



Larry Hogan | Governor
Boyd Rutherford | Lt. Governor
Kelly M. Schulz | Secretary of Commerce
Benjamin H. Wu | Deputy Secretary of Commerce

May 23, 2019

The Honorable Thomas V. Mike Miller, Jr.
President, Maryland Senate
State House, H-107
Annapolis, Maryland 21401-1991

The Honorable Adrienne A. Jones
Speaker, Maryland House of Delegates
State House, H-101
Annapolis, Maryland 21401-1991

RE: BRAC Revitalization & Incentive Zones Annual Report

Dear President Miller and Speaker Busch:

In accordance with the Economic Development Article, Section 5-1307(b) the Department of Commerce is pleased to submit the annual report on the BRAC Revitalization & Incentive Zones.

I look forward to your review of this report and will be happy to furnish any additional information that is needed. If my staff or I can be of further assistance, or if you have any questions regarding this report, please contact me at 410-767-6301.

Sincerely,

Kelly M. Schulz
Secretary

Enclosure

cc: Sarah Albert, Department of Legislative Services

**OFFICE OF FINANCE PROGRAMS
BRAC REVITALIZATION AND INCENTIVE ZONE
PROGRAM
(BRAC ZONE)**

ANNUAL STATUS REPORT

CALENDAR YEAR 2018

**Economic Development Article
SECTION 5-1301**

Submitted by:

Maryland Department of Commerce

May 2019

STATUS REPORT

BRAC REVITALIZATION AND INCENTIVE ZONE PROGRAM

CALENDAR YEAR 2018

The BRAC Community Enhancement Act was enacted during the 2008 session of the Maryland General Assembly. The statute establishes a process for designating BRAC Revitalization and Incentive zones. The Department of Commerce (Commerce) is responsible for designating the zones and administering the program. The intent behind the creation of the BRAC zones is to (1) focus growth in Priority Funding Areas (PFAs), (2) provide local governments with financial assistance for public infrastructure in these well-defined areas, and (3) align other State resources and programs to local governments and businesses located in the BRAC zones for a coordinated State effort on making the zones the focus of BRAC economic growth.

The BRAC Community Enhancement Act focuses on Smart Growth land use and infrastructure needs to support BRAC-impacted areas. Funds must be used for infrastructure improvements in the designated zone. Each year, the amount to be paid to all local jurisdictions is the amount appropriated in the State budget up to \$5,000,000. If the total amount applied for exceeds the appropriation, each jurisdiction receives its pro rata share.

Failure of local jurisdictions to focus BRAC growth in PFAs will result in growth being deflected into the rural areas resulting in more sprawl development, traffic congestion, loss of natural resources, and negative environmental impacts. The State's interests are best served by focusing BRAC growth in PFAs for better utilization of existing infrastructure as well as encouraging increased transit ridership for BRAC zones that are also transit-oriented developments. The BRAC Revitalization and Incentive zone carries out the goal of focusing growth by providing local governments additional funding and other State resources to provide the public infrastructure necessary to support development or redevelopment of the area.

BENEFITS OF A BRAC ZONE DESIGNATION

The local jurisdiction receives:

- ❖ payment of 100% of State real property tax increment on qualified properties;
- ❖ payment equal to 50% of the local jurisdiction's real property tax increment on qualified properties; and
- ❖ funds can be used to pay back bonds, including Tax Increment Financing (TIF) bonds, issued for infrastructure improvement in the BRAC zone.

In addition, local jurisdictions and business entities receive priority consideration for financing assistance for projects or operations from various State agencies. These benefits are available for the ten year life of the zone from the date the first property in the BRAC Revitalization and Incentive zone becomes a qualified property.

ELIGIBILITY AND CERTIFICATION PROCESS

Jurisdictions may apply April 15 and October 15 each year. After the Secretary's receipt of an application for designation of an area as a BRAC Revitalization and Incentive Zone or expansion of an existing zone, the Secretary notifies the members of the County Delegation to the Maryland General Assembly for each county in which a zone is proposed to be located. Within 60 days of the submission date, the Secretary may designate an area a BRAC zone. The Secretary will consult with the Smart Growth Subcabinet prior to making a designation. The Secretary is limited to six BRAC zones in a calendar year and a county may not receive more than two designations for the duration of the program.

Each application must adhere to the guidelines below:

- 1) A county may apply for designation of a BRAC zone, but if any portion of the area is within a municipal corporation must obtain municipal consent.
- 2) A municipality may apply for designation of a BRAC zone but priority consideration will be given to municipal applicants that receive County support.
- 3) Two or more political subdivisions may jointly apply for designation of a BRAC zone if portions of the proposed area are within each of their common boundaries.
- 4) Area to be designated must be located in a PFA.
- 5) Area must be served by public or community water and sewer system (or planned to be under the ten year sewer and water plan).
- 6) Area must be designated for mixed-use development that includes residential development.
- 7) Area must have an average density of at least 3.5 units per acre in the area designated as residential development.
- 8) Jurisdiction must enter into good faith negotiations for a PILOT agreement with all private developers of federal enclave property, if applicable.
- 9) Priority is given to an area within one-half mile of present or planned:
 - a. MARC Station
 - b. Light Rail
 - c. Metro Station
 - d. Subway
- 10) Priority may be given to an area of strategic importance to the economic development interests of the county.

Many other factors are considered during the review process and final designation of a BRAC zone.

Designated Maryland BRAC Zones

Designation Date: December 15, 2008

- 1) Westport Waterfront Development (Baltimore City)
- 2) Odenton Town Center (Anne Arundel County)
- 3) Andrews Air Force Base – Branch Ave. Corridor (Prince George's County)

- 4) Joint City and County Frederick BRAC Revitalization and Incentive zone (Frederick County)
- 5) City of Laurel Enhancement zone (Prince George's County)

Designation Date: June 15, 2009

- 6) Aberdeen BRAC Enhancement and Revitalization zone (Harford County)
- 7) Savage Towne Centre (Howard County)

Designation Date: December 15, 2013

- 8) Annapolis Junction Town Center (Howard County) – the expansion of former Savage Towne Centre*

Designation Date: June 15, 2018

- 9) Edgewood (Harford County)

*Note this is not a new designation but an expansion

STATUS UPDATE AS OF MAY 2019

Please note that this report was drafted to the status of the BRAC Zone Program as of December 31, 2018 as this is a calendar year update. It is also important to note that as of this update the budget that was submitted by the Governor and passed by the General Assembly did not include an appropriation for this program for FY 2020. This means that local jurisdictions will not be receiving reimbursements for projects unless and until an appropriation is made to the program. At this point it is unclear if and when the program will receive additional funding.

