



# Odenton Town Center 2017 Annual Report

October 2017  
Office of Planning and Zoning  
Anne Arundel County

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On the cover, clockwise from upper left hand corner:

1. Commuters at the MARC Odenton Train Station
2. Illustration of conceptual sigange in Odenton
3. A local amenity (photo courtesy of The Point at Odenton)
4. A local restaurant (photo courtesy of The Capital Gazette)
5. A nature trail (photo courtesy of Novus Odenton)
6. Concept illustration of the proposed Transit Oriented Development.

# I. Introduction

This annual report provides a summary and status update on development activity, public infrastructure and capital projects, adequate public facilities monitoring, and other priority projects in the Odenton Town Center (OTC). The report serves as a mechanism for tracking development progress and also as a tool for identifying future needs as well as recommended actions by both the County and the private sector.

# II. Development Activity

Tables 1 through 3 present data on the number of building permits, grading permits, and occupancy permits issued in the Odenton Town Center from July 2016 through June 2017. Table 4 lists development projects that have completed construction since 2013 and Table 5 provides the current status of ongoing development projects in the Odenton Town Center. Figure 1 identifies these projects on a map. Table 6 lists the development proffers as part of the bonus program.

**Table 1: Building Permits Issued (July 1, 2016 - June 30, 2017)**

	Type of Building	Permits Issued
Additions	Church/Religious Building (Crossover Church)	1
	Commercial Miscellaneous (Eastern Excavating)	1
	Educational/School (Odenton Elementary School)	1
	Restaurant/Assembly (Village at Odenton Station)	1
	Sign	18
	Single Family Dwelling (Bonaventure subdivision)	1
	Storage/warehouse (Arundel Crossing West, Phase II)	1
New Construction	Sign	4

**Table 2: Grading Permits Issued (July 1, 2016 - June 30, 2017)**

Permit Number	Development Type	Project Name
G02016550	Commercial	Odenton Elementary School
G02016642	Commercial	Greater Baltimore Counseling Center, LLC
G02016796	Commercial	Crossover Church

**Table 3: Occupancy Permits Issued (July 1, 2016 - June 30, 2017)**

Project Name	Use Description	Number of Occupancy Permits Issued
Arundel Crossing West, Phase II	Storage/Warehouse	1
Berger Square	Amusement and Recreation Building	1
Berger Square	Apartment	48
Berger Square	Office Building	1
Berger Square	Public Parking Garage	1
Bonaventure Subdivision	Single Family Dwelling (addition)	1
Crossover Church	Church/Religious Building	1
Eastern Excavating	Commercial Miscellaneous	1
Odenton Elementary School	Educational/School	1
Village at Odenton Station	Restaurant/Assembly	1

**Table 4: Completed Development Projects in the Odenton Town Center (2013 - 2017)\***

Map ID	Project Name & Project No.	Location	Description	Built Sq. Footage	Year Completed	Notes
1	High's Dairy C2012-0059	1624 Annapolis Rd.	Gas station, car wash, and convenience store with outdoor dining area	3,500 s.f.	2016	Operating
2	Berger Square C2006-0077	Berger St./ MD 175	44 workforce housing apartment units	26,400 s.f.	2016	Operating
3	The Point at Odenton/ West 32/Broadstone at Odenton S2010-074 P2010-0176	322 Baldwin Rd.	212 apartment units and a club house/health club retail component	218,180 s.f.	2016	Approximately 100% leased.
4	Novus Odenton S2008-022 P2008-0049	315 Nevada Ave.	244 apartments and 10,000 s.f. of retail	217,000 s.f.	2015	Approximately 82% leased.
5	Town Center Commons C2006-0031	MD 175 and Town Center Blvd.	104 townhome units, 22 townhomes with live/work units	304,000 s.f.	2015	Operating
6	Greater Baltimore Counseling Center C2015-0026	1363 Becknel Ave.	Professional office	2,240 s.f.	2015	Operating
7	Flats 170 (Academy Yards - Phase 1) S1987-449 C2010-0094	8313 Telegraph Rd.	471 apartment units	740,000 s.f.	2013	Operating

\* Projects are mapped on Figure 1.

