

2

COMMERCIAL
DEVELOPMENT

**MAIN STREET
ELDERSBURG**

Description: A green retail center

Dollar value: \$20 million

Developer: Black Oaks Associates

Engineers: DeMario Design Consultants

Architect: Bignell Watkins and Hasser

Funny fact: The retail center will experiment with a special non-reflecting glass for birds so they don't fly into windows, as part of Black Oaks' efforts to be more environmentally friendly.



NICHOLAS GRINER | STAFF

Dixon Harvey's firm, Black Oak Associates, is developing the retail center.

It's not easy being green, but it sure is fun. That's what the developers of Main Street in Eldersburg have to say for their environmentally friendly technologies used in creating the planned retail center.

Main Street will be a "green" retail center that strives for air quality, rain water management and natural lighting that is more energy-efficient and healthier for visitors. Main Street's technologies will include monitoring indoor air and using recycled materials to construct the 90,000-square-foot shopping center.

The project will be located on 12 acres off Londontown Boulevard in Eldersburg and is expected to be completed by fall 2008. Though no leases have been signed yet, Main Street Eldersburg is expected to boast high-end retailers, including women's apparel, casual dining and home furnishing stores. Nearby retailers include Home Depot, Kohl's, Safeway and Wal-Mart.

Dixon Harvey, president of developer Black Oaks Associates, says education will also be a key component of Main Street's construction. The developer will work with local schools to make sure students and visitors understand the steps taken to create a green shopping center.

"We want people to understand what is green about it, and when it's done, for them to be able to walk through and understand what's going on," he said. Harvey said there will be signs indicating the various components of the project, and a telephone number that visitors may call for information if they wish to take a self-guided tour through the retail center.

The development of Main Street also coordinates with a potential tax credit Carroll County is pushing to implement for green construction, according to Larry Twill and Denise Beaver of the Carroll County Department of Economic Development. "It is a little more costly up front, but in the end we can recoup costs and create a better environment and a healthy workplace," Beaver said.

Harvey says about 250 jobs will be created for the construction phase, and 320 jobs once the center is open. "As I look at youth today, [they] totally get the whole sustainability thing," Harvey said. "It gives me great hope for the future. We may be a little bit slower in my generation, but for the younger generation, sustainable buildings will be pretty common."

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Denise Beaver
Carroll County Department of Economic Development