BRIEF DESCRIPTIONS OF BRAC ZONES

As of December 31, 2018, there are eight BRAC zones across the State.

1. **Baltimore City's BRAC zone** includes the **Westport Waterfront Development** and the Westport MD-295 Ramp improvements. The 42.9 acres Westport Waterfront project has been dormant.
2. **Anne Arundel County's BRAC zone** encompasses 776.9 acres near the MARC Odenton Station and along MD-175. The projects at the site include the transit-oriented, mixed-use developments at **Village at Odenton** and **Odenton Town Center**. The town center designation has assisted in creating a strong sense of place with a pedestrian-oriented community, close to public transportation, that offers a destination for shopping, employment, and entertainment.
3. The **Andrews Air Force Base-Branch Ave. Corridor BRAC zone** in Prince George's County encompasses 654.9 acres and includes the Branch Ave. Metro Station and commercial corridors along Auth Rd., Suitland Parkway, Branch Ave., and Allentown Rd. The zone supports the Town Center at Camp Springs, a mixed-use project with 1,201 luxury apartments, 60,000 sq. ft. of office space and 71,000 sq. ft. of retail space, with mixed-use transit oriented zoning.
4. The **Joint City and County of Frederick BRAC zone** contains 717.4 acres and includes historic downtown Frederick, the Transit Center and Monocacy Blvd. northeast up to and including the Research Park. The zone consists of development projects for office, industrial and warehouse space at Riverside Research Park, 66 acres of mixed-use development at the Frederick Brick Works, and a 1.3 mile mixed-use urban park at Carroll Creek Park.
5. The **City of Laurel BRAC Enhancement zone** is a 356-acre area that includes redevelopment of Towne Centre at Laurel, Hawthorne Place, a section of US Rt. One and the city's Main St. area near the MARC Station. The Towne Centre at Laurel project comprises projects for a \$200 million private investment for the redevelopment of Laurel Mall in Prince George's county. The BRAC zone has been providing much needed transportation infrastructure, brownfield remediation, and mixed-use infill development. The first project started in 2013.
6. The **Annapolis Junction Town Center BRAC zone** in Howard County expanded the zone from 13.5 acres to 21.1 acres by including the former Boise Cascade property in December 2013. The zone infrastructure plans include a 704 space parking structure. Howard County will fund the costs of the garage through the issuance of \$17,000,000 in TIF bonds. Other zone projects include: Savage Towne Centre Transit Oriented Development (TOD) mixed-use development to include market rate and affordable rental housing and projected construction of office space (100,000 sq. ft.); residential - 416 units (490,000 sq. ft.); Retail - two buildings and kiosk (17,450 sq. ft.); and a Hotel - 150 rooms (80,000 sq. ft.) for a combined total of 687,450 sq. ft.
7. The **City of Aberdeen BRAC Enhancement and Revitalization zone** in Harford County includes 782.65 acres with extensive infrastructure projects: 1) water and wastewater improvements (\$33 million); 2) transportation improvements (\$66 million); 3) Multimodal Transportation Center to serve commuters on a regional level; 4) redevelopment of MD Rt. 40 Commercial Corridor; 5) adequate school capacity; upgraded water and wastewater facilities;

improved sidewalks, curbs, and gutters; new community parks and facilities; safe neighborhoods and commercial areas to live and shop in without burdening existing tax base. The development projects are an estimated total of 1,180,897 sq. ft., which includes 938,000 sq. ft. office space; 168,264 sq. ft. residential; 8,590 sq. ft. retail; and 66,043 sq. ft. hotel.

8. **Edgewood BRAC zone** in Harford County which is located in proximity to Aberdeen Proving Ground South (APG South) and also within the existing Edgewood/Joppa Enterprise Zone (EZ). The size of the area is 855 acres. Projects will be focused on transit oriented development, along with new mixed-use residential, retail; and office projects - which are key elements in the strategy to bring this younger, technically-trained workforce to the APG South community.

BRAC ZONE ACTIVITY:

Commerce received annual status reports as of December 2018 from the eight Maryland designated BRAC zones. Several projects have been completed, and many are underway as scheduled.

According to the BRAC zone annual reports provided by zone administrators, the BRAC Revitalization and Incentive Zone Program has been successfully utilized by each zone (with the exception of Westport Waterfront Development) and the property tax incentive seems to play a strong role in carrying out new projects within the BRAC zones. In addition, many reported BRAC zones managed to form private-public partnerships to achieve improvements in zone infrastructure.

FY2018 DISBURSEMENTS:

After a BRAC Revitalization and Incentive zone is designated by the Secretary, on or before February of each year, the appropriate governing body certifies to the State Department of Assessment and Taxation (SDAT) the properties that will be qualified for the next fiscal year and the date that the property became qualified. SDAT then calculates the amount due to the political subdivision for the next fiscal year.

The following Table depicts the historical and projected payments to the respective political subdivisions. The total amount of expected disbursement for FY2018 is not yet determined.

It is worth mentioning that the expected and actual payments had been the same amount up to FY2014. However, due to the limited State budget, FY2015 funding was capped at \$650,000, FY2016 and FY2017 were capped at \$838,000, and FY2018 capped at \$2,132,786. Therefore, as shown in the table, the actual payments to each local jurisdiction was proportionally reduced.