Table 5: Odenton Town Center Development Projects in the Pipeline

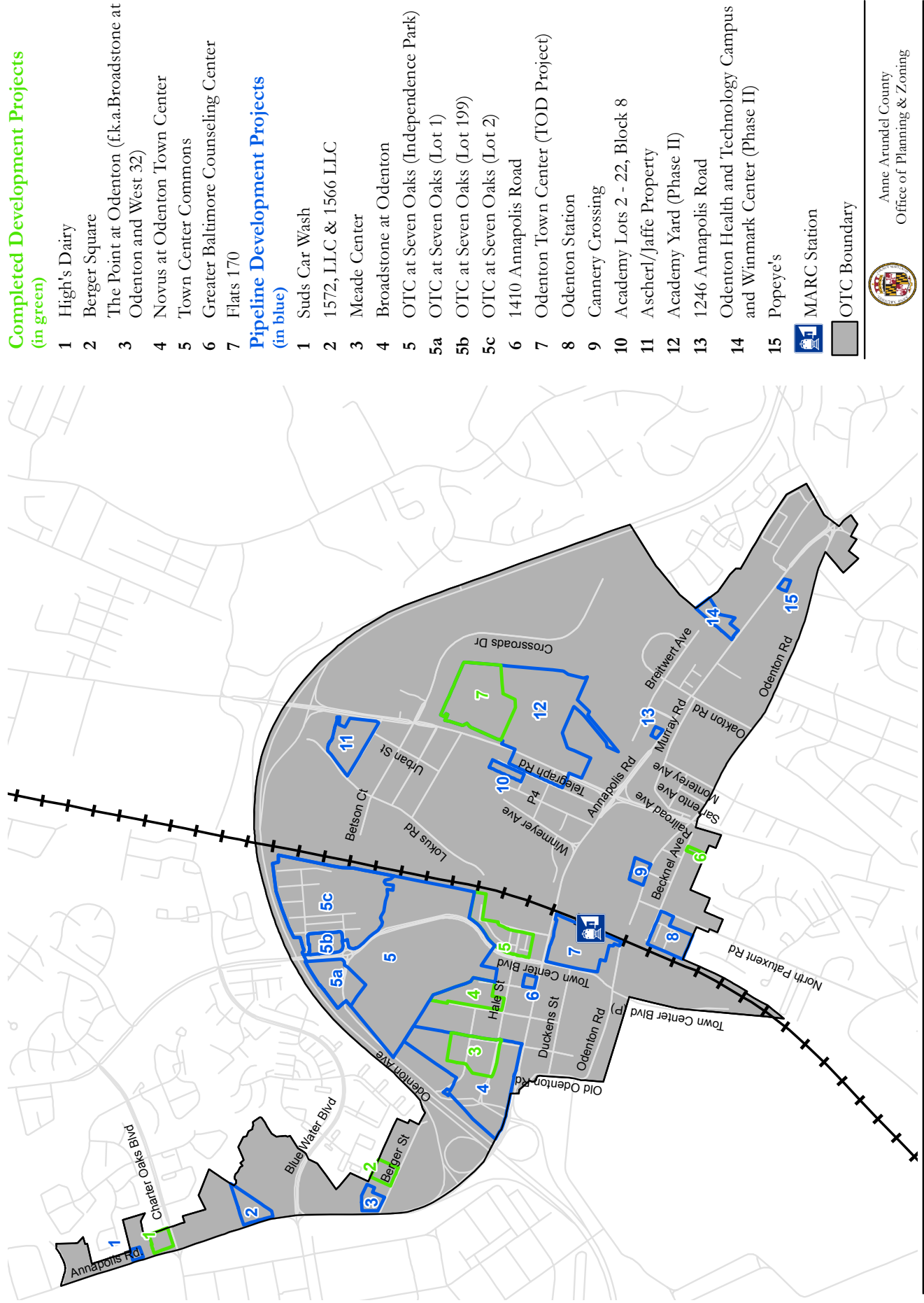
Map Location	Project Name	Location	Project Description	Building Square Footage	Development Review Phase and Status	Modifications Granted
1	Suds Car Wash C2017-0030 00 PP	1634 Annapolis Rd.	Car wash with lobby and car detailing areas.	3,150 sf	Preliminary Plan review.	15350: Maximum front setback, area of frontage signage, landscape buffer pending.
2	1572, LLC & 1566, LLC C2013-0080 00 NC	1566-1572 Annapolis Rd.	Retail building fronting on MD 175, car wash/retail building in the rear, and a fast food restaurant.	Retail building 23,100 sf; car wash building 3,500 sf; restaurant 1,077 sf	Site Development Plan approved 6/8/16.	13478: Land use mix, front setbacks, clearing below threshold, and landscape buffer approved.
3	Meade Center C2007-0057 01 NC	MD 175 / Berger St. intersection	Mixed use project with retail, office, and a free-standing restaurant.	75,000 sf	Phase I (The All American Steakhouse) construction is complete. Phase II pending review.	13314, 13674: Parking, public use, landscaping, forest conservation, phasing plan approved. 15313: skip community meeting and SDP for revised site plan pending.
4	Broadstone at Odenton S2010-074	Hale St. and Baldwin Rd.	Mixed use development. Bulk parcels A, B, C south of Berger St. must provide 100% retail at street level.	Site Area – 32.2 acres	Plat approved 6/13/14.	-
5	Odenton Town Center at Seven Oaks (Independence Park) S1985-330 P2009-0088 00 NF/NS	South of MD 32 and west of the railroad	Extension of Town Center Boulevard and subdivision of five bulk parcels to be developed with office, retail and residential uses.	Site Area – 123.58 acres	Amended Plat approved 12/9/15.	F09-007: Removal of specimen trees, wetland and buffer disturbance, floodplain disturbance approved.
5a	Odenton Town Center at Seven Oaks, Lot 1 (Independence Park) C2007-0046 00 NC P2007-0090 01 NF	South of MD 32, west of Town Center Blvd.	Seven-story parking garage with two six-story office buildings.	300,000 sf	Site Development Plan approved 5/14/08. Project is on hold pending completion of the extension of Town Center Blvd.	-

Map Location	Project Name	Location	Project Description	Building Square Footage	Development Review Phase and Status	Modifications Granted
5b	Odenton Town Center at Seven Oaks, Lot 199 C17-0043 00 PP	South of MD 32, east of Town Center Blvd.	270 unit six story apartment building.	321,614 sf	Preliminary Plan review.	14318: Land Use Mix requirements and Wetlands approved. 15123A: allow a greater FAR for townhome units approved.
5c	Odenton Town Center at Seven Oaks, Lot 2 P2015-0089 00 NS	South of MD 32, east of Town Center Blvd.	198 townhomes.	Site area – 38.24	Grading permit issued.	14318: Land Use Mix requirements and Wetlands approved. 15123: allow a greater FAR for townhome units approved.
6	1410 Annapolis Rd. C2016-0040 00 PP	1410 Annapolis Rd.	Office and retail space including a restaurant with outdoor seating.	13,425 sf	Preliminary Plan review.	14847: Skip community meeting approved.
7	Odenton Town Center (TOD project) P2017-0034 00 NS	MARC West parking lots	304 residential apartment units, 25,460 sq. ft. of retail, 1,087 space parking garage, and a 280-space surface parking lot.	Site area – 24 acres	Sketch plan review.	15283: Mix of uses, road standards, surface parking lots, active frontage, parking standards, site design pending.
8	Odenton Station P2012-0081 00 NF	Southwest corner of North Patuxent Rd. and Becknel Ave.	48 townhomes including five live/work units; 3 new single family homes and one existing single family home; 2,500 sq. ft. of office to be built as residential.	Site Area - 5.68 acres	Grading permit issued.	13988: Remove two specimen trees; OTCMP road and streetscape standards; reduced drive aisle width; forest conservation easement width; reduced landscape buffer width approved.
9	Cannery Crossing P2015-0048 00 NS	1380 Odenton Rd.	5 lot single-family subdivision, 4 new homes.	TBD	Plat signed 9/18/17.	14105: road improvements, open space/rec. area approved.
10	Academy, Lots 2-22, Block 8 S2015-021 P2016-0093 00 NS	Pine St.	Remove existing house and construct 15 townhomes.	TBD	Final Plan review.	14878: remove one specimen tree, sidewalk width, on-street parking, and landscape manual pending.



