



SAGAMORE DEVELOPMENT COMPANY



11.16.16

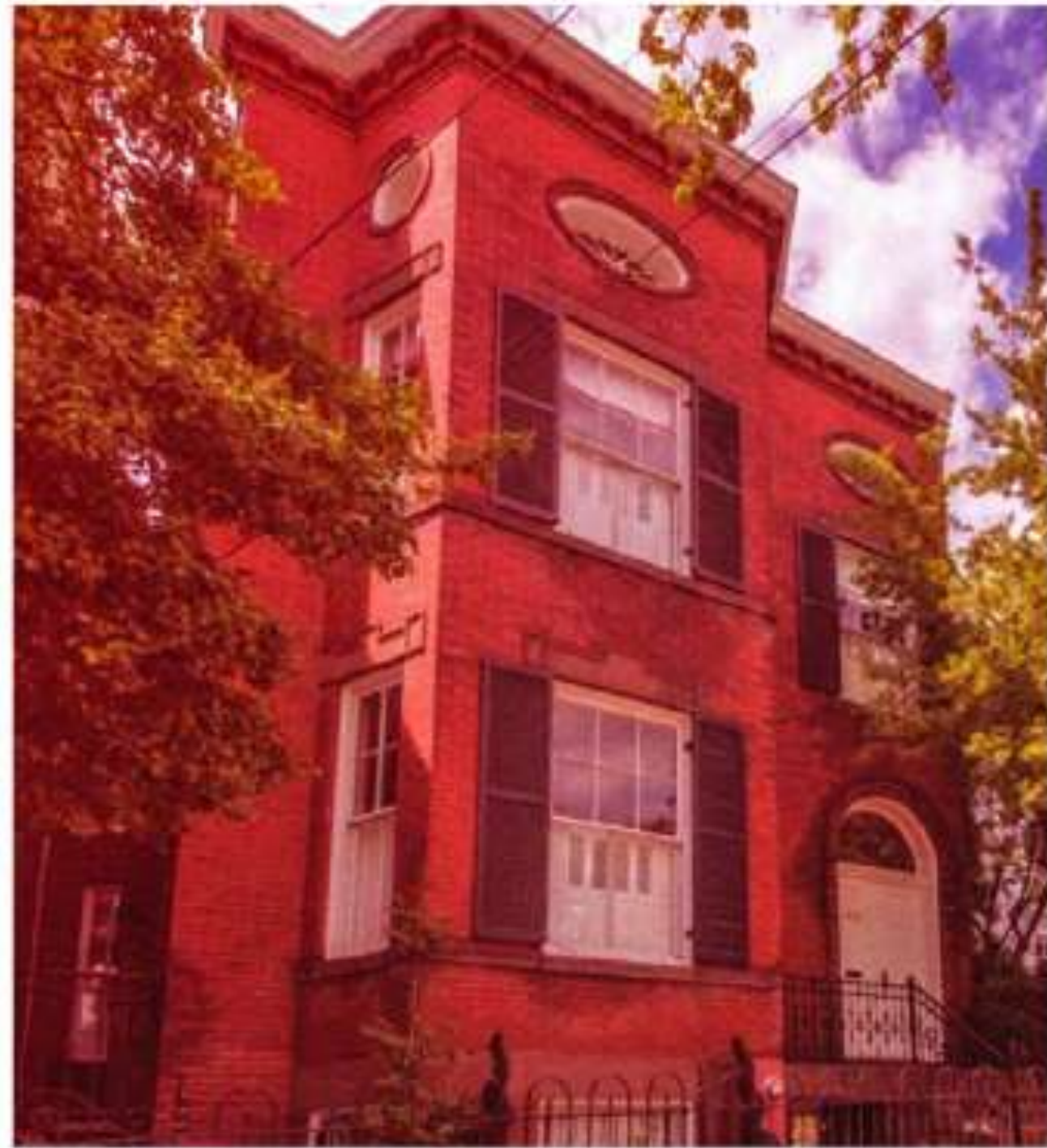
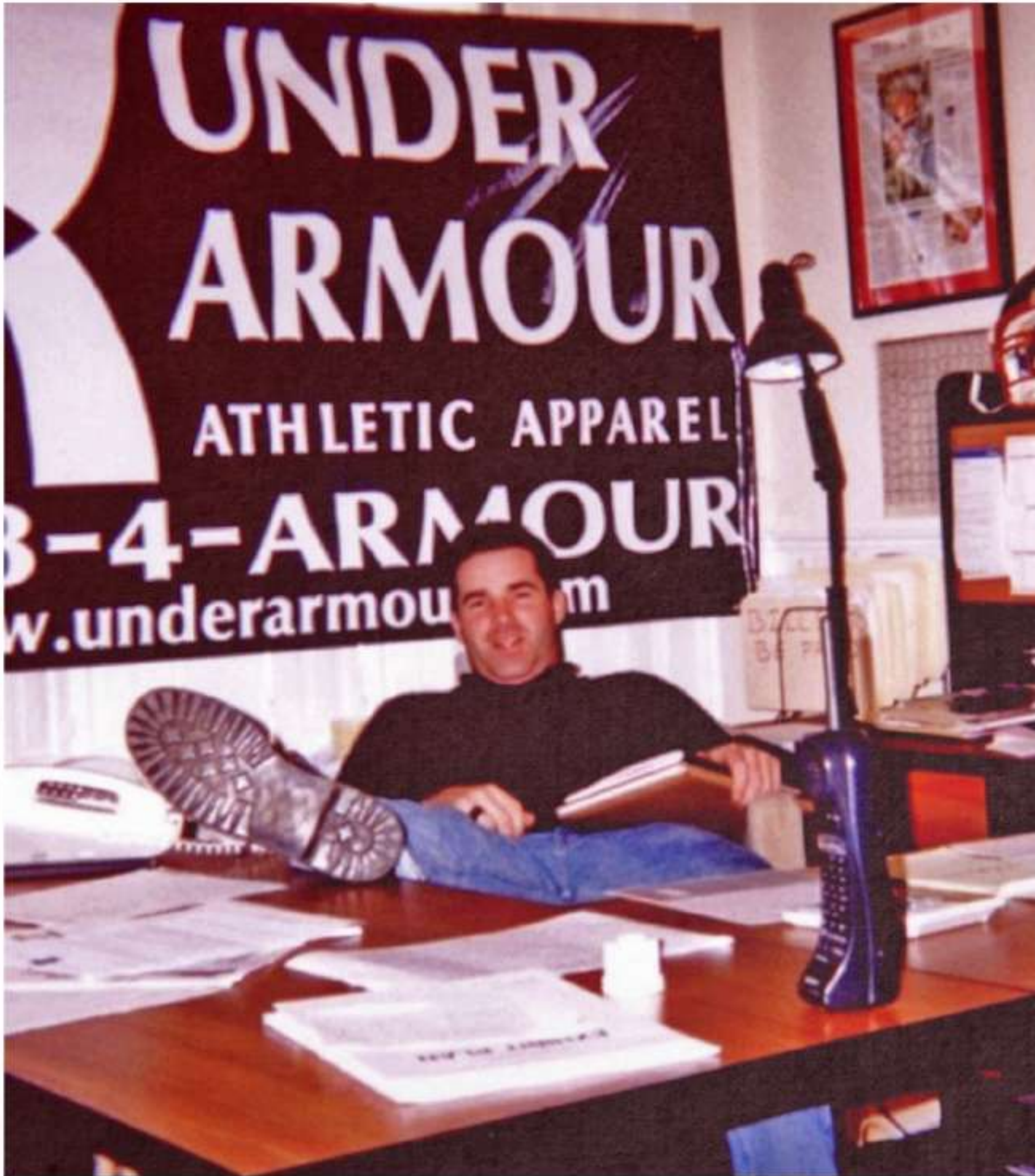


