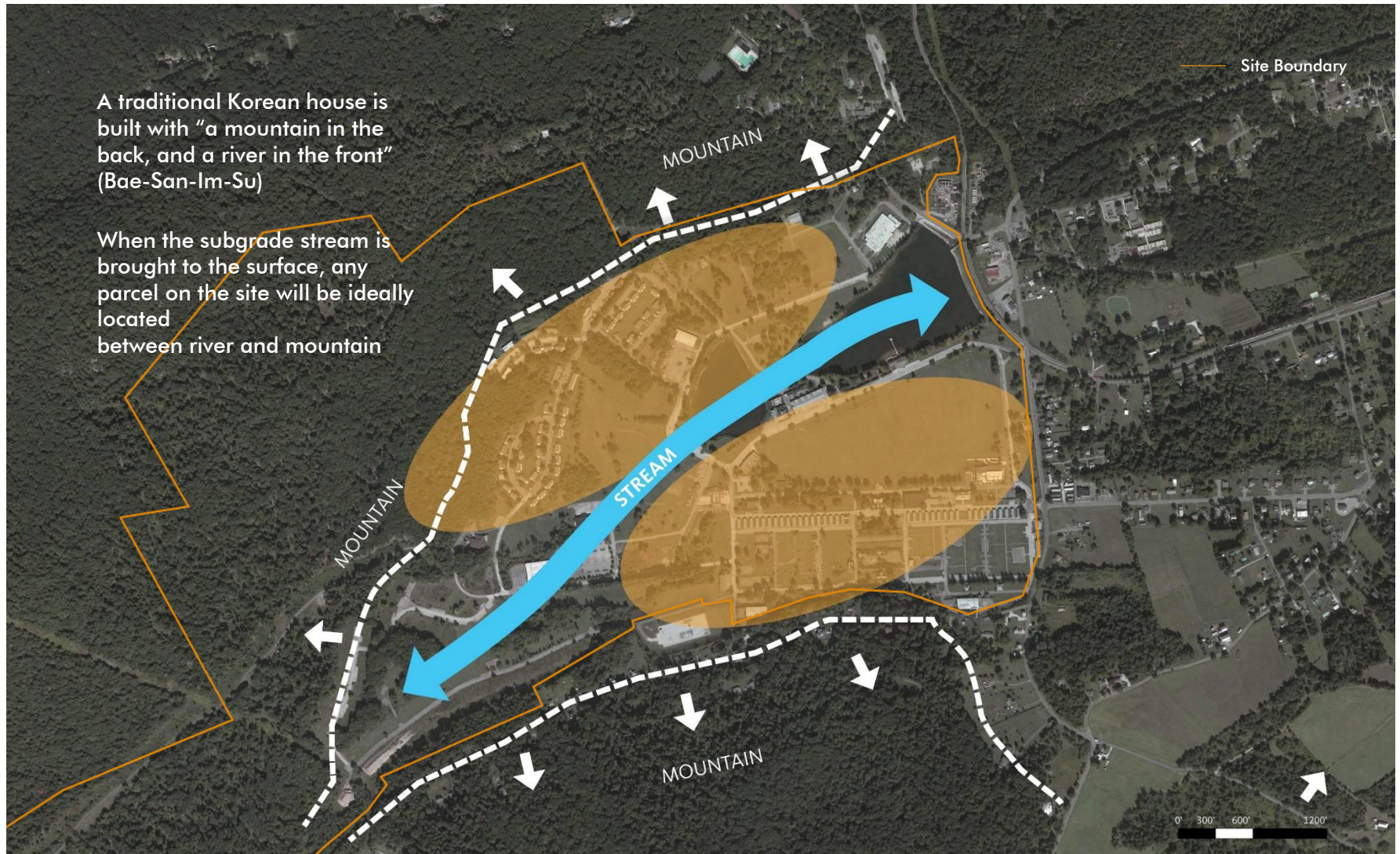


- ❑ A 239-ha (591-acre) mixed-use development project at the former Fort Ritchie Army Base located in the northeast corner of Washington County, Maryland.
- ❑ The project site offers 122 ha (303 ac) of developable land for the 1<sup>st</sup> phase development and an additional 107 ha (263 ac) of wooded land for the 2<sup>nd</sup> phase development.
- ❑ The Cascade Town Centre will be centered around 6 themes: "Mixed-Use Retail, Resort, Academic, Health & Wellness, Residential, and Commercial."
- ❑ The Cascade Town Centre will incorporate state of the art facilities and cutting edge technologies to be reborn as a smart city while preserving its beautiful nature and history.