Map Location	Project Name	Location	Project Description	Building Square Footage	Development Review Phase and Status	Modifications Granted
11	Ascherl/Jaffe Property P2004-0024 00 OP	North side of Mayfield Rd.	Industrial and flex office buildings.	18,000 sf	Site Development Plan approved 10/5/11. Project remains active, but no recent activity.	14995: time extension to 5/4/17 for SWM. 10/5/17 for all other APF approved.
12	Academy Yard Phase 2 S1987-449 C2017-0024 00 NC P2017-0057 00 NF	Telegraph Rd. north of MD 175/ MD 170 intersection	TBD	TBD	Amended plat review.	15274: mix of uses, building height, road standards, building setbacks, and parking lot locations pending.
13	1246 Annapolis Road G02016930	1246 Annapolis Rd.	Two new single family homes.	TBD	Grading permit for two additional houses pending. Existing home has been renovated and is on the market.	15100: Skip preliminary plan and site development plan for the development and landscape buffer approved.
14	Odenton Health and Technology Campus and Winmark Center, Lot B P2008-0034 00 NF C2008-0009 02 NC	MD 175 across from Odenton Shopping Center	4-story office building.	64,000 sf	Site Development Plan approved 8/17/11.	-
15	Odenton Shopping Center / Popeye's C2017-0033 00 PP	1115 Annapolis Rd.	Popeye's restaurant	2,700 sf	Preliminary Plan review. Project is exempt from Odenton Town Center Master Plan requirements.	15363: Skip SDP, Community meeting, Reduce submittal fee pending.

Figure 1: Odenton Town Center Development Projects



**Completed Development Projects**  
(in green)

- 1 High's Dairy
- 2 Berger Square
- 3 The Point at Odenton (f.k.a. Broadstone at Odenton and West 32)
- 4 Novus at Odenton Town Center
- 5 Town Center Commons
- 6 Greater Baltimore Counseling Center
- 7 Flats 170

**Pipeline Development Projects**  
(in blue)

- 1 Suds Car Wash
- 2 1572, LLC & 1566 LLC
- 3 Meade Center
- 4 Broadstone at Odenton
- 5 OTC at Seven Oaks (Independence Park)
- 5a OTC at Seven Oaks (Lot 1)
- 5b OTC at Seven Oaks (Lot 199)
- 5c OTC at Seven Oaks (Lot 2)
- 6 1410 Annapolis Road
- 7 Odenton Town Center (TOD Project)
- 8 Odenton Station
- 9 Cannery Crossing
- 10 Academy Lots 2 - 22, Block 8
- 11 Ascherl/Jaffe Property
- 12 Academy Yard (Phase II)
- 13 1246 Annapolis Road
- 14 Odenton Health and Technology Campus and Winmark Center (Phase II)
- 15 Popeye's





**Table 6: Development proffers (2013 - 2017)**

<b>Project Name</b>	<b>Date</b>	<b>Requirement Seeking Relief From</b>	<b>Proffer</b>	<b>Bonus</b>
Town Center Commons C2006-0031	2014	Residential uses on street level	Construct four patios, a public plaza, and use native plantings.	Allow residential uses at street level for 8 townhomes on Lot 2. Additional 14 units will be live/work.
Odenton Station S2012-027 P2012-0081	2013	Residential Mix land use category - residential use capped at 80%	Construct a pedestrian plaza, art installation, park benches, a vehicular connection to the train station, off-site hiker/biker improvements, and use native plantings.	Allow 98% residential and 2% office.

### III. APF Monitoring

#### Adequacy of Road Infrastructure

The Odenton Transportation Study completed in 2010 forecasted future traffic volumes and traffic patterns based on existing and future land uses, developed standards for roadway design elements, and identified capital improvement project needs in the Odenton Town Center area. The study recommended Transportation Systems Management (strategies that aim to reduce greenhouse gas emissions by reducing congestion, primarily by improving transportation system capacity and efficiency); traffic control (new traffic signals are recommended as conditions warrant); upgraded roadways (e.g. Grid Streets project); access management/wayfinding strategies; pedestrian, bicycle, and transit access; and Transportation Demand Management (strategies aimed at reducing the demand for roadway travel, particularly in single occupancy vehicles).

The Odenton Grid Streets project follows up on the 2010 Odenton Transportation Study by studying existing and projected traffic congestion, access control, safety, and mobility for vehicles, bicyclists, pedestrians, and transit users in the Core area. The County hired STV, Inc. to prepare the traffic analysis, schematic design, development development, and construction documents for the streets listed below:

- Hale Street from Baldwin Road to Town Center Boulevard
- Duckens Street from Baldwin Road to Town Center Boulevard
- Baldwin Road from Berger Street to Duckens Street
- Nevada Avenue from Berger Street to Duckens Street
- Dare Street from Hale Street to MD 175

The study began by analyzing the traffic conditions of the following intersections:

- MD 175 at Town Center Boulevard, Dare Street, Nevada Avenue, and Baldwin Road
- Duckens Street at Town Center Boulevard, Nevada Avenue, and Baldwin Road
- Hale Street at Town Center Boulevard, Dare Street, Nevada Avenue, and Baldwin Road

The results of the existing conditions traffic analysis indicate that each of the intersections operate with acceptable level of service (LOS) D or better during the AM and PM peak hours, with the exception of the intersections of MD 175 at Baldwin Road and MD 175 at Nevada Avenue. The northbound approaches at these intersections each operate at LOS F during the PM peak hour.