Table: BRAC Zone Historical Payments to Political Subdivisions

	Payments FY2010	Payments FY2011	Payments FY2012	Payments FY2013	Payments FY2014	Nominal Payment FY2015	Actual Payment FY2015*	Nominal Payment FY2016	Actual Payment FY2016*	Nominal Payment FY2017	Actual Payment FY2017*	Nominal Payment FY2018	Actual Payment FY2018*
Ann													
Arundel County	\$7,443	\$11,915	\$42,951	\$313,353	\$387,502	\$979,992	\$374,581	\$975,054	\$308,041	\$1,636,750	\$279,612	\$1,752,103	\$576,873
Frederick County	\$39,254	\$51,243	\$44,777	\$51,347	\$51,347	\$68,690	\$26,255	\$84,593	\$26,725	\$97,704	\$16,691	\$95,390	\$31,407
Harford County				\$168,131	\$168,131	\$144,481	\$55,225	\$130,477	\$41,221				
Howard County													
Prince George's County					\$22,128	\$225,485	\$86,187	\$1,069,502	\$337,879	\$2,757,062	\$470,998	\$4,165,385	\$1,371,436
City of Aberdeen	\$94,595	\$105,669	\$108,460	\$109,724	\$109,724	\$109,905	\$42,009	\$77,046	\$24,341	\$89,915	\$15,361	\$89,915	\$29,604
City of Frederick	\$27,260	\$35,588	\$40,321	\$39,992	\$39,992	\$53,998	\$20,639	\$53,364	\$16,859	\$61,454	\$10,498	\$59,999	\$19,754
City of Laurel						\$118,005	\$45,105	\$262,518	\$82,953	\$262,479	\$44,840	\$314,999	\$103,712
Total	\$7,443	\$173,024	\$235,451	\$506,911	\$778,824	\$1,700,555	\$650,000	\$2,652,554	\$838,000	\$4,905,354	\$838,000	\$6,477,791	\$2,132,786

Source: Maryland Department of Assessment and Taxation

*The program was capped at \$838,000 for FY2016/FY2017 and \$2,132,786 for FY2018

ACTIVITIES SUMMARY

Five new projects have been completed or plan to be completed and will be submitted as qualified properties by February 1, 2019:

The Joint City and County of Frederick

The two-phase mixed-use former Union Knitting Mill received site plan approval and began construction in 2015. The 56,000 square foot building is undergoing rehabilitation and construction by Douglas Development and the anchor tenant is Frederick-based Regent Education (Information Technology). Yakabod – a cyber-company - leased approximately 10,000 SF and took occupancy 1st quarter 2018.

Howard County/Annapolis Junction Town Center

- The 5,420 sf retail pad shell is completed.
- The 500-space parking garage and 101,200 sf office building shell is completed.
- The 416-unit residential apartment building is nearly complete, and the attached 624-space parking garage is completed.

Prince George's County/City of Laurel

- **The Towne Centre at Laurel**– All of the retail, restaurants, and entertainments buildings as well as the 340-unit apartment complex have been constructed. AAA Car Care Facility has been constructed within the Towne Centre. There are a few vacant store fronts that will need tenant fit-ups once they are leased.

Prince George's County/Andrews Air Force Base-Branch Ave.

- **Andrews Federal Campus** – The project to develop two buildings on 80 acres property. Building A will house Washington Metropolitan Area Transit Authority (WMATA) Andrews Federal Center Bus Garage, and Building B will be available for lease. The Andrews Federal Center Bus Garage is 96% complete and will be occupied in December 2018.

Ten projects currently under construction and/or approved with an anticipated completion date after February 1, 2019:

Anne Arundel County/Odenton Town Center

- **Meade Center** – Approved to develop 10,500 square feet Class-A Office and 16,900 square feet street level retail, surface parking located at MD 175 and Berger Street. The entire lot will be graded with infrastructure. Free standing All American Steak House is part of the Meade Center development and is open and operating. Construction on Phase 2, office and retail, should begin in 2019.
- **Odenton Station** – 48 townhomes and three single family homes. The Anne Arundel County Office of Planning and Zoning has approved the sketch plan and architecture, but the community appealed. The Court of Special Appeals issued a decision on February 2017 upholding the Board of Appeals' decision approving the plan. No further appeal was taken from that decision.

Howard County/Annapolis Junction Town Center

- **Annapolis Junction Town Center** –Project broke ground in June 2014. The second retail building, kiosk and hotel are not anticipated to be completed prior to February 1, 2019.

The Joint City and County of Frederick

- **340 E. Patrick Street (Union Mills Phase II)** – The developer received approval for Phase II. Phase II of the project is fully underway and includes Idiom Brewery and Right At Home Frederick as well as a butcher shop slated for opening in 2019. There are other spaces available for lease for future restaurant/music venue and/or retail tenants. The building features pedestrian access to Carroll Creek Linear Park

Prince George's County/Andrews Air Force Base-Branch Ave

- **Aspire-Apollo Phase II** – The 384-unit apartment homes project with 650 parking spaces, pool, gymnasium and other residential facility. It is expected to be completed in the second quarter of 2019.
- **The US. Citizen Immigration Services**-is a 10-acre site near Branch Avenue Metro Station. It will house 3,700 employees in a 574, 767 square feet complex. It will be completed March 31, 2020. .
- **Retail Row at Camp Springs**- Retail and restaurants will sit on 5.5 acres near the Branch Avenue Metro Station. This project valued at \$20 million will provide 52,000 square feet of retail and restaurants with 250 parking spaces. The projected completion date is February 28, 2020.

Harford/Edgewood

- **103 Fulfillment Drive Edgewood, MD 21040 (Trimble Business Park)**: 140,000 square foot warehouse under construction, projected cost of \$4.4 million. 50 square feet is pre-leased.
- **102 Fulfillment Drive Edgewood, MD 21040 (Trimble Business Park)**: 210,000 square foot industrial building under construction, projected cost of \$6,054,858.

Harford County/ Aberdeen

- **The Manekin Pomeroy Warehouse**- facility was approved by the Aberdeen City Council on October 2017. The proposed warehouse distribution facility is 500,000 sq. ft. with the primary access of Old Philadelphia Road.

Twelve projects in the pipeline to begin construction within the next 12 months:

Aberdeen (Harford County)

- **UPS** - will be moving into the former Prime Source Building Products located at 600 Hickory Drive bringing substantial investment in 2019 and potentially 200 jobs.

Anne Arundel County/Odenton Town Center

- **Odenton Town Center at Seven Oaks** - The sketch plan for Lot 1 has been submitted and was approved November 2015. Lot 1 will consist of two six-story office building; Lot 2, 198 townhomes and Lot 199 a 270-unit apartment building. A proposal for 132 townhomes on Lot 4 is in the sketch plan review phase.
- **Winmark Center** (aka Odenton Health & Technology Center) – Permitted to construct 64,000 sq. ft. 4-story office building on MD 175.
- **1572, LLC & 1566, LLC c/o Gardner Center LLC** – 23,500 sq. ft. of retail and a 3,500 sq. ft. car wash

Howard County/Annapolis Junction Town Center

- The developer expects to begin construction of the 14,000 sq. ft. retail building.