# TOPOGRAPHY



# SITE CHARACTERISTICS



# MASTER PLAN



CASCADE  
TOWN CENTRE

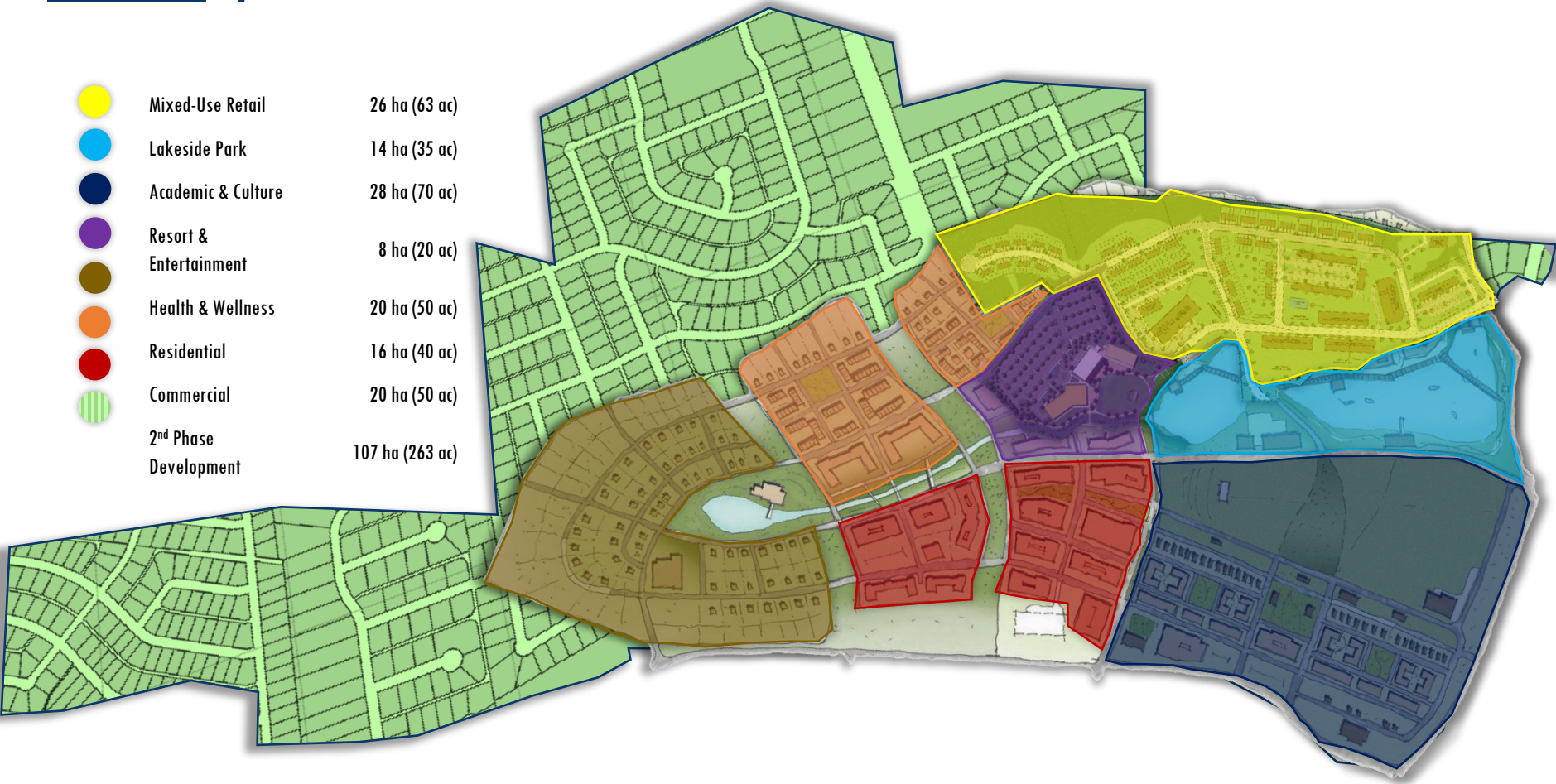
**239-hectare (591-acre)  
Mixed-Use Development  
Master Plan**