Projected trips generated from the approved but unbuilt developments, potential developments, and regional growth (1.5% growth) were combined with the 2015 AM and PM peak hour vehicle volumes to create the unconstrained 2040 traffic demand volumes. The results indicate the intersections at MD 175/Town Center Boulevard (AM and PM Peak Hour), MD 175/Baldwin Road (PM Peak Hour), MD 175/Nevada Avenue (PM Peak Hour), Nevada Avenue/Duckens Street (northbound PM Peak Hour), and Town Center Boulevard/Duckens Street (eastbound PM Peak Hour) would have a failing LOS.

The consultant is conducting additional traffic analyses based on a scenario where Nevada Avenue between Hale Street and MD 175 is closed in the event the County pursues a public park in that location. Additionally, the model will be re-run assuming a park use instead of a residential and/or commercial use at that site.

Once the traffic analyses are finalized, the consultant will complete preliminary schematic designs for the Grid Streets. Final contract documents will be prepared based on the improvements recommended and ultimately approved by the County.

## Adequacy of Schools

The current projections for schools that serve portions of the Odenton Town Center, based on the 2017 Educational Facilities Master Plan, are shown in Table 7.

**Table 7: Present and Projected Student Enrollment\***

School	State Capacity	Actual 2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Meade High	2,463	2,004	1,980	1,964	1,889	2,020	2,149	2,357	2,496	2,589	2,683	2,753
MacArthur Middle	1,388	964	1,033	1,127	1,260	1,269	1,384	1,440	1,493	1,467	1,461	1,479
Manor View Elem.	454	313	311	328	332	329	313	309	312	314	315	318
Pershing Hill Elem.	710	637	635	642	665	676	679	674	682	691	698	702
Seven Oaks Elem.	655	668	654	658	660	663	655	656	659	658	655	652
Arundel High	2,039	2,089	2,131	2,205	2,303	2,393	2,463	2,586	2,660	2,744	2,759	2,736
Arundel Middle	1,071	1,014	1,058	1,109	1,188	1,238	1,326	1,325	1,313	1,262	1,235	1,243
Odenton Elem.	678	455	470	515	526	529	547	545	551	558	568	575
Piney Orchard Elem.	684	651	637	636	626	615	582	586	584	581	589	595
Waugh Chapel Elem.	565	591	595	597	598	605	593	591	589	587	588	583
Old Mill High	2,440	2,207	2,278	2,368	2,483	2,580	2,732	2,823	2,950	3,011	3,024	3,053
Old Mill Middle South	1,072	841	845	900	926	999	997	1,036	1,000	990	964	956
Ridgeway Elem.	636	620	623	617	612	590	569	566	563	562	566	567

\*Educational Facilities Master Plan, July 2017, Anne Arundel County Public Schools

Table 8 indicates the status of the public schools in the feeder systems serving the OTC, based on the school utilization chart adopted in March 2017 (Bill No. 7-17).

**Table 8: School Utilization Chart (effective April 24, 2017)**

School	Open/ Closed	School	Open/ Closed	School	Open/ Closed
<b>Arundel Feeder System</b>		<b>Old Mill Feeder System</b>		<b>Meade Feeder System</b>	
Arundel High	Closed	Old Mill High	Open	Meade High	Open
Arundel Middle	Closed	Old Mill Middle South	Open	MacArthur Middle	Open
Odenton Elem.	Open	Ridgeway Elem.	Open	Manor View Elem.	Open
Piney Orchard Elem.	Open			Pershing Hill Elem.	Closed
Waugh Chapel Elem.	Closed			Seven Oaks Elem.	Closed

## Adequacy of Sewer Infrastructure

The summary of the most current sewer allocation report for the Patuxent Sewer Service Area is shown in Table 9. The report indicates the current capacity available for allotment, the capacity allocated as of March 2017, the projected capacity needs for development projects under review but not yet approved, and the resulting remaining capacity.

**Table 9: Sewer Allocation Report - Patuxent Sewer Service Area (March 2017)**

	<b>Current</b>	<b>2020 (projected)</b>	<b>2025 (projected)</b>
Safe Capacity (GPD)	7,500,000	10,500,000	10,500,000
Flow (GPD)	5,681,000	7,040,000	7,630,000
Capacity Available for Allotment (GPD)	1,819,000	3,460,000	2,870,000

<b>Capacity available for Allotment (GPD)</b>	<b>Allocated as of 2/28/17 (GPD)</b>	<b>Available Capacity (GPD)</b>	<b>Active Projects under Review (GPD)</b>	<b>Resulting Capacity (GPD)</b>	<b>Potential Projects (GPD)</b>
1,819,000	1,518,350	300,650	20,000	280,650	747,500

*Note:*  
 The unallocated portion of the Halle Property is not included in Active Projects because it cannot be allocated until the Patuxent WRF is expanded. It is included in Potential Projects at this time, 252,750 gpd. Per the DRRRA, allocation occurs upon the date of the approval of the Site Development Plan for each phase.

## IV. Capital Projects and Public Infrastructure

Development of the Odenton Town Center involves capital projects needed to provide critical transportation, utility, and recreational infrastructure. Such projects are typically funded by County funds allocated in the Capital Budget and Program, by Federal and State grant funds that generally require matching funds from the receiving local government, through public-private partnerships between the County and/or State and private development interests, and/or by private developers.

### Capital Improvement Program

Table 10 lists projects in or impacting the Odenton Town Center that are included in the County's FY 2018 Capital Budget and Program. The projects are mapped in Figure 2.