The Joint City and County of Frederick

- **The Galleria** – 120 condominiums and 30,000 sq. ft. commercial space.
- **McHenry's** – 101,000 sq. ft. new office and commercial building.
- **One Commerce Plaza** – 80,000 sq. ft. new office/commercial building.
- **McCutcheons Mill** – 34,000 sq. ft. new commercial (retail) building.
- **Downtown Frederick Hotel and Conference**
- **Ox Fiber Brush Plant** - Adaptive reuse project; Converting space for affordable housing with ~80 loft-style apartments

Prince George's County/City of Laurel

- **Laurel MARC Station TOD** – A mid-rise apartment building with some mixed use is proposed at this point. Project on hold by MDOT.

Seventeen public infrastructure improvement projects will begin construction within the next 12 months:

Aberdeen (Harford County)

- **Old Philadelphia Road** at U.S. 40 to Perryman Road – mill and overlay estimated at \$281,408 (completed in 2018)
- **Post Road** at MD 22 to East Bel Air Avenue – mill and overlay estimated at \$77,146 (completed in 2018)
- **Stevens Alley** at Post Road to New County Road – mill and overlay estimated at \$5,326 (completed in 2018)
- **Raymond Avenue** at APG Road to Post Road– curb, mill and overlay estimated at \$44,131 (to be completed in spring 2019)
- **Norman Avenue** at APG Road to Post Road – mill and overlay estimated at \$25,755 (to be completed in spring 2019)
- **Chesapeake Court at Victory Street** – mill and overlay estimated at \$32,391 (to be completed in fall 2018)

- **Brannan Alley at Osborn Road to Brannan Road** – mill and overlay estimated at \$6,359 (to be completed in spring 2019)

Anne Arundel County/Odenton Town Center

- Infrastructure improvements to **Odenton Town Center** that will aid in spurring development and occupancy within the BRAC Zone in a timely manner.
- **Roads** - After extensive negotiations with the private development community, Anne Arundel County moved two agreements before its County Council to provide funding for town center road and utility requirements. Bill 70-10, approved August 16, 2010, authorizes a private-public partnership, a Development Rights and Responsibilities Agreement (DRRA), to construct Town Center Boulevard, the spine of Odenton Town Center.
- Anne Arundel County's private partner, Halle Development, agreed to fund and construct the required \$15 million road project. The County will provide \$6 million in impact fee credits to support road construction. Odenton Town Center Boulevard creates a roadway and sidewalk from Hale Street through the MD 32 underpass to Town Center Boulevard in Seven Oaks.
- **Sewer** - A second agreement, Bill 71-10, approved August 16, 2010, authorizes the funding for \$12.7 million to substantially upgrade the sewer interceptor system necessary to service the expected intensive development in the Odenton BRAC Zone/Town Center. Completed April 2014.
- **Water** - Under the DRRA mentioned above, the County funded and constructed a needed 36" water interceptor within the Odenton BRAC Zone/Town Center.
- **Tax Increment Financing (TIF) District** – On October 20, 2014, the Anne Arundel County Council approved a TIF district to assist in financing infrastructure improvements in the Odenton Town Center (OTC), including the MARC station parking garages.
- **Capital Financing for Public Parking at the TOD Site** – the Anne Arundel County Council appropriated \$16.4 million in MEDCO bonds to finance the public parking at a shared parking facility at the Odenton MARC Station. The State will provide \$5 million for public parking at the facility.

Howard County/Annapolis Junction Town Center

- **Dorsey Run Rd., Henkels Ln., and Junction Dr.** – Road improvements. All public infrastructure improvements within the Annapolis Junction Town Center will be made by the developer not the County.

The Joint City and County of Frederick

- **Monocacy Blvd. (Center Section Phase II)** – new 4-lane undivided roadway construction between Church St. Extended and Gas House Pike at Riverside Corporate Center.

City of Laurel (Prince George's County)

- **Main St., and Cherry Lane.** – Public and pedestrian infrastructure improvements project as well as a traffic signalization project.

ACTIVITIES DETAILS:

TO- DATE PROGRESS AND PLANNED PROJECTS FOR THE FUTURE

Anne Arundel County

<i>Odenton Town Center (776.9 acres) (Designation date: 12/15/2008)</i>	
Description of development projects that are complete and will be submitted as qualified properties by February 1, 2018.	N/A
Description of development projects that have started construction but won't be complete before February 1, 2018.	1. Meade Center Approved to develop 10,500 square feet Class-A Office and 16,900 square feet street level retail, surface parking located at MD 175 and Berger Street. The entire lot will be graded with infrastructure. Free standing All American Steak House is part of the Meade Center development and is open and operating. Construction on Phase 2, office and retail should begin in 2019. 2. Odenton Station The project consists of 48 townhomes and 3 single family homes. Anne Arundel Office of Planning and Zoning approved the sketch plan and architecture. The community appealed the decision. The Board of Appeals upheld the sketch plan approval in September 2014. The community appealed that to Circuit Court and the Circuit Court recently affirmed that Board of Appeals' decision. The community has appealed the Circuit Court's ruling to the Maryland Court of Appeals. The Court of Special Appeals issued a decision on February 22, 2017 upholding the BOA's decision approving the plan. No further appeal was taken from that decision.
Description of development projects that are in the pipeline to begin construction within the next 12 months.	1. Winmark Center (aka Odenton Health & Technology Center) Permitted to construct 64,000 square feet, 4-story, Class A, office building on MD 175. A Development plan approval request is pending. 2. 1572, LLC & 1566, LLC c/o Gardner Center LLC Project will consist of 23,500 square feet of retail, a 3,500 square feet car wash, and 1,000 square foot restaurant. Site development plan was approved in June 2016. Developer has put project on hold for now. Parcels are for sale. 3. Odenton Town Center at Seven Oaks The sketch plan for Lot 1 has been submitted and was approved November 2015. Lot 1 will consist of two six-story office building; Lot 2, 198 townhomes and Lot 199 a 270-unit apartment building. A proposal for 132 townhomes on Lot 4 is in the sketch plan review phase.
Description of any public infrastructure improvements to be made by the jurisdiction in the next 12 months and the cost of those improvements.	Roads: After extensive negotiations with the private development community, Anne Arundel County moved two agreements before its County Council to provide funding for town center road and utility requirements. Bill 70-10, approved August 16, 2010, authorizes a private-public partnership, a Development Rights and Responsibilities Agreement (DRRA), to construct Town Center Boulevard, the spine of Odenton Town Center. Anne Arundel County's private partner, Halle Development, agreed to fund and construct the required \$15 million road project. The County will provide \$6 million in impact fee credits to support road construction. Odenton Town Center Boulevard creates a roadway and sidewalk from Hale Street though the MD 32 underpass to Town Center Boulevard in Seven Oaks. Road construction began July 2016. Completed October 2018. County estimated contribution: \$6 million Sewer A second agreement, Bill 71-10, approved August 16, 2010, authorizes the funding for \$12.7 million to substantially upgrade the sewer interceptor system necessary to service the expected intensive development in the Odenton BRAC Zone/Town Center. Completed April 2014.