- ❑ The plan creates groups of flexible parcels on the site to accommodate a variety of uses, configurations, and densities.
- ❑ Cascade Town Centre will accommodate 6 themes:  
Mixed-Use Retails, Resort, Academic, Health & Wellness, Residential, and Commercial.

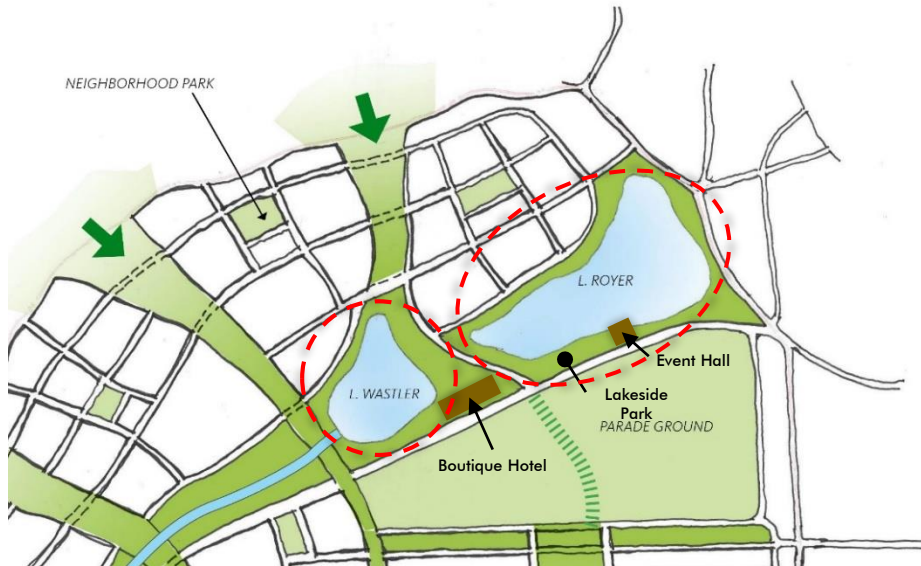
# LIVE, WORK, PLAY & MORE

	Mixed-Use Retail	26 ha (63 ac)
	Lakeside Park	14 ha (35 ac)
	Academic & Culture	28 ha (70 ac)
	Resort & Entertainment	8 ha (20 ac)
	Health & Wellness	20 ha (50 ac)
	Residential	16 ha (40 ac)
	Commercial	20 ha (50 ac)
	2 <sup>nd</sup> Phase Development	107 ha (263 ac)



- ❑ Cascade Town Centre is an interconnected series of mixed-use neighborhoods.
- ❑ Each neighborhood focuses on a central theme, but contains complementary uses as well.

# LAKESIDE PARK



- ❑ The property has two large man-made lakes:
  - **Lake Royer** (Area:  $\pm 7$  ha, Perimeter:  $\pm 1,300$  m)
  - **Lake Wastler** (Area:  $\pm 3$  ha, Perimeter:  $\pm 650$  m)
- ❑ **Lakefront Promenade:** Surrounding the lakes, **lakeside boardwalks** will be installed with landscaping and overpass, which creates the perfect backdrop for walkers, bikers, and joggers.
- ❑ **Lakeside Park:** Utilizing the existing building structures in the Fort Ritchie history district, the plan includes development of **boutique hotel**, **event hall**, and other **amenities** overlooking two beautiful lakes.
- ❑ Between 19<sup>th</sup> and 20<sup>th</sup> centuries, the site attracted 1 million visitors every summer. The lakeside park will bring back the rich history and become **central attractions** of the Mid-Atlantic!