Table 10: FY 2018 County Capital Budget Allocations for the Odenton Town Center

Map ID	Project #/ Contract #	Name	Budget			Status	
			Total	Prior Approval	FY 18		FY 19 - FY 23
1	H539800/ H539801	Rt. 198 Widening	\$3,620,000	\$3,900,000	\$ (280,000.00)	\$0	Study is complete. SHA will coordinate implementation.
			This project provides for the design, right of way acquisition, and construction of approximately 28,000 linear feet of 24-inch water transmission main.				
2	W801600/ W801602	Transmission Main - Rt. 32 @ Meade Phase 2	\$33,117,800	\$8,549,800	\$ 1,114,000.00	\$23,454,000	Schematic design and feasibility study.
			The project creates a 0.42 mile link from Reece Road to Town Center Boulevard constructed through Ft. Meade property. The extension will intersect the entrance of the Meade Heights Elementary School.				
3	H371200/ H371201	Town Center Blvd. to Reece Road	\$245,000	\$245,000	\$0	\$0	Continued right-of-way negotiations with Army.
			The project creates a 0.42 mile link from Reece Road to Town Center Boulevard constructed through Ft. Meade property. The extension will intersect the entrance of the Meade Heights Elementary School.				

Map ID	Project #/ Contract #	Name	Budget			Status
			Total	Prior Approval	FY 18	
4	This project is to design, acquire rights-of-way, and construct roadways, pedestrian and bicycle facilities, and streetscape improvements to grid streets within the Odenton Town Center area (Hale St., Nevada Ave., Duckens St., Dare St.). A change order has been requested to include Baldwin Rd. (Berger St. to Duckens St.) and Duckens St. (Nevada Ave. to Baldwin Rd.) as well as scenarios if Nevada Ave. were to be closed between MD 175 and Hale St. for the park concept.					
	H563800/ H563801	Odenton Grid Streets	\$13,795,000	\$9,449,000	\$4,346,000	\$0
5	Funding for feasibility and preliminary planning for an Odenton Town Center Park.					
	P452500	Recreation and Parks Project Plan - Odenton Town Center Park	\$80,000	\$0	\$80,000	\$0
6	All surface parking spaces fronting the train platform on the west lot will be placed in a shared-use parking structure. Phase 1 would be creation of temporary use parking spaces to provide continuous use during construction. Phase 2 will be comprised of a mix of private residential units and commercial.					
	C565500	Odenton MARC Transit Oriented Development (TOD)	\$19,100,000	\$19,100,000	\$0	\$0
7	Design and construct teen area for Odenton Library.					
	L479600/ L479649	Odenton Teen Area	\$127,195	\$63,500	\$63,695	\$0



Map ID	Project #/ Contract #	Name	Budget			Status
			Total	Prior Approval	FY 18	
7	The Odenton Library is planning an innovation lab for various research and development innovations for the public to access.					
	L479600/ L479655	Odenton Library Innovation Lab	\$247,015	\$33,989	\$117,918	\$95,108
8	This project will replace approximately 5,303 l.f. of 2" diameter and 1,098 l.f. of 3" diameter water lines in Odenton and Crofton.					
	X733700/ X7337112	Small Diameter Replace Odenton/ Crofton	\$1,461,694	\$219,223	\$1,242,471	\$0
9	This project will design, acquire right of way, and construct a sidewalk along Monterey Avenue between Odenton Road and June Drive.					
	H569600/ H569601	Monterey Ave. Sidewalk	\$1,302,000	\$203,000	\$1,099,000	\$0
10	This project is for the design and construction for stormwater management infrastructure improvements necessary to comply with Federal and State clean water requirements.					
	B557800/ B557801	Picture Spring Branch	\$1,191,300	\$1,191,300	\$0	\$0

Map ID	Project #/ Contract #	Name	Budget			Status
			Total	Prior Approval	FY 18	
11	S805900/ S805905	Odenton Town Center - Severn Run Sewage Pump Station Upgrade	\$5,003,110	\$5,163,110	\$ (160,000.00)	Site restoration in progress. Conditional acceptance inspection scheduled for April 2017.
12	H563700/ H563707	Pedestrian Improvements - SHA	\$198,000	\$198,000	\$0	Feasibility study.
13	H545900/ H545904	Recreation and Parks Project Plan - Odenton Senior Path	\$36,820	\$36,820	\$0	Study is complete and alternatives were conveyed to property owners.

Map ID	Project #/ Contract #	Name	Budget			Status
			Total	Prior Approval	FY 18	
14	This contract will develop planning costs and identify impacts for the installation of sidewalks near Arundel Middle School, specifically along Hammonds Lane.					
	H545900/ H545903	Recreation and Parks Project Plan - Odenton Area Sidewalks	\$93,396	\$93,396	\$0	Study is complete.
15	Design and construction from MD 3 to Waterbury Rd. (1.7 miles). The trail will ultimately connect with the Colonial Annapolis Maritime Trail on the east end and the WB & A Trail on the west. The trail will be a component of the East Coast Greenway and the American Discovery Trail.					
	P372000/ P372001	South Shore Trail Phase 1	\$7,629,111	n/a	\$2,320,755	Reviewing bid submittals with SHA.
Outside Map Range	This contract includes the design and construction of Phase 2 of the South Shore Trail utilizing the abandoned WB & A railroad from MD 175 and Sappington Station Rd. to Bon Heur Avenue.					
	P372000/ P372005	South Shore Trail Phase 2 Design/Constru ction	\$7,421,357	n/a	\$2,710,000	Design development.
Outside Map Range	This contract provides for the initiation of a ROW feasibility study to determine available rights-of-ways and analysis for an appropriate and safe pedestrian crossing at MD 3.					
	P372000/ P372006	South Shore Trail - MD 3 Crossing Study	TBD	n/a	\$109,500	Contract initiation.