BRAND MISSION

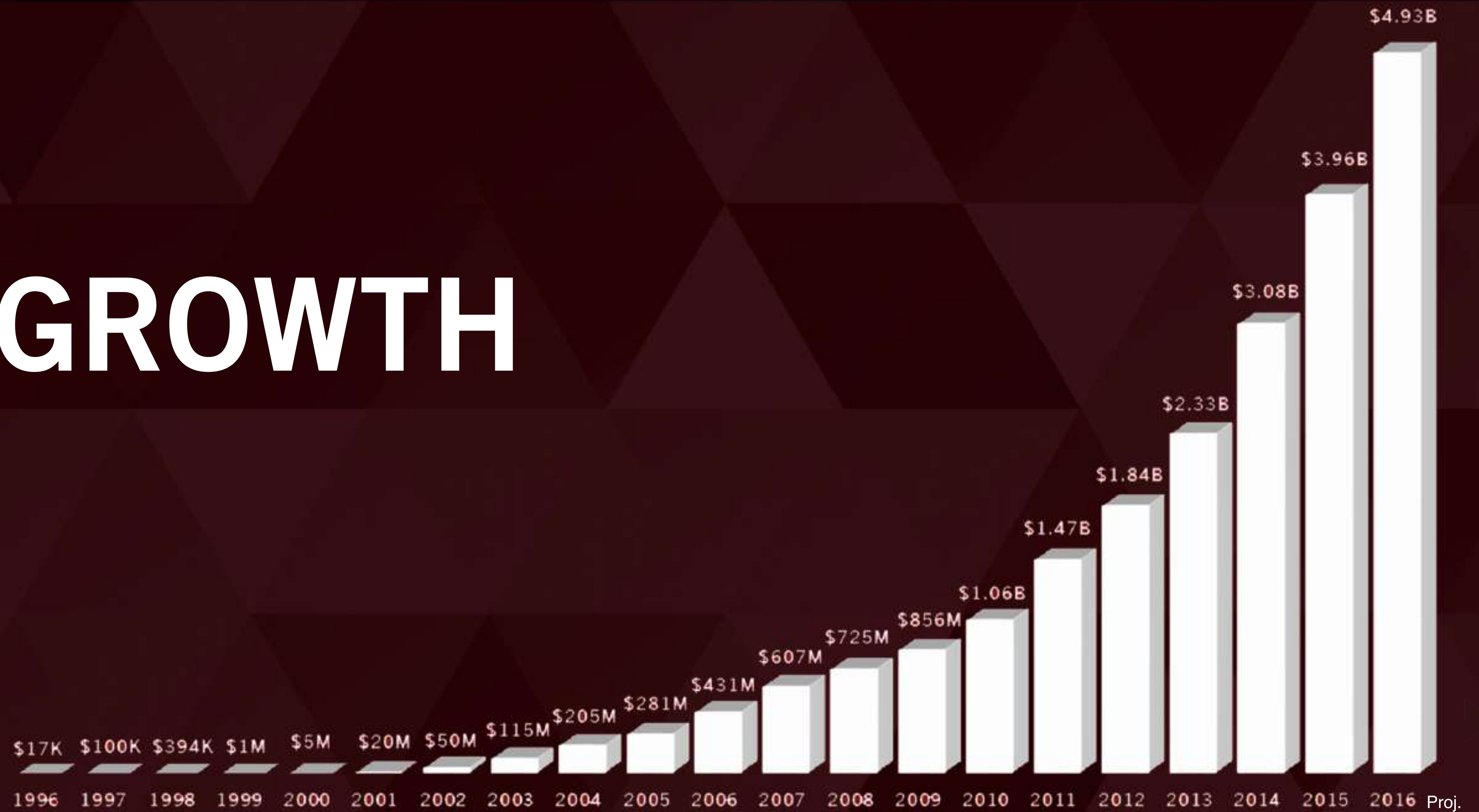


TO MAKE ALL ATHLETES BETTER

Through **Passion,**
Design and the relentless pursuit of innovation.



GROWTH



26 CONSECUTIVE QUARTERS OF 20%+ GROWTH

1 of only 2 companies in the S&P 500
with 26 consecutive quarters of 20% growth.



PORT COVINGTON

OBJECTIVES



Relocate the Under Armour campus to permit growth

Build a **community** that fosters pride throughout the city and state

Renovate one of Baltimore's "front porches" to create an exciting, dynamic gateway to the city

Create a world-class, mixed-use destination that innovates the experience of urban living for the future



Camden Yards

Inner Harbor

M&T Bank Stadium



Westport

Port Covington

Fort McHenry

Cherry Hill

AREA OVERVIEW

EXISTING CONDITIONS



OVERALL PROPERTY

Existing Conditions



PORT COVINGTON - 235.93 acres
Multiple Lots

UA CAMPUS

Existing Conditions

49.51 acres
Multiple Lots



MIXED USE EAST

Existing Conditions

105.2 acres
Multiple Lots



MIXED USE WEST

Existing Conditions



81.22 acres
Multiple Lots

MASTER PLAN

PLANNING PRINCIPLES



Create a sense of arrival and make it a destination

Make strong connections between uses, ecology and people

Induce multi-modal behaviors through great design and investment in the public realm