An aerial photograph of a rural area with a red boundary line. A dark grey semi-transparent rectangle is overlaid on the center of the map. The text "ESTIMATED COST" is centered within this rectangle. In the bottom right corner, there is a scale bar and a north arrow.

**ESTIMATED COST**



# MIXED-USE RETAIL

(26 ha | 63 ac)

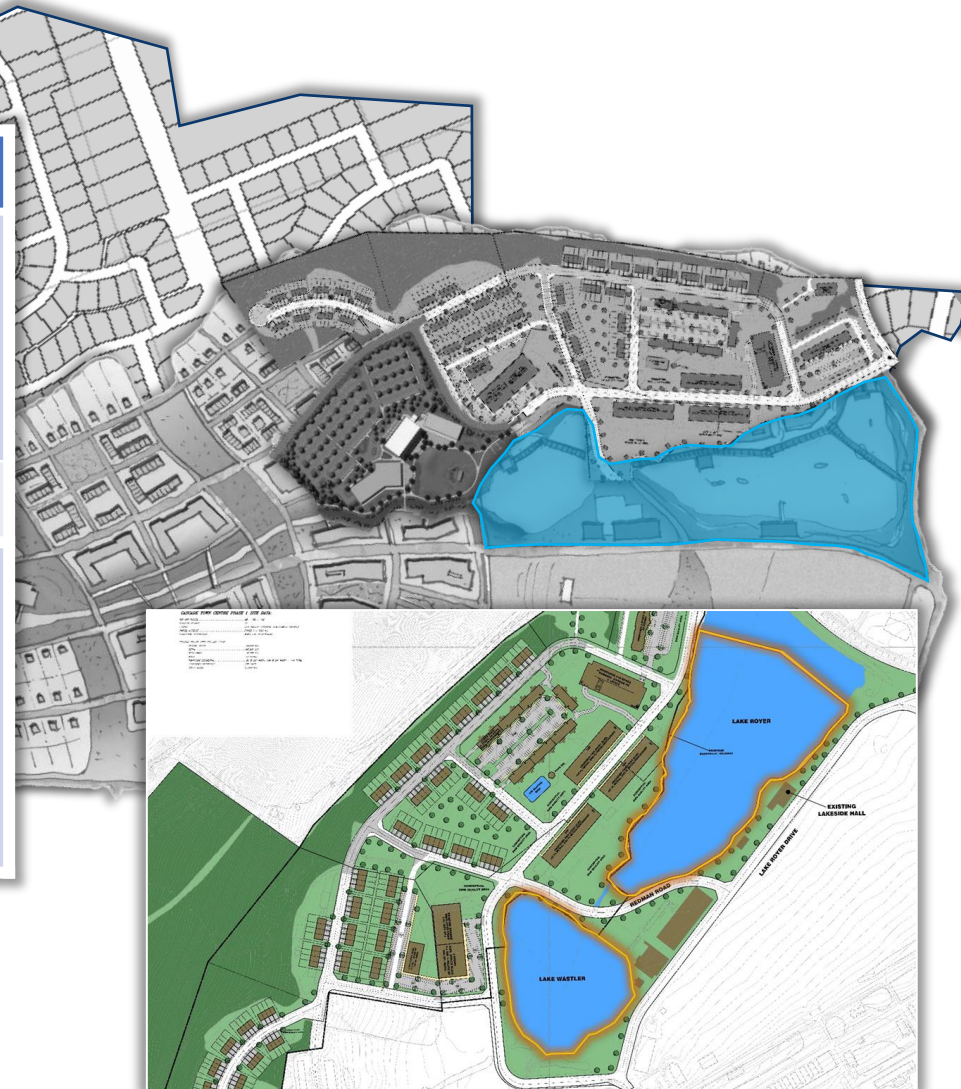
Category	Description		Cost
Pre-Construction	Foundation Work	Civil Work Site Work Demolition	\$8,500,000
	Incidental		\$2,000,000
Construction	Townhome	140 units 149 m <sup>2</sup> per unit	\$146,700,000
	Condo/Apt	126 unit, 4 story 14,047 m <sup>2</sup>	
	Brand Hotel	3 story, 80 rooms	
	Medical Office Building	4 story 7,432 m <sup>2</sup>	
	Parking Garage 1 Garage 1	400 cars 14,864 m <sup>2</sup>	
	Office Building	3 story 2,787 m <sup>2</sup>	
	Retail Building	3 2-story buildings 10,925 m <sup>2</sup>	
	Parking Garage 2	600 cars 22,297 m <sup>2</sup>	