Map ID	Project #/ Contract #	Name	Budget			Status	
			Total	Prior Approval	FY 18		FY 19 - FY 23
Outside Map Range	This contract provides for the complete survey of and plats for Phase 3 and Phase 4. Also includes feasibility analysis to determine the adequacy of the ROW and if additional property acquisitions are required.						
	P372000/ P372007	South Shore Trail, Phase 3 ROW	TBD	n/a	\$152,000	TBD	Contract initiation.
Outside Map Range	This contract consists of the design and construction of a parking lot and connection to the trail off of Patuxent Road at the southeast side of the trail.						
	P393600/ P393605	WB & A Trail - Parking Lot	\$870,937	\$870,937	\$0	\$0	Complete.
Outside Map Range	This contract authorizes the design and construction of the bridge over the Patuxent River.						
	P393600/ P393608	WB & A Trail - Bridge @ Patuxent	\$8,238,259	n/a	\$8,238,259	\$0	Draft feasibility study is complete. MDOT and M- NCPPC MOU's are fully executed.
<b>TOTAL</b>			<b>\$103,777,994</b>	<b>\$49,317,075</b>	<b>\$21,153,598</b>	<b>\$33,568,821</b>	

## State Highway Administration Capital Projects

The Maryland State Highway Administration (SHA) has studied the MD 175 corridor from MD 295 to MD 170 and improvements are underway. Several segments are currently under construction and others are in the design phase. Improvements include road widening, addition of bicycle and pedestrian facilities, and intersection improvements. In addition to MD 175 improvements, SHA is widening and providing bicycle and pedestrian facilities on MD 198. Table 11 outlines the current and future SHA projects in or in the surrounding area of the Odenton Town Center. The projects are mapped in Figure 2.

Table 11: State Highway Administration Capital Projects (August 2017)

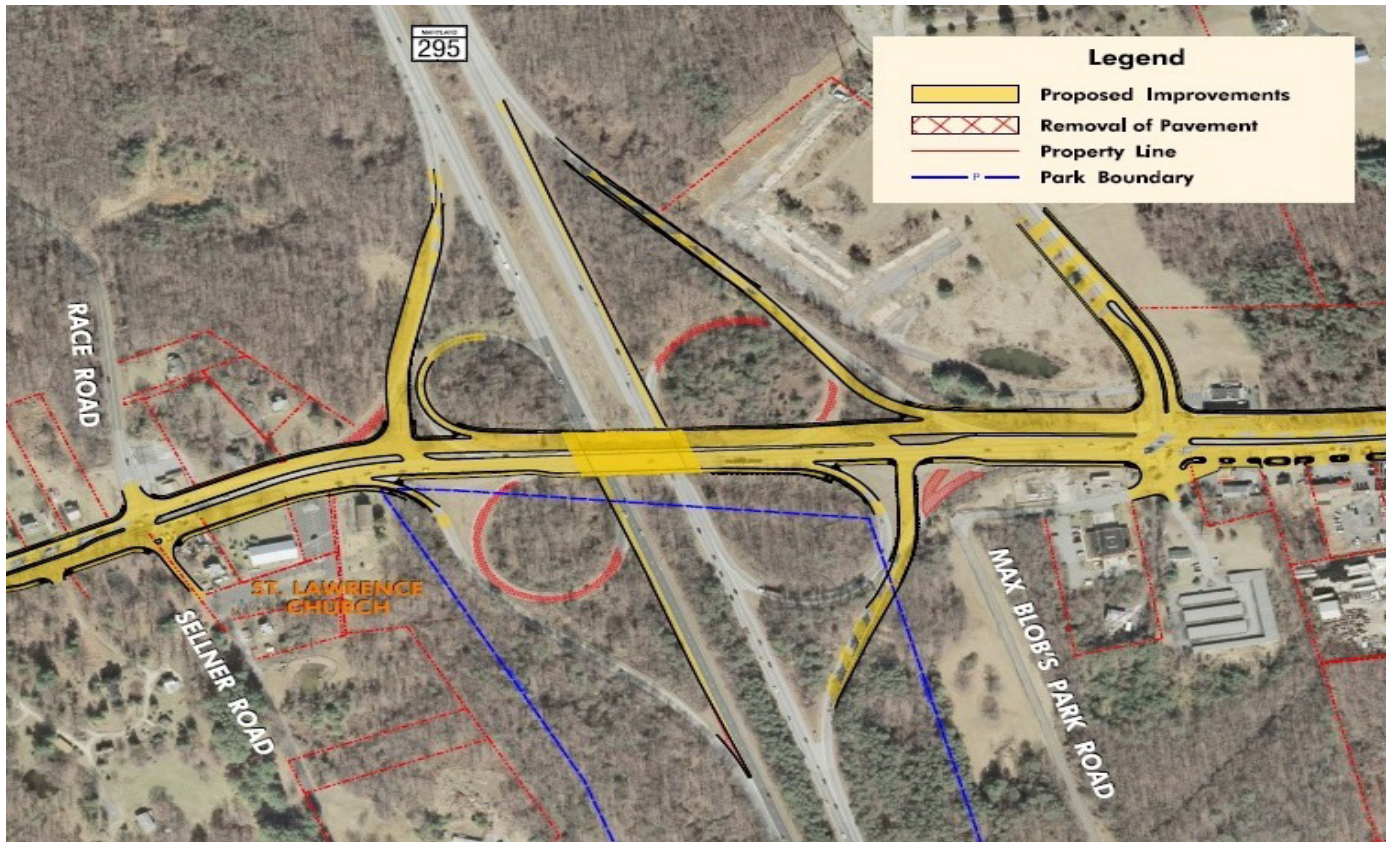
Map ID	Project #	Name	Description	Total Cost	Status
A	AA510_11	MD 198 (West of MD 295 to MD 32)	The purpose of the project is to improve existing capacity, traffic operations, as well as vehicular and pedestrian safety along MD 198, while supporting existing and planned development in the area. Bicycle and pedestrian access will be provided where appropriate. (BRAC Related)	\$5,500,000	Phase 1 (AA510_22) - Russett Green East to Baltimore Washington Parkway engineering underway.
B	AA436_23	MD 175 (National Business Parkway to McCarron Court)	Widen MD 175 from National Business Parkway to McCarron Court from two lanes to six lanes and reconfigure ramps at the MD 295 interchange to create signalized left turns at MD 175.	\$111,389,000	Design continues on the segment of MD 175 over MD 295. Plans are 65 percent complete. Coordination with utilities in the area of the interchange continues. Tree clearing for BGE work on the north side of MD 175, within the loop ramps, has been completed. BGE Gas has completed their design of a new transmission line to be installed under MD 295 this summer. Construction to begin in 2019.
C	AA436_21	MD 175 (MD 295 to MD 170)	The purpose of the MD 175 project is to improve the existing capacity, traffic operations, intermodal connectivity, and vehicular and pedestrian safety of MD 175, while supporting existing and planned development in the area. In addition, this project will serve to accommodate future transportation needs in and around Fort Meade, and it will improve connectivity between Odenton and MD 295.	\$7,663,000	MD 175 from Disney to Reece Road is now under construction.