Make it all walkable

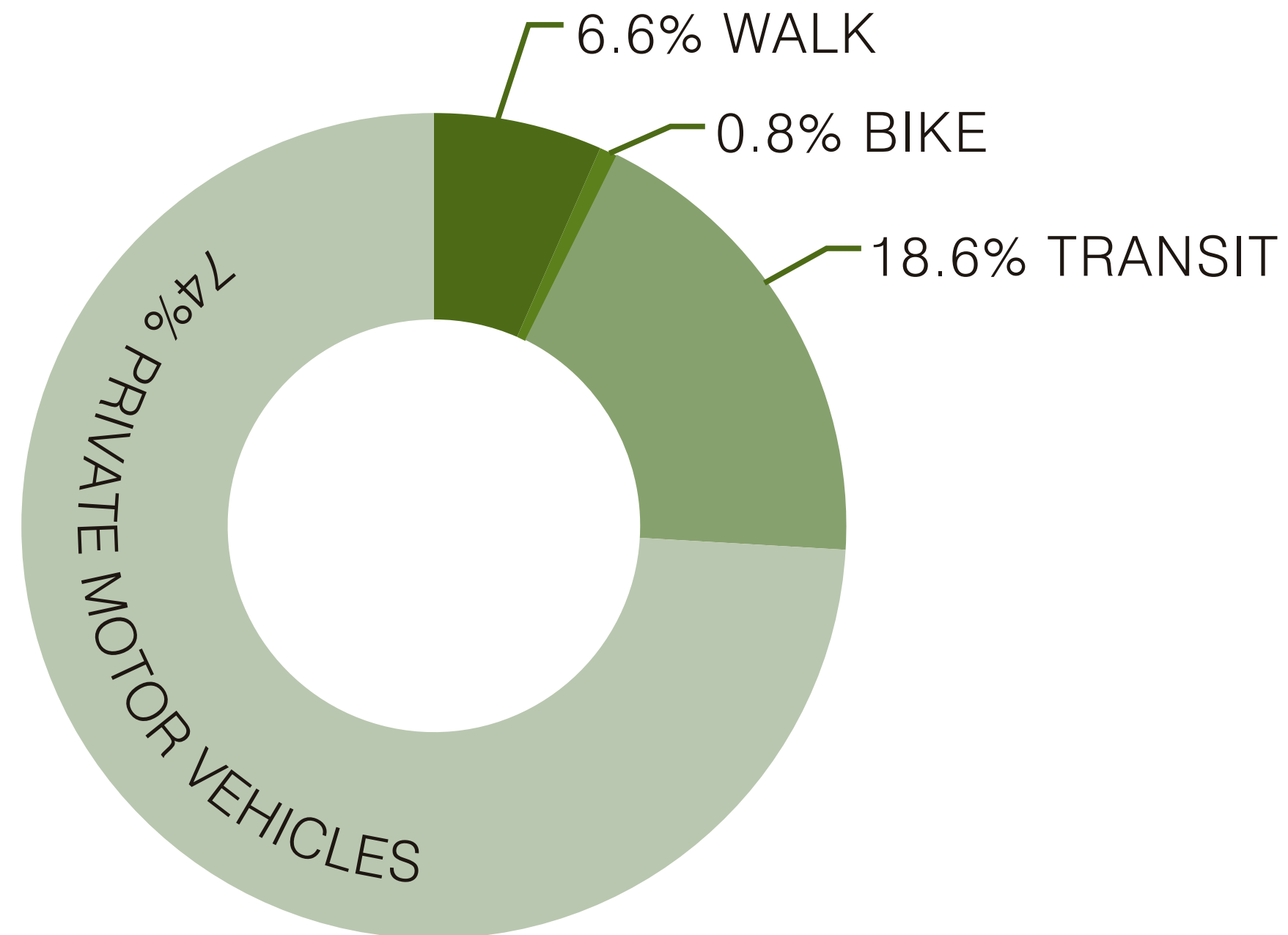
Innovate

SYSTEMS

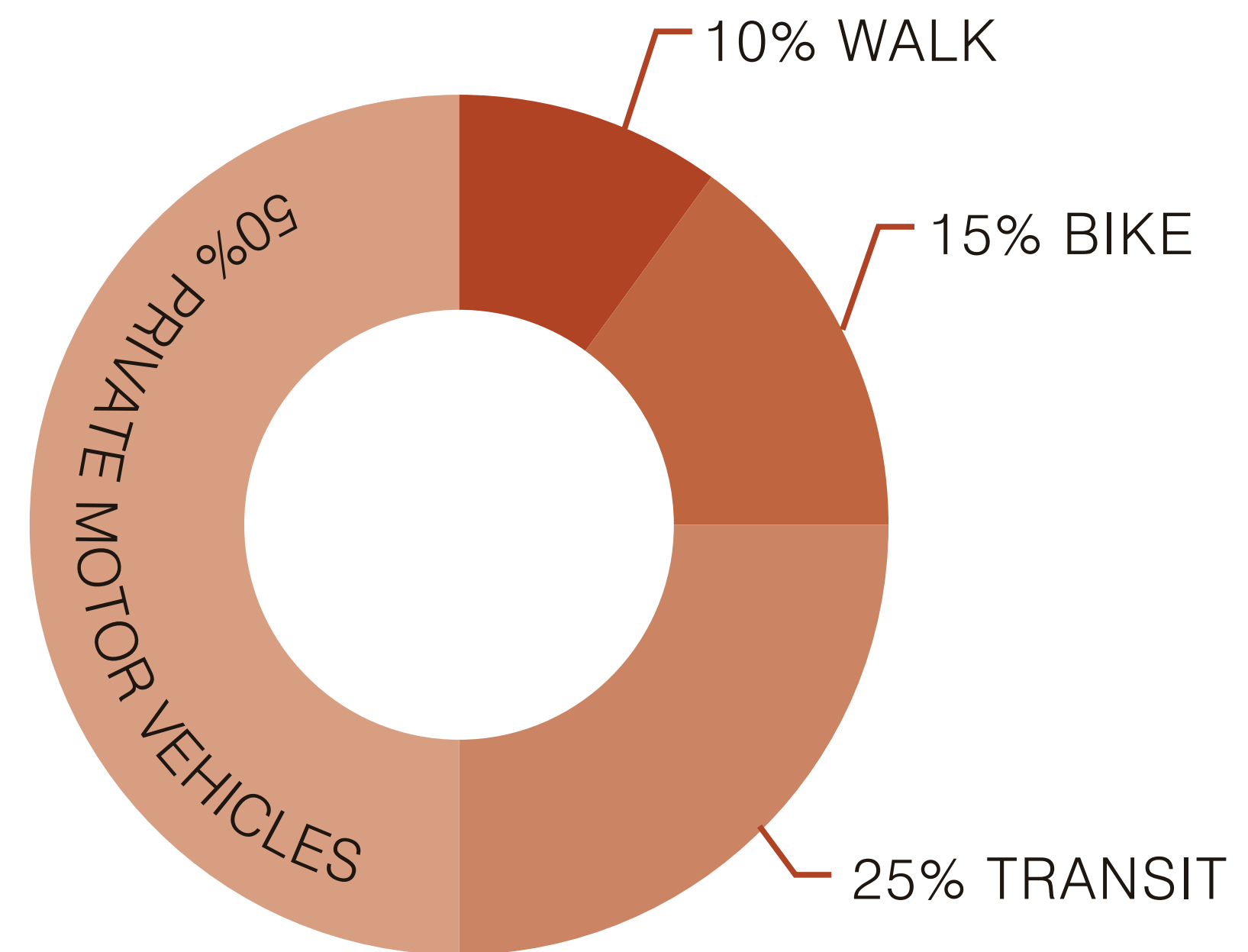
-TRANSIT AND TRANSPORTATION

-PARKS AND LANDSCAPING

MODE SPLIT GOALS



CURRENT CITY OF
BALTIMORE MODE SHARE



PROPOSED
PORT COVINGTON
MODE SHARE

BICYCLE AND PEDESTRIAN NETWORK

- LEGEND**
- Shared Use Path
 - Protected Bicycle Lane Network
 - Street Sidewalk
 - Bicycle and Pedestrian Bridge
 - Bike Share Station



WESTPORT

SOUTH BALTIMORE

RIVERSIDE

SOUTH LOCUST
POINT

MIDDLE
BRANCH

WINANS COVE

TRANSIT CIRCULATION

FERRY BAR
CHANNEL

MIDDLE BRANCH
PARK

LEGEND

- Modified Bus Route
- Modified Express Bus Route
- Proposed Light Rail/Metro Transit
- Proposed Light Rail Station
- Proposed Circulator
- Bike Share Station
- Proposed Water Taxi
- Proposed Water Taxi Stop

0300'600'

N



WESTPORT

MIDDLE
BRANCH

SOUTH BALTIMORE

RIVERSIDE

SOUTH LOCUST
POINT

95

WINANS COVE

FERRY BAR

HIGHWAY

LEGEND

- Gateway Streets
- Arterials / Traffic
- I-95 Off Ramps
- I-95 On Ramps

PLAN

-CURRENT PROJECTS


-CHAPTERS

-FINAL BUILDOUT



CURRENT PROJECTS

CHAPTER 1



An aerial rendering of a waterfront development project. The image shows a peninsula or island area with various buildings, streets, and a marina. The streets shown include McDoomas Street, Magenta Street, Tan Street, Hanover Street, West Peninsula Dr, and Cromwell Street. The development includes a mix of commercial, residential, and industrial buildings, as well as a large parking lot and a marina with several boats. The water is blue, and the sky is clear.

	Phase	Total
Retail	672,000	672,000
F&B	13,000	13,000
Residential	835,000	835,000
Office	1,035,000	1,035,000
Hotel	330,000	330,000
Manufacturing	187,166	187,166
Entertainment	0	0
Civic	13,000	13,000
Total	3,085,166	3,085,166
Parking	1,477,000	1,477,000
Total (SF)	4,562,166	4,562,166



CHAPTER 2

	Phase	Total
Retail	158,954	830,954
F&B	20,000	33,000
Residential	1,464,692	2,299,692
Office	88,432	1,123,432
Hotel	0	330,000
Manufacturing	16,058	203,224
Entertainment	0	0
Civic	40,320	53,320
Total	1,788,456	4,873,622
Parking	958,710	2,435,710
Total (SF)	2,747,166	7,309,332