# LAKE SIDE PARK

(14 ha | 35 ac)

Category	Description		Cost
Pre-Construction	Foundation Work	Civil Work Site Work Demolition Bridge Construction Landscaping	\$16,000,000
	Incidental		\$3,000,000
Construction	Boutique Hotel	2 story 14,864 m <sup>2</sup>	\$29,500,000
	Event Hall (Renovation)	Former Officer's Club 1,591 m <sup>2</sup>	
	Amenities	Pavilion, Play Ground, etc.	



# ACADEMIC CAMPUS

(28 ha | 70 ac)

Category	Description		Cost
Pre-Construction	Foundation Work	Civil Work Site Work Demolition Landscaping	\$7,200,000
	Incidental		\$1,000,000
Construction	Historic Building Renovation	10,963 m <sup>2</sup>	\$171,600,000
	University Building	10 3-story buildings 27,871 m <sup>2</sup>	
	Main / Admin Building	5 story 18,581 m <sup>2</sup>	
	Indoor Athletic Field	6,503 m <sup>2</sup>	
	Student Housing	3 story 11,148 m <sup>2</sup>	
	Parking Structures	4 parking garages	



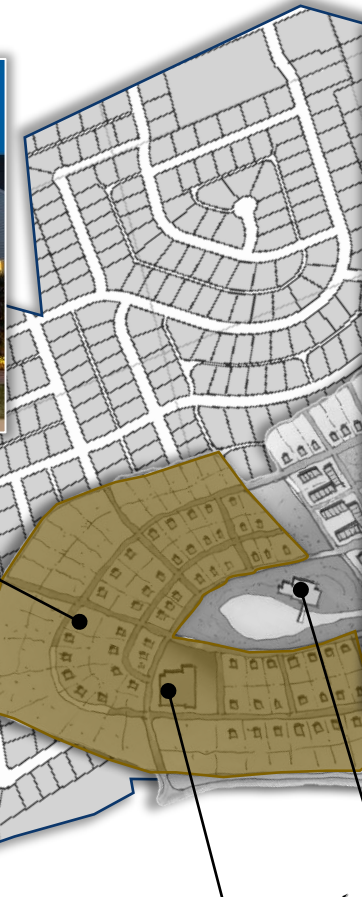


Category	Description		Cost
Pre-Construction	Foundation Work	Civil Work Site Work Demolition Landscaping	\$7,100,000
	Incidental		\$1,250,000
Construction	Resort Hotel (Guest Suites)	7 story, 150 rooms	\$78,500,000
	Resort Hotel (Condo Suites)	7 story, 150 suites 13,006 m <sup>2</sup>	
	Commercial Building	2 story 6,039 m <sup>2</sup>	



# HEALTH & WELLNESS

(20 ha | 50 ac)