	County estimated contribution: \$12.7 million Water Under the DRRA mentioned above, the County funded and constructed a needed 36" water interceptor within the Odenton BRAC Zone/Town Center. The \$4.3 million project is complete. County estimated contribution: \$4.3 million Tax Increment Financing (TIF) District On, October 20, 2014 the Anne Arundel County Council approved a TIF district to assist in financing infrastructure improvements in the OTC, including the MARC station parking garages. Capital Financing for Public Parking at TOD Site The Anne Arundel County Council approved up to \$16.4 million in MEDCO bonds to finance the public parking at a shared parking facility at the Odenton MARC Station. The State will provide \$5 million for public parking at the facility.
Has the jurisdiction marketed the location of the BRAC zone to attract and retain businesses in the zone?	1. Presentations to prospective developers, brokers, and real estate professionals highlighting the advantages of developments within the BRAC Zone, including the additional funding the county receives that are designated for infrastructure improvements only within the BRAC Zone. 2. Leveraging other incentive programs, such as the Commercial Revitalization Tax Credits, to increase awareness and facilitate development 3. BRAC Zone designation information communicated to business organizations to amplify message. 4. BRAC Zone designation information and Odenton Town Center highlighted at ICSC Conferences.
Other information that would be useful in assessing the effectiveness of the BRAC zone benefits.	It is anticipated that the current pipeline of development projects and the infrastructure improvements being made will spur additional real estate development and redevelopment in the Odenton Town Center. Additional growth is anticipated on Fort Meade. Fort Meade is up to 188 tenant organizations with more anticipated. The post currently has \$1.8 billion in ongoing and approved construction projects. U.S. Cyber Command expects to add approximately an additional 1,500 employees over the next 3 years. Growth from the cyber units of the Marines, Air Force and Navy will also add new jobs. Joint Spectrum Center is anticipated to relocate from Annapolis to Fort Meade in the near future. Furthermore, the development of East Campus is underway. The data center is 90% complete and construction has begun on two office buildings. At full build-out, it is estimated that between 10,000 and 15,000 people will work on East Campus. In addition to satisfying road, water and sewer needs, Anne Arundel County continues to negotiate with state and private developers on the Transit Oriented Development (TOD) at the Odenton MARC Train Station – Maryland's busiest commuter station. Ridership will increase with the new Cyber Command. The TOD is part of the State strategy to link public transit to new development. The Odenton TOD will be a mixed-use project with an emphasis of residential and complementary retail. As a further non-vehicle connection, Fort Meade recently opened a hiker/biker trail off Odenton Road. This entrance is currently connected via a trail to the MARC station. Anne Arundel County is exploring a bike share program to enhance this connection.

Baltimore City

<i>Westport Waterfront (42.9 acres)</i> <i>(Designation date: 12/15/2008)</i>	
Description of development projects that are complete and will be submitted as qualified properties by February 1, 2019.	No development projects are yet complete.
Description of development projects that have started construction but won't be complete before February 1, 2019.	No development projects have started construction.
Description of development projects that are in the pipeline to begin construction within the next 12 months.	No development projects are slated to begin construction within the next 12 months.
Description of any public infrastructure improvements to be made by the jurisdiction in the next 12 months and the cost of those improvements.	No public infrastructure improvement will be made in the next 12 months in the BRAC zone.
Has the jurisdiction marketed the location of the BRAC zone to attract and retain businesses in the zone?	Baltimore City is no longer actively marketing the Westport Waterfront District BRAC Zone to prospective companies in the defense and cyber security industries as a timeline for development of the site is unknown.

Frederick County

Frederick County/City of Frederick East Side BRAC Zone (717.4 acres) (Designation date: 12/15/2008)	
Description of development projects that are complete and will be submitted as qualified properties by February 1, 2019.	Union Mills Phase I - 340 E. Patrick Street – The two-phase mixed-use former Union Knitting Mill received site plan approval and began construction in 2015. The 56,000 square foot building is undergoing rehabilitation and construction by Douglas Development and the anchor tenant is Frederick-based Regent Education (Information Technology). Yakabod – a cyber company - leased approximately 10,000 SF and took occupancy 1st quarter 2018.
Description of development projects that have started construction but won't be complete before February 1, 2019.	Union Mills Phase II - 340 E. Patrick Street The project is fully underway and includes Idiom Brewery and Right At Home Frederick as well as a butcher shop slated for opening in 2019. There are other spaces available for lease for future restaurant/music venue and/or retail tenants. The building features pedestrian access to Carroll Creek Linear Park. Estimated completion: Phase II is underway with completion in 2018 - Developer – Douglas Development Corp. Tax ID: 1102083183.
Description of development projects that are in the pipeline to begin construction within the next 12 months.	1) 107 S. East Street (The Galleria) 120 condominiums and 30,000 sq. ft. commercial space. Developer – The Wormald Companies. Estimated cost - \$24 million. Tax ID: 1102263998. 2) 300 E. Patrick Street (McHenry's) : 101,000 sq. ft. new office and commercial building. Developer – Douglas Development Corporation. Estimated cost - \$24 million. Tax ID: 1102088436. 3) 111 S. East Street (One Commerce Plaza) 80,000 sq. ft. new office/commercial building. Developer – MacRo Ltd. Estimated cost - \$24 million. Tax ID: 1102229021. 4) 11 S. Wisner Street (McCutcheons Mill) 34,000 sq. ft. new commercial/retail building. Developer – McCutcheons Apple Product. Estimated cost - \$5 million. Tax ID: 1102185938. 5) 200/212 E. Patrick Street (Downtown Hotel and Conference Center) City/Developer MOU executed in 2012. The City of Frederick HPC has approved demolition of buildings on the site and the level one design of the new hotel/conference center. Next steps include Maryland Historical Trust, City Planning Commission, Maryland Board of Public Works Approval and Master Funding and Development Agreement between the City and Developer.) 6) 400 E. Church Street (Ox Fiber Brush Plant) The historic mixed-use structure in downtown East Frederick is slated to undergo an extensive renovation & restoration by Hook Properties. The planned adaptive reuse project will convert the existing space for use as affordable housing units—with 80 loft-style apartments planned.
Description of any public infrastructure improvements to be made by the jurisdiction in the next 12 months and the cost of those improvements.	Monocacy Boulevard – Center Section Phase II – new 4-lane undivided roadway connection between Church Street Extended and Gas House Pike @ Riverside Corporate Center. Developer – The City of Frederick. Currently under construction, the project includes construction of a new bridge and improvements to existing bridge. The project will be completed in late spring 2019. Estimated cost - \$22 million (cost shared equally – City and County)