Map ID	Project #	Name	Description	Total Cost	Status
D	AA436_54	MD 175 (West of Reece Road to East of Disney Road)	Widen MD 175 from Disney Road to Reece Road, from the existing two/four lane roadway to a six lane roadway (1.1 miles). Bicycle and pedestrian facilities will be provided.	\$45,680,000	The contractor is clearing and grubbing trees along the .53-mile section of road encompassing the project on the MD 175 corridor. The contractor has installed a barrier wall from Clark Rd. to Reese Rd. They are working behind the barrier wall on the storm water management system where they continue to install pipe between MacArthur and Clark roads. Construction to be complete in Spring 2020.
E	AA580_56	MD 175 (Reece Road and Mapes Road/Charter Oaks Boulevard)	Construct intersection capacity improvements at Mapes Road/Charter Oaks Boulevard and Reece Road (0.6 miles). (BRAC intersection improvement) This project includes construction of a new security fence and tree buffer along Fort Meade's property.	\$18,917,000	The contractor is working on the new hiker/biker trail. They are also working on drainage and clearing of tree's in the buffer area. Crews are installing storm pipes at the intersection of MD 175 and Mapes Road. Work also continues on the new shoulder, storm ponds and the moving of utilities. Construction to be complete Spring 2018.
F	AA436_25	MD 175 (Mapes Road to MD 32)	Converting the existing four lane roadway to a six lane highway. The new roadway will include a raised median, sidewalk and shared-use path.	\$1,176,000	Conceptual storm water management plans have been submitted for approval. Roadway plans are nearing 30 percent complete. Engineering complete in 2019.