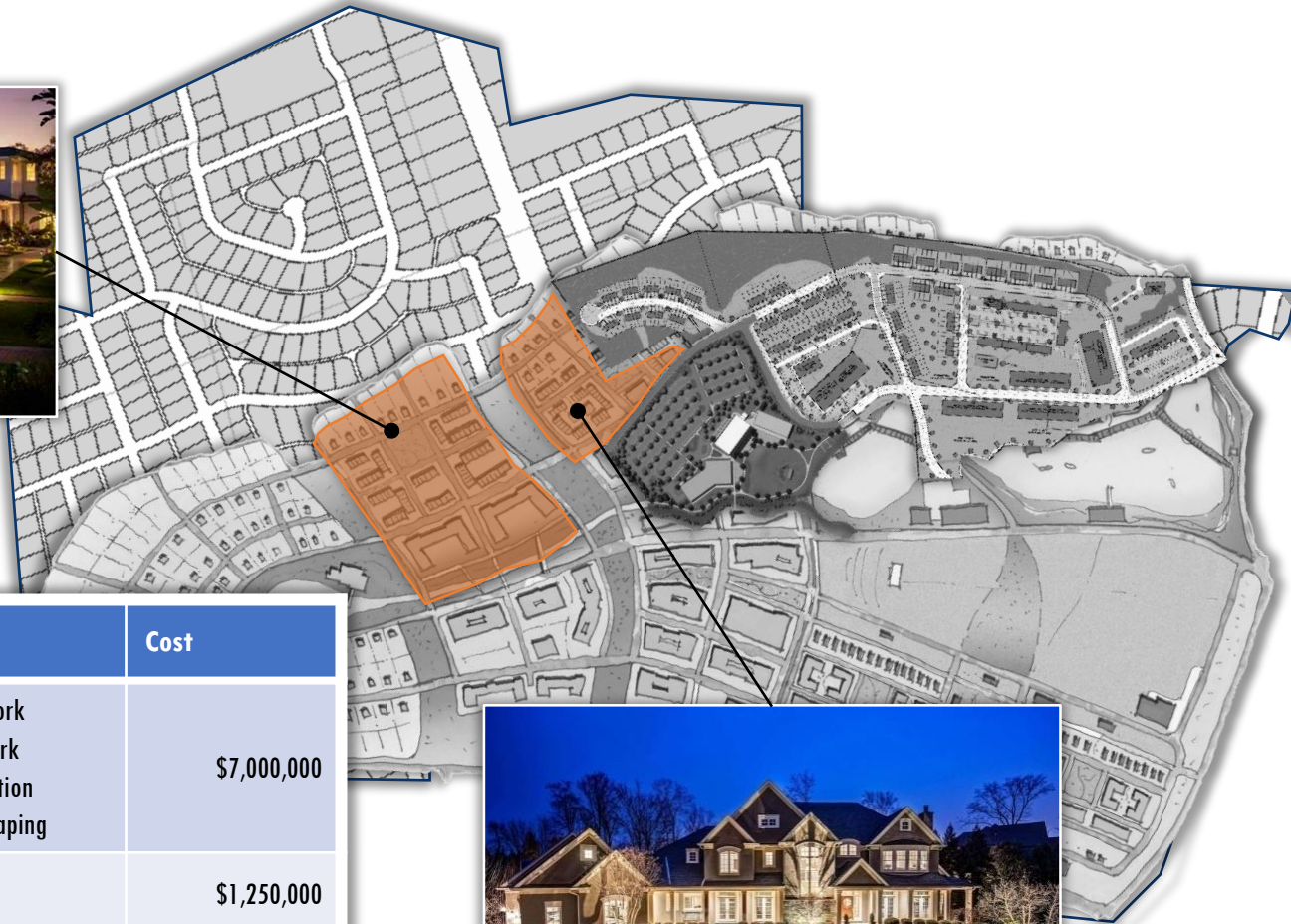
MEDICAL  
CAMPUS

WELLNESS  
FACILITY

Category	Description		Cost
Pre-Construction	Foundation Work Civil Work Site Work Demolition Landscaping		\$11,000,000
	Incidental		\$2,000,000
Construction	Medical Campus	3 story 13,935 m <sup>2</sup>	\$82,500,000
	Wellness Facility	2 story 8,361 m <sup>2</sup>	
	Wellness Town Town	120 single homes	

# RESIDENTIAL: RESORT TOWN

(16 ha | 40 ac)