Has the jurisdiction marketed the location of the BRAC zone to attract and retain businesses in the zone?	Plan to incorporate the BRAC Zone into the area's marketing strategies.
Other information that would be useful in assessing the effectiveness of the BRAC zone benefits.	■ Construction of Phase II of the Monocacy Boulevard project is underway which includes construction of a new 4-lane bridge over Carroll Creek and a new bridge over the Monocacy River. The project is scheduled for completion in late spring 2019. (See photo on front cover.) ■ Public infrastructure work on Carroll Creek Park-Shared Use Path was completed in May 2016. The \$15.8 million dollar investment is surrounded by \$100 million in planned projects which will likely begin to move forward in the short-term. There are five pipeline projects in various stages of planning and approval. The sixth project (Union Knitting Mill) continued construction in 2018. ■ Tenancing continues in the rehabilitated Monocacy Valley Cannery building. Joining First United Bank and DeLeon & Stang, CPAs & Advisors, the Cannery recently welcomed AdTek Engineers in 2018. ■ Permitting was completed for Phase II of for the former Union Knitting Mill along Carroll Creek Park. ■ Consists of two areas totaling 700+ acres located on east side of downtown and connected by Monocacy Blvd, E. Church Street Extended/Gas House Pike. ■ It is part of the "East Frederick Rising" area which calls for new world class, smart growth neighborhoods connected to Downtown Frederick ■ Employment growth at Fort Detrick, the Frederick National Laboratory for Cancer Research (formerly National Cancer Institute- Frederick) and throughout the Frederick is creating demand for new mixed-use neighborhoods. ■ The BRAC Zone will deliver several million square feet of mixed-use developments and buildings to absorb new employment and residential growth ■ The area is intended to be transit oriented – MARC, Greyhound, TransIT, Pedestrian, Bicycles, Automobile ■ Combination of Brownfield and Greenfield Development ■ Some of the area is part of the US Small Business Administration HUB Zone Includes the 65 Acre Brickworks Property along the new East Street Gateway Corridor as well as Riverside Research Park

City of Aberdeen (Harford County)

Aberdeen BRAC Enhancement Revitalization Zone (782.65) (Designation date: 6/15/2009)	
Description of development projects that are complete and will be submitted as qualified properties by February 1, 2019.	N/A
Description of development projects that have started construction but won't be complete before February 1, 2019.	The Manekin Pomeroy Warehouse facility was approved by the Aberdeen City Council on October 2017. The developer is Manekin Investment Services LLC and the owner of the property is The Northwestern Mutual Life Insurance Company c/o Manekin LLC. The proposed warehouse distribution facility is 500,000 sq. ft. with the primary access of Old Philadelphia Road.
Description of development projects that are in the pipeline to begin construction within the next 12 months.	UPS will be moving into the former Prime Source Building Products located at 600 Hickory Drive bringing substantial in 2019 and potentially 200 jobs. Prime Source has constructed a new building in the Eastgate development in Perryman, MD. This economic development opportunity does not bring new construction activity but a substantial increase in job growth, expansion of the parking lot, and rehabilitation to the exciting warehouse building.
Description of any public infrastructure improvements to be made by the jurisdiction in the next 12 months and the cost of those improvements.	Old Philadelphia Road at U.S. 40 to Perryman Road – mill and overlay estimated at \$281,408 (completed in 2018) Post Road at MD 22 to East Bel Air Avenue – mill and overlay estimated at \$77,146 (completed in 2018) Stevens Alley at Post Road to New County Road – mill and overlay estimated at \$5,326 (completed in 2018) Raymond Avenue at APG Road to Post Road – curb, mill and overlay estimated at \$44,131 (to be completed in spring 2019) Norman Avenue at APG Road to Post Road – mill and overlay estimated at \$25,755 (to be completed in spring 2019) Chesapeake Court at Victory Street – mill and overlay estimated at \$32,391 (to be completed in fall 2018) Brannan Alley at Osborn Road to Brannan Road – mill and overlay estimated at \$6,359 (to be completed in spring 2019)
Has the jurisdiction marketed the location of the BRAC zone to attract and retain businesses in the zone?	The City has marketed the BRAC Zone to property owners located within the zone and to potential developers interested in locating in the BRAC zone. We also have an interactive map highlighting available properties on the City's website.
Other information that would be useful in assessing the effectiveness of the BRAC zone benefits.	In 2018, the City completed the installation of a new public playground and fitness area at the intersection of New County Road and East Bel Air Avenue. The cost of these improvements totaled \$104,000. In addition, the City completed a sidewalk improvement project and street overlay on East Bel Air Avenue at a cost of \$131,338.00 The City was awarded a \$796,000 Transportation Alternatives Program grant for pedestrian connectivity improvements to the area around the Aberdeen MARC Train Station. We anticipate that the work will begin in FY19/20 on these improvements.