CHAPTER 3

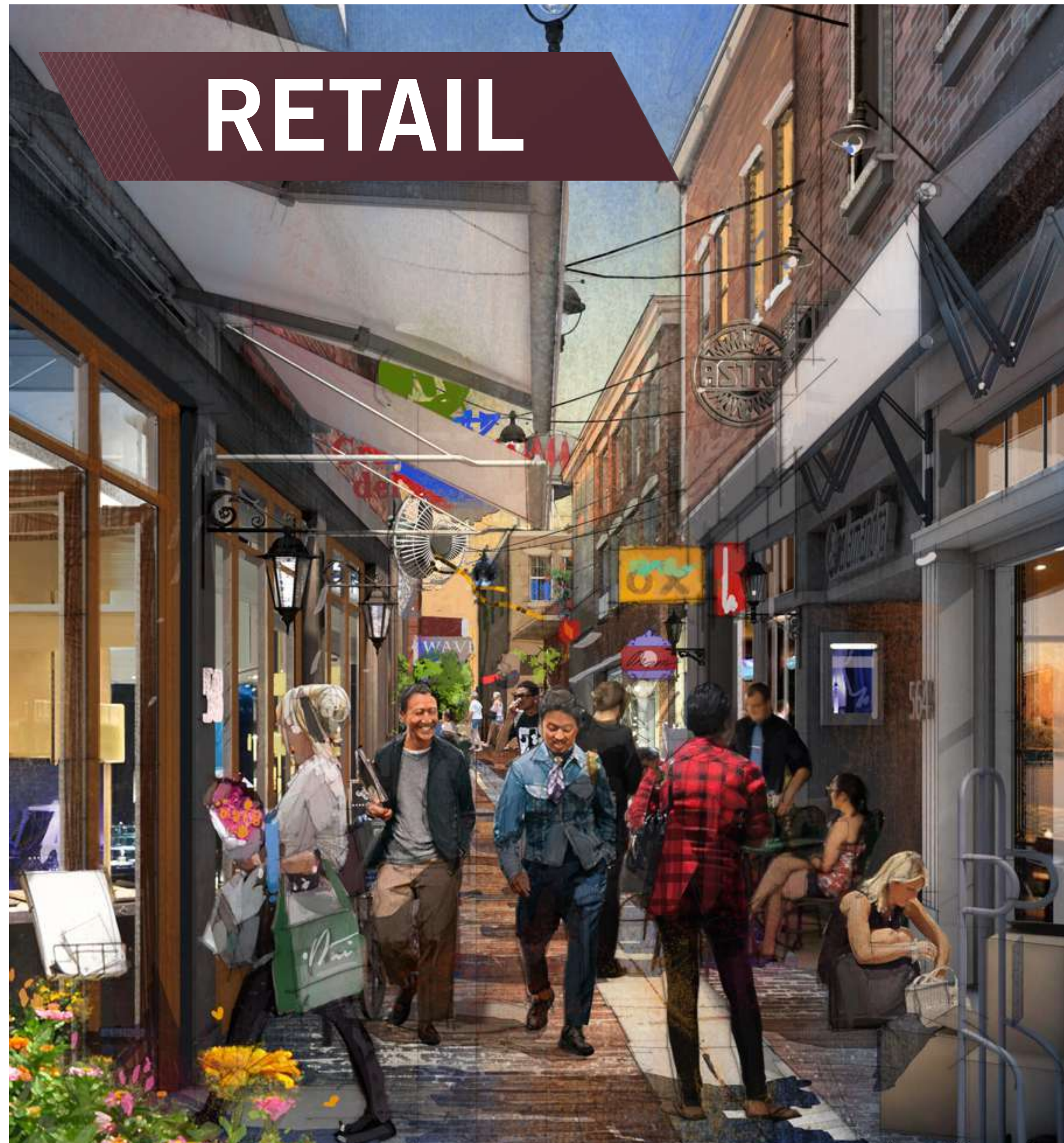
	Phase	Total
Retail	267,319	1,098,273
F&B	0	33,000
Residential	1,929,882	4,229,574
Office	1,927,005	3,050,437
Hotel	0	330,000
Manufacturing	72,762	275,986
Entertainment	0	0
Civic	13,050	66,370
Total	4,210,018	9,083,640
Parking	1,990,294	4,426,004
Total (SF)	6,200,312	13,509,644



FINAL BUILDOUT

	Phase	Total
Retail	180,100	1,278,373
F&B	0	33,000
Residential	2,493,735	6,723,309
Office	492,433	3,542,870
Hotel	0	330,000
Manufacturing	0	275,986
Entertainment	0	0
Civic	0	66,370
Total	3,166,268	12,249,908
Parking	2,629,963	7,055,967
Total (SF)	5,796,230	19,305,874