Category	Description		Cost
Pre-Construction	Foundation Work	Civil Work Site Work Demolition Landscaping	\$7,000,000
	Incidental		\$1,250,000
Construction	Resort Town	120 single homes	\$54,000,000

Category	Description		Cost
Pre-Construction	Foundation Work	Civil Work Site Work Demolition Landscaping	\$8,150,000
	Incidental		\$1,500,000
Construction	Building Renovation	8,826 m <sup>2</sup>	\$195,500,000
	Commercial Building	7 3-story buildings 75,251 m <sup>2</sup>	
	Commercial Building	3 2-story buildings 11,148 m <sup>2</sup>	



## 2<sup>ND</sup> PHASE DEVELOPMENT: RESIDENTIAL

(107 ha | 263 ac)



Category	Description		Cost
Pre-Construction	Foundation Work	Civil Work Site Work Demolition Landscaping	\$72,000,000
	Incidental		\$15,000,000
Construction	Single Home	800 units 279 m <sup>2</sup> per house	\$360,000,000

## COST SUMMARY

Foundation  
Work +  
Incidental

\$164,950,000



**\$164M**



**229 ha**

Gross  
Developable  
Area

566 ac



**\$1.1B**



**64 ha**

Construction  
/ Renovation

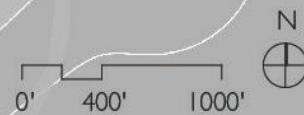
\$1,118,300,000

Total Gross  
Floor Area

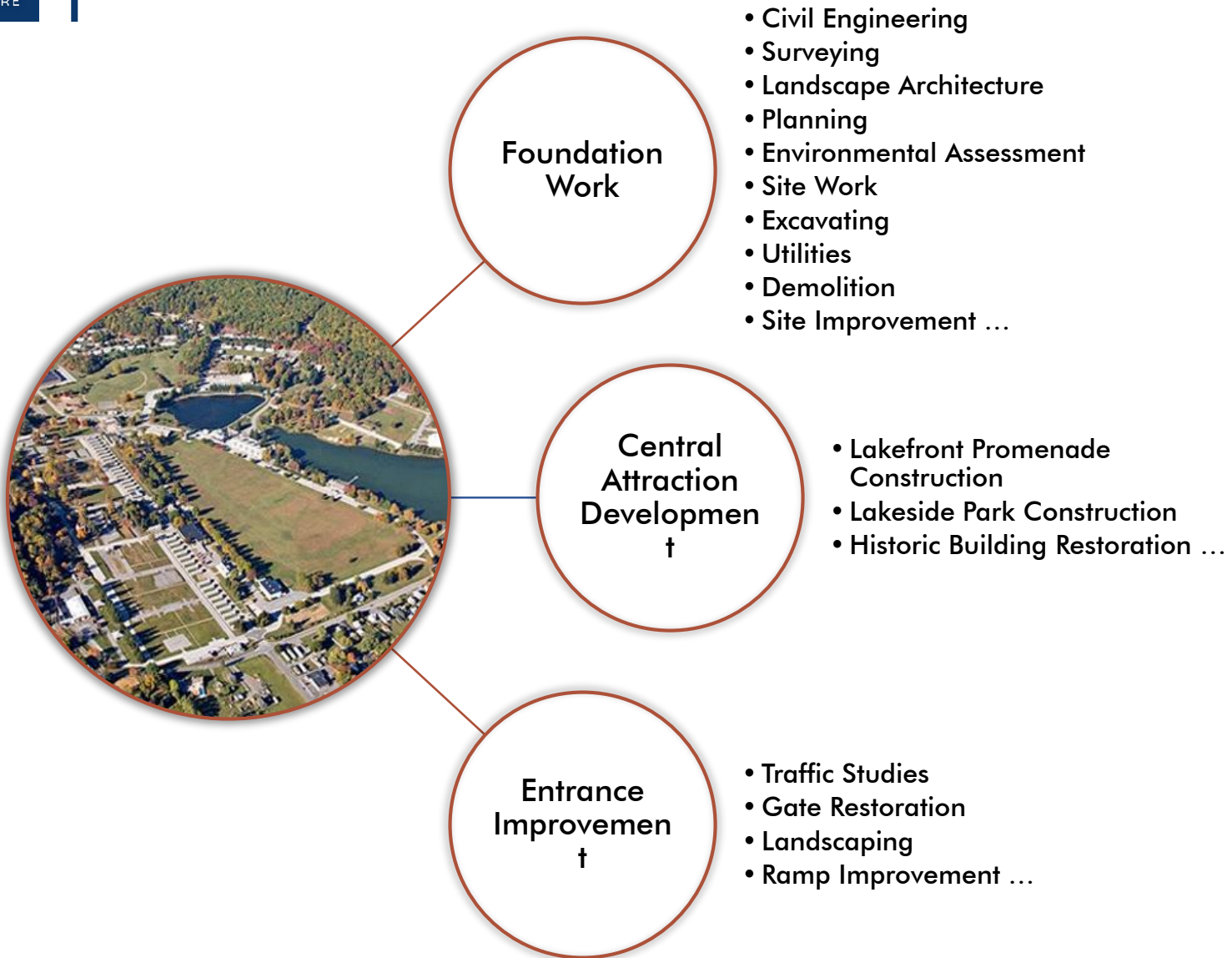
642,418 m<sup>2</sup>  
6,914,929 ft<sup>2</sup>