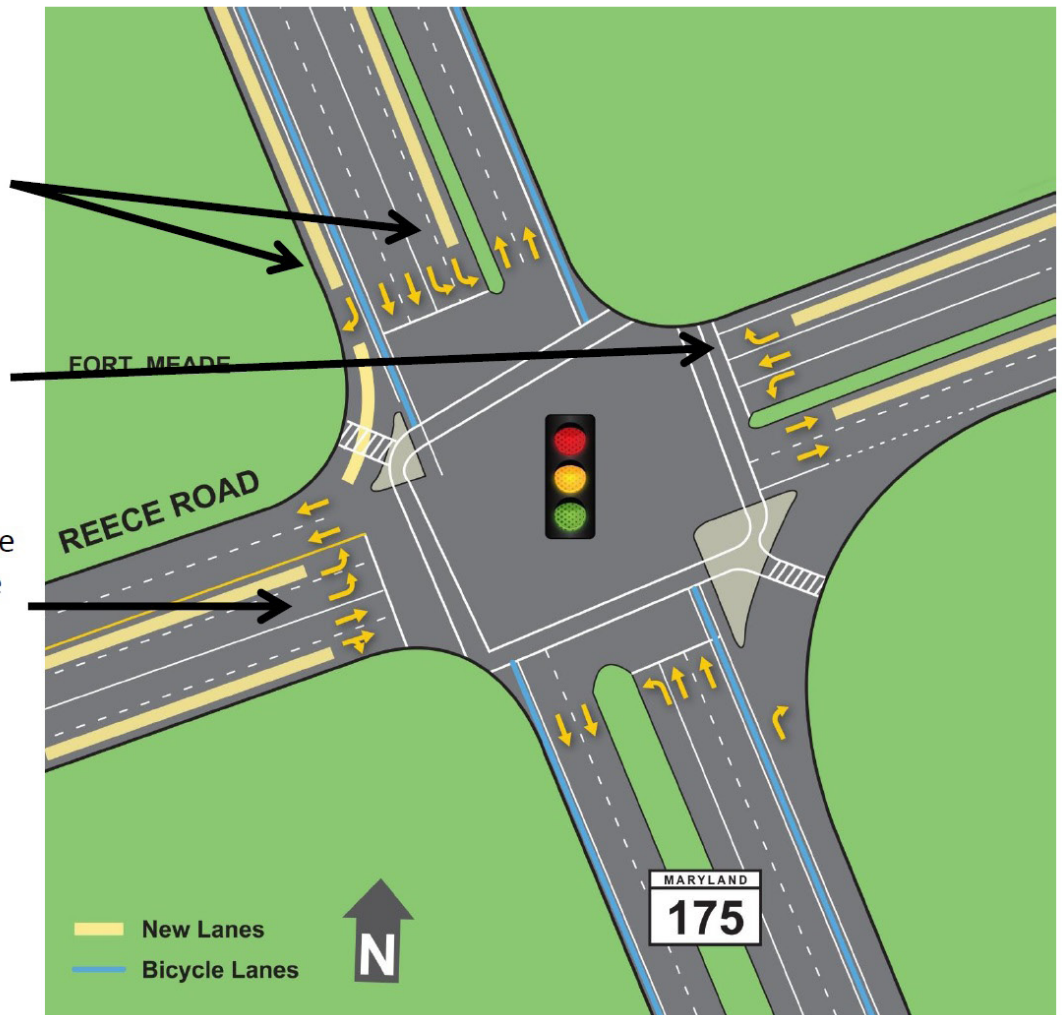






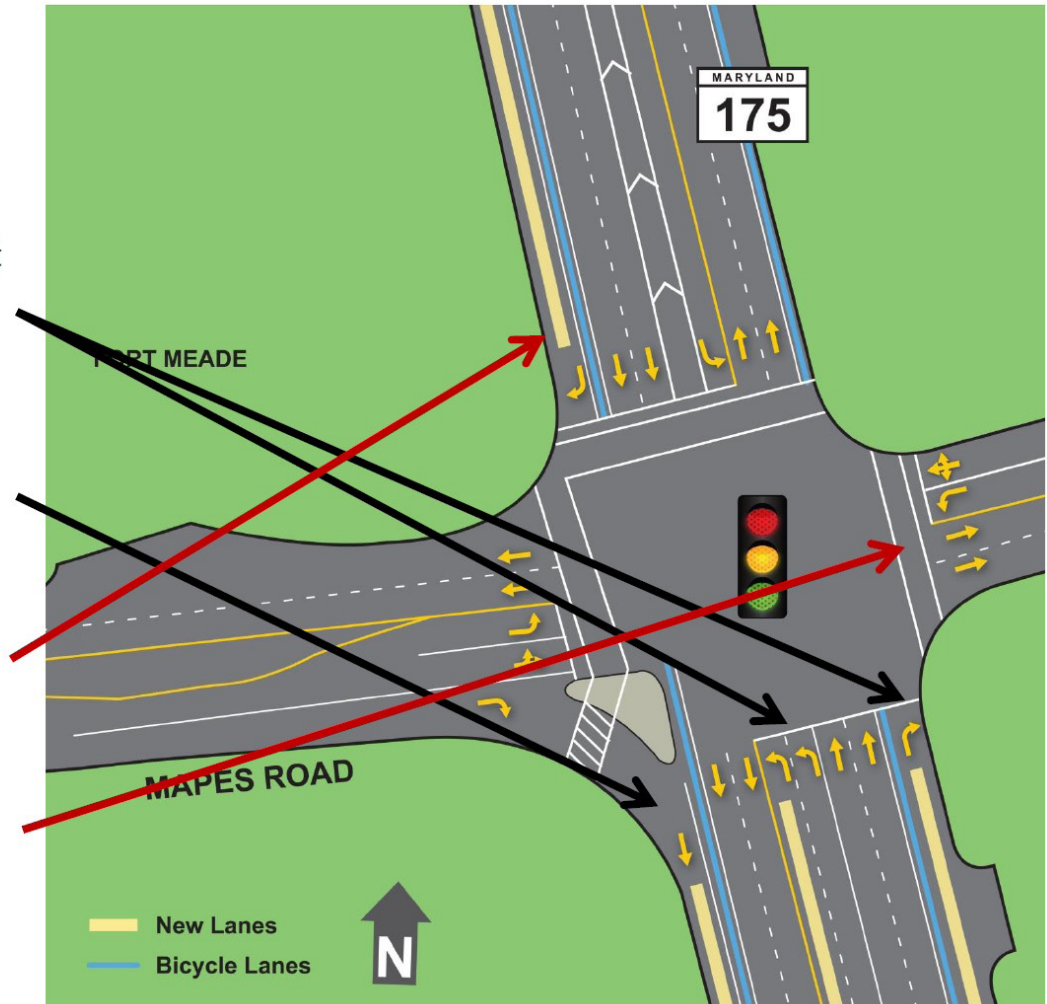
## Reece Road

- Double left turn and channelized right turn from eastbound MD 175
- Exclusive right turn onto westbound MD 175
- Restripe northbound Reece Road for a double left turn onto westbound MD 175
- Reconstruct signals



## Mapes Road and Charter Oaks Boulevard

- Double left turn and exclusive right turn along westbound MD 175
- Channelized right turn from Mapes onto eastbound MD 175
- Exclusive right turn from eastbound 175 onto Mapes
- Maintain existing configuration on Charter Oaks
- Reconstruct signals





## V. Population and Employment Forecasts

Table 12 presents the population and employment forecasts to 2040. The data was obtained using apportioned Transportation Analysis Zones (TAZ). The County develops populations and employment forecasts on a regular basis. These forecasts are used by the Baltimore Metropolitan Council (BMC) for a variety of uses.

**Table 12: Odenton Town Center Population and Employment Forecast by Transportation Analysis Zones**

Year	Population	Employment
2015	2,667	3,865
2020	3,118	4,352
2025	3,526	4,887
2030	3,921	5,307
2035	4,295	5,779
2040	4,657	6,318

## VI. Planning Initiatives

### Odenton Grid Streets Study

The project intent is to design improvements to selected streets within the Odenton Town Center to comply with the Odenton Town Center Master Plan. The primary objective of this project is to examine alternatives for design improvements to selected grid streets within the Odenton Town Center, and to design the selected alternative. The Odenton Town Center streets (including the full intersections with the initiating and terminating streets) included in this scope of work are: Hale Street from Baldwin Road to Town Center Boulevard, Duckens Street from Baldwin Road to Town Center Boulevard, Baldwin Road from Berger Street to Duckens Street, Nevada Avenue from Berger Street to Duckens Street, Dare Street from Hale Street to MD 175.

The street network will provide users multi-modal access and mobility choices to existing and future land uses within the Odenton Town Center which will include increased and wider pedestrian amenities, bicycle facilities, and