Howard County

<i>Annapolis Junction Town Center – former Savage Towne Centre (21.1 acres)</i> (Designation date: 6/15/2009, Expansion date: 12/15/2013)	
Description of development projects that are complete and will be submitted as qualified properties by February 1, 2019.	The Savage MARC Station parking garage, parcel number 06-583784, opened March 2015 but will not be submitted as a qualified property as it is owned by the State and therefore tax-exempt. The 5,420 s.f. retail pad shell on parcel number 06-595981 is complete. The 500-space parking garage and 101,200 s.f. office building shell on parcel number 06-403085 is also complete. The 416-unit residential apartment building and attached 624 space parking garage is now complete. The residential building and parking garage are located on parcel 06-403344.
Description of development projects that have started construction but won't be complete before February 1, 2019.	The groundbreaking for the AJTC project took place on June 9, 2014. The second retail building, kiosk and hotel are not anticipated to be completed prior to February 1, 2019.
Description of development projects that are in the pipeline to begin construction within the next 12 months.	Within the next 12 months, the developer expects to begin construction of a 14,000 square foot retail building.
Description of any public infrastructure improvements to be made by the jurisdiction in the next 12 months and the cost of those improvements.	All public infrastructure improvements within the Annapolis Junction Town Center will be made by the developer not the County. The final road improvements to Dorsey Run Road, Henkels Lane and Junction Drive will be completed in the next 12 months at an estimated cost of \$600,000.
Has the jurisdiction marketed the location of the BRAC zone to attract and retain businesses in the zone?	The targeted marketing effort for the Annapolis Junction Town Center BRAC Zone is being led by the developer with St. John Properties marketing the office and retail spaces. A website was created to market the development at www.annapolisjunctiontowncenter.com . The Howard County Economic Development Authority has also been providing assistance in marketing the office and retail space planned within the BRAC Zone boundaries. In addition, the S. L. Nusbaum Realty Co. has begun leasing of the residential units through the website www.aiapts.com
Other information that would be useful in assessing the effectiveness of the BRAC zone benefits.	N/A

Prince George's County

*Andrews Air Force Base – Branch Ave. Corridor (654.9 acres)
(Designation date: 12/15/2008)*

Description of development projects that are complete and will be submitted as qualified properties by February 1, 2019.	Andrews Federal Campus The Andrews Federal Center Bus Garage is 96% complete and will be occupied in December 2018. Developed by the Washington Metropolitan Area Transit Authority (WMATA) in collaboration with Washington Suburban Sanitary Commission, The Andrews Federal Center Bus Garage sits on 35 acres. The project, to be completed and occupied by December 2019, is a 330,000-square foot facility with 91-bay joint facility designed for clean diesel technology and hybrid buses. It will include space for bus maintenance, operations, fuel & wash, fleet parking and employee/visitor parking sized for 175 transit vehicles and 465 employees over 3 shifts. The facility is designed to operate 24 hours a day, 7 days a week. Total value is \$159M. Jackson-Shaw is developing a campus called the Andrews Federal Campus on 80 acres at the intersection of Suitland Parkway and The Capital Beltway (I-95/I-495) and immediately outside the entrance of Joint Base Andrews at 7501 Andrews Federal Campus Dr. The developer has planned up to 292,000 square feet on 80 acres. Two buildings will have immediate access to Joint Base Andrews. Total Value is \$40.5M. Bldg A (7521 Federal Campus Dr.) is fully leased. It is 125,000 SF. Bldg B (7501 Andrews Federal Dr.) is fully leased. It is 112,470 SF
Description of development projects that have started construction but will not be complete before February 1, 2019.	• The Aspire-Apollo Phase II is located at 4451 Telfair Blvd. The community, developed by PNGS totals 384 unit apartment homes that will complete the Aspire Apollo luxury apartment community at Branch Avenue Metro Station. It will house a total of 650 structured parking spaces, with pool, gymnasium and other recreational facilities. It is expected to be completed in the second quarter of 2019. This project is valued at \$63MM. • The US. Citizen Immigration Services-is a 10-acre site near Branch Avenue Metro Station. It will house 3,700 employees in a 574, 767 square feet complex. It will be completed March 31, 2020. US Citizen Immigration Services The General Services Agency is moving US Citizenship and Immigration Services (USCIS) to a 10- acre site in Prince George's County near the Branch Avenue Metro Station and centered within the BRAC zone. This \$256.6 million-dollar project will shift 3,700 employees to 574,767 square foot headquarters in One Town Center on One Capital Gateway Dr. The site is owned by Peter N.G.

	Schwartz Management Co, the apparent successful offeror. The groundbreaking is scheduled for Monday October 30. Retail Row at Camp Springs- Retail and restaurants will sit on 5.5 acres near the Branch Avenue Metro Station. This project valued at \$20 million will provide 52,000 square feet of retail and restaurants with 250 parking spaces. The projected completion date is February 28, 2020.
Description of development projects that are in the pipeline to begin construction within the next 12 months.	N/A
Description of any public infrastructure improvements to be made by the jurisdiction in the next 12 months and the cost of those improvements.	N/A
Has the jurisdiction marketed the location of the BRAC zone to attract and retain businesses in the zone?	The Prince George's County Economic Development Corporation continue to include the Andrews Manor shopping center in their marketing booklet used at the International Council of Shopping Centers (ICSC). Last year, the Prince George's County Planning Department approved changes for the center to rezone the shopping center from CSC to mixed-use. This has helped to attract new businesses, not only to the shopping center, but also Allentown Road. The shopping center is currently 90% leased.
Other information that would be useful in assessing the effectiveness of the BRAC zone benefits.	Joint Base Andrews-Joint Land Use Since the approval of the Military Installation Overlay Zone in November 2016, staff has been working to complete its full implementation including clarifying issues in regard to interpretation of office limitations, addendums to plans impacted by the new regulations, affidavits to accompany permit applications, and training internal staff of how to apply the regulations in reviewing applications. This work will continue into December 2017. The Clear Zone Mitigation Action Plan was completed in early 2017. This was a collaborative effort involving Joint Base Andrews, the JLUS Implementation Committee, M-NCPPC staff and selected consultants and local business leaders to develop a strategy for removing all buildings located in the off-base portion of the northern clear zone. A clear zone is a safety area adjacent to the runways of an airfield associated with take-offs and landings and has the highest potential for an aircraft crash. Of the 150 acres that make up this area, 50 acres (featuring 41 parcels) are in public or private ownership. In working with the property owners, the study outlines a detailed action plan, necessary to remove these buildings through a list of tools, agency actions, and an assessment of the costs needed to complete the project. One of the final acts of the JLUS Implementation Committee before it disbanded in 2017, was to lobby incumbent Senator Chris Van Hollen and other members of the Maryland Congressional Delegation to earmark funds in support of this and similar efforts.