A topographic map showing a proposed infrastructure development project. The map features a red boundary line that outlines the project area, which includes a central pond, several buildings, and a road network. The surrounding terrain is depicted with contour lines, and a scale bar and north arrow are located in the bottom right corner.

# INFRASTRUCTURE DEVELOPMENT PROJECT



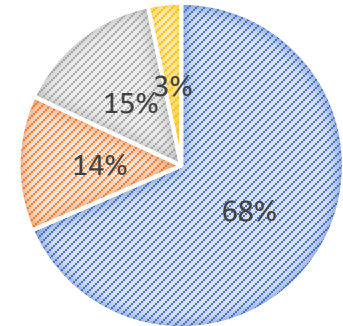
# PROJECT DETAIL



# ESTIMATED PROJECT COST



Foundation Work	\$136,950,000 USD
Incidental	\$27,000,000 USD
Central Attraction Development	\$29,500,000 USD
Entrance Improvement	\$6,550,000 USD
+	
<b>\$200,000,000 USD</b>	



Total Cost for the Cascade Town Centre Infrastructure Development  
\$200,000,000 USD

# PROJECT STRUCTURE

**Support:** governmental supports including incentives and financing programs

State of  
Maryland,  
U.S.A.

Washington  
County,  
Maryland

**Partnership:** strategic partnership for regional & international cooperation

Cascade Town  
Centre  
Development  
Committee

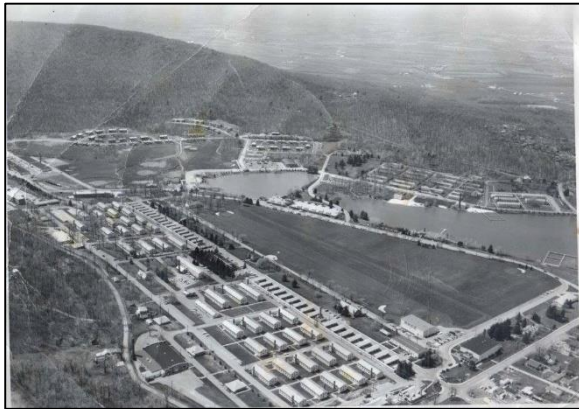
**Development:** 591-acre mixed-use development

Washington County,  
Maryland

JG Group  
(Master Developer)

# CASCADE TOWN CENTRE DEVELOPMENT

Past



Current



Future



CASCADE TOWN CENTRE IS ...

**... A UNIQUE PLACE WHERE THE  
POSSIBILITIES ARE ENDLESS.**

**Contact**

**JG Business Link International  
(Master Developer)**



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