RETAIL





PARKS AND PATHS

PARKS AND PATHS

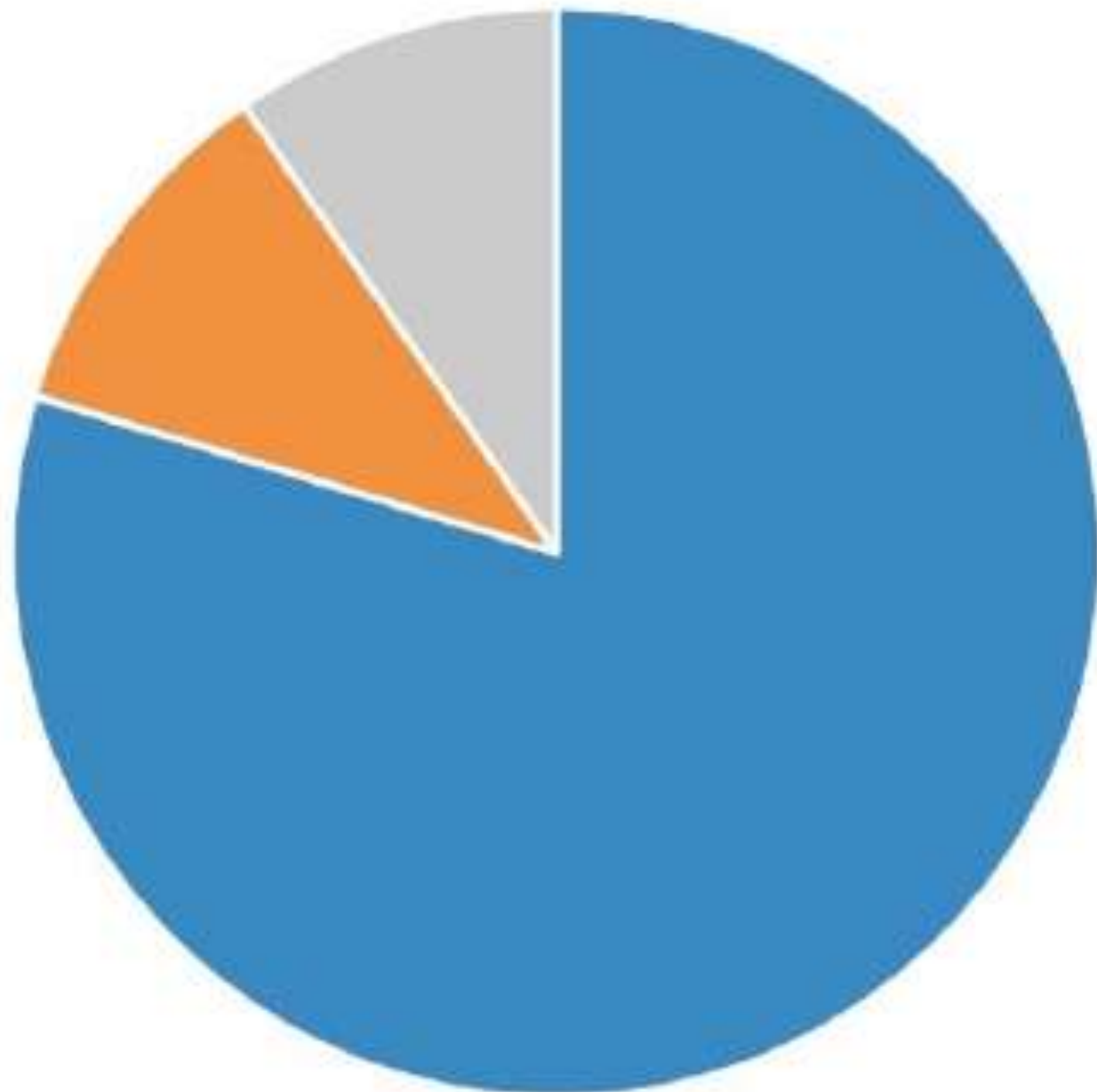


AERIAL VIEW



Total Project

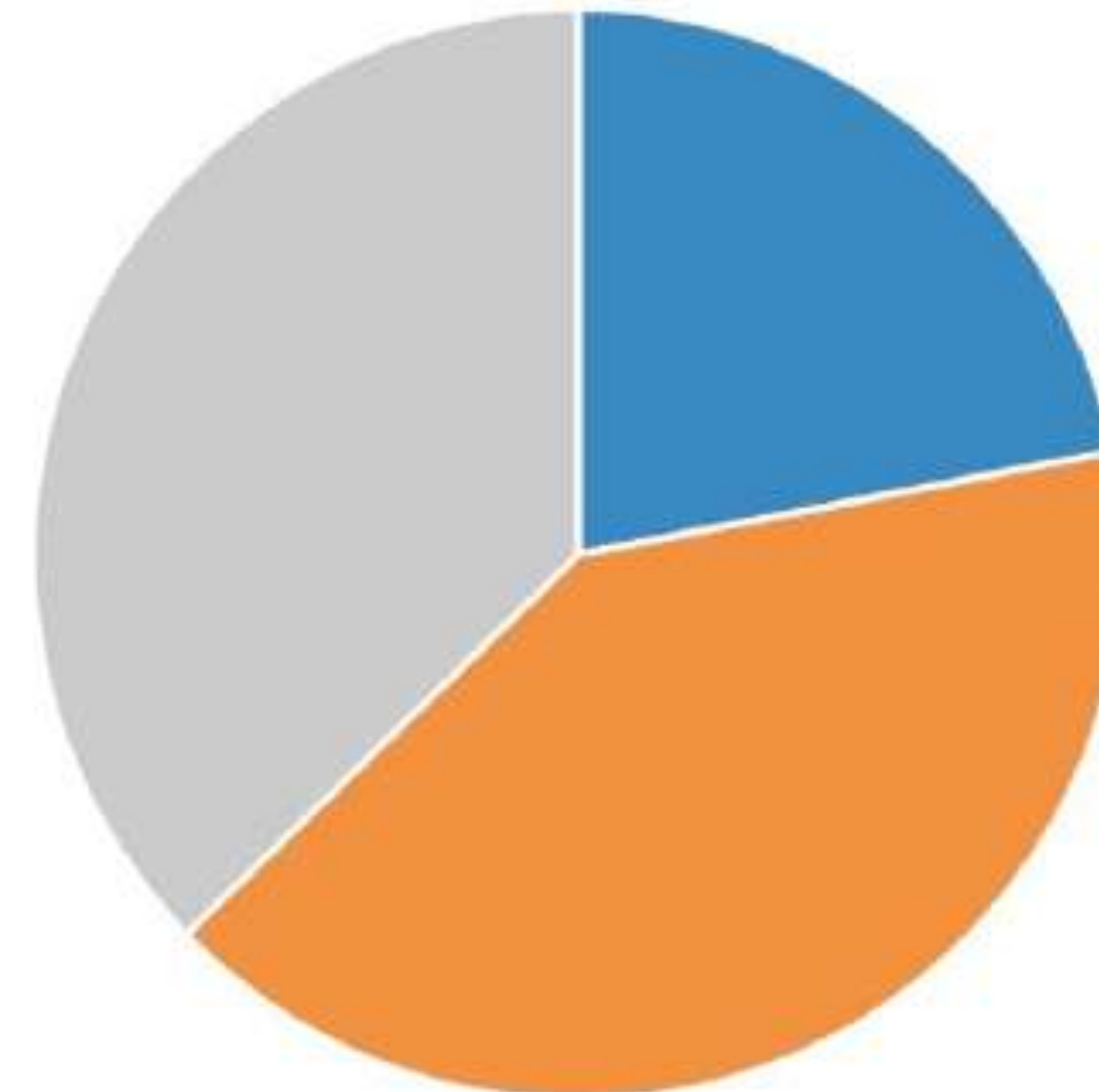
Private Infrastructure Investment	\$ 315,616,988
Private Vertical Investment	\$ 4,063,741,012
Private Investment	\$ 4,379,358,000
State and Federal Funding	\$ 585,847,000
City Infrastructure	\$ 534,795,000
Total Project Investment	\$ 5,500,000,000



■ Private Investment ■ State and Federal Funding ■ City Infrastructure

Infrastructure Project

Private Infrastructure Investment	\$ 315,616,988
Private Vertical Investment	N/A
Private Investment	\$ 315,616,988
State and Federal Funding	\$ 585,847,000
City Infrastructure	\$ 534,795,000
Total Project Investment	\$ 1,436,258,988



■ Private Funding ■ State and Federal Funding ■ City Infrastructure

Differences between these totals and TIF Application reflect updated estimates

COMMUNITY BENEFITS

MEMORANDUM OF UNDERSTANDING



Historic \$100 million dollar commitment to the City and surrounding communities

Unprecedented investment in workforce development, education, minority and women-owned businesses

Local Hiring includes 30% of all infrastructure work to be performed by City residents

Inclusionary Housing means 20% of units will be affordable, 60% of those on-site

Resulted from negotiations with City leaders, advocates and local communities

DEFINING THE VISION





Bustin Boards



Towson Watch Company



Tapologie



The Foundry

SAGAMORE SPIRIT



WATER TAXI



UA CAMPUS





UA CAMPUS



**WE ARE FROM THIS CITY.
OF THIS CITY.
WE ARE GOING TO HELP CREATE
SOMETHING GREAT IN THIS CITY.**

— KEVIN PLANK