	2. Town Center Camp Springs Metropolitan Development Group is slated to begin construction on 53 townhomes within Town Center Camp Springs in the final quarter of 2019. 3. MD 4/Suitland Parkway Interchange Construct a new diamond interchange at MD 4 and Suitland Parkway to reduce congestion. The project includes realigning Pennsylvania Avenue Service Road and Armstrong Lane and reconstruction of on-and-off ramps. Grade-separated interchange to replace the existing signalized intersection. Status: Project planning is complete. The breakout for MD 4 Interchange at Suitland Parkway is funded for construction. Construction will be completed by 2021. Total Cost: \$128.7 million 4. MD 4; Community Safety and Enhancement Project From Forestville Rd to MD 458 (Line #9 in Construction Program) Construct raised curb along the outside edge of roadway, sidewalk along southbound MD 4, a 10 foot hiker/biker trail along northbound MD 4, bicycle accommodations and traffic calming measures from Forestville Road to MD 458 (Silver Hill Road) Status: This is a Design-Build project. This project is in final configuration. This project is complete. Total Cost: \$27.2 million 5. MD 4/MD 223 Upgrade existing MD 4 to a multilane freeway from MD 223 to I-95/I495 (Capitol Beltway) (3.1 miles). Bicycles and pedestrians will be accommodated where appropriate. Status: Planning is complete. The project is fully funded for construction. Total Cost: \$1.6 million 6. MD 337; Intersection Improvements at Suitland Road/Westover Drive and MD 337; Intersection Improvements at NB I-95/I-495 Off-Ramp (Line #13 in Construction Program) Status: This project is now 67% complete and should be completed by the end of October. Total Cost: \$5.8 million 7. MD 5; US 301 at TB to Auth Road; (North of I-95/I495) Facilitate safe and efficient traffic flow to serve existing traffic demand. Status: Construction is underway. This project is complete. Total current cost: \$33 million. 8. MD 5; TC40-Capital Beltway to South of Allentown Road
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	Status: This project is in engineering phase. SHA is developing conceptual improvements associated with MD 5 between I-495/MD 5 interchange and MD 337 (Allentown Rd.). The purpose is to improve traffic operations with a focus on southbound direction.
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Harford County

<i>Edgewood BRAC Zone (854.8 acres)</i> <i>Designation date : 6/15/2018</i>	
Description of development projects that are complete and will be submitted as qualified properties by February 1, 2019.	N/A
Description of development projects that have started construction but won't be complete before February 1, 2019.	• 103 Fulfillment Drive Edgewood, MD 21040(Trimble Business Park): 140,000 square foot warehouse under construction, projected cost of \$4.4 million. 50, square feet is pre-leased. • 102 Fulfillment Drive Edgewood, MD 21040(Trimble Business Park): 210,000 square foot industrial building under construction, projected cost of \$6,054,858.
Description of development projects that are in the pipeline to begin construction within the next 12 months.	N/A
Description of any public infrastructure improvements to be made by the jurisdiction in the next 12 months and the cost of those improvements.	We are going to be adding a bus shelter, though the full details have not been put together yet.
Has the jurisdiction marketed the location of the BRAC zone to attract and retain businesses in the zone?	The county plans to market a development site entitles "Washington Court" which will be a residential/mixed-use project in the heart of the BRAC zone. This came to fruition via the Edgewood small Area Study which the county ran 2017. A current Transit Oriented Development (TOD) study is underway which is Phase II Implementation of the joint Land Use Study (JLUS) with a strong focus on the Edgewood Community. Harford County has partnered with the University of Maryland and their PALS program, to help create ideas and a plan to help grow Edgewood.
Other information that would be useful in assessing the effectiveness of the BRAC zone benefits.	N/A

Prince George's County

Prince George's County: City of Laurel BRAC Enhancement Zone (356 acres) (Designation date: 12/15/2008)	
Description of development projects that are complete and will be submitted as qualified properties by February 1, 2019.	All of the retail, restaurant, and entertainment buildings, as well as the 340-unit apartment complex have been constructed. There are a few vacant storefronts that will need tenant fit-ups once they are leased. One more parcel is being constructed for AAA Car Care Facility. The Towne Centre commercial developer is Greenberg-Gibbons Commercial. Acct. No. 3098977 & 5552476
Description of development projects that have started construction but won't be complete before February 1, 2019.	There aren't any at this time. However, several properties in the zone are revitalizing existing property
Description of development projects that are in the pipeline to begin construction within the next 12 months.	Laurel MARC Station Transit Oriented Development: Proposed to be located at Main St. and U.S. Route 1. In planning phase by Maryland Department of Transportation (MDOT) Real Estate Division. Requires State regional coordination of other adjacent projects in Howard and Anne Arundel counties that must involve three SHA district offices. Infrastructure needs depend on regional impact of the three combined proposals. This site is also a MDOT designated TOD Site as well as a Governor's Smart Site. A mid-rise apartment building with some mixed-use is proposed. Project on hold by MDOT. No additional information available. Acct. No. 1059591, 1059617, 1059609 & 1059583
Description of any public infrastructure improvements to be made by the jurisdiction in the next 12 months and the cost of those improvements.	Public and pedestrian infrastructure improvements have been started for part of Main Street, \$933,000, Cherry Lane \$954,700 and Bowie Road \$640,000 which was just completed. Also, a traffic signalization project is in the works for \$55,000.
Has the jurisdiction marketed the location of the BRAC zone to attract and retain businesses in the zone?	The City's Revitalization Overlay Area alternative form of development or redevelopment has met with success in the development community. Since inception in March 2004, over \$500 million of planned and existing investment has been approved. The City intends to continue to use this form of development/redevelopment to facilitate increased investment by new developers within its BRAC zone. The City markets its retail opportunities through the Economic Development Coordinator who focuses on business recruitment and retention. Also, at the annual regional meeting of the International Council of Shopping Centers. The BRAC designation is also enhanced by the City's designation as a "Sustainable Area" by Maryland Department of Housing & Community Development.
Other information that would be useful in assessing the effectiveness of the BRAC zone benefits.	The BRAC zone covers the area designated by the City in its Revitalization Overlay Program. The overlay program is placed on properties located within the U.S. Route 1 Corridor which could be considered both brownfield and grey field (containing distressed commercial and industrial properties). The foundation of the BRAC zone is the Laurel Main Street MARC Rail Station, which was designated a Transit-Oriented Development by Maryland Department of Transportation on June 28, 2009. The Laurel MARC Station is also one of the Governor's Smart Sites for increased State coordination. The City is interested in developing a pedestrian/bicycle relationship with the nearby proposed Laurel Racetrack development. The City also would like to invest in pedestrian and bicycle improvements to enhance the connection between community neighborhoods. The City continues to work diligently with neighboring jurisdictions on this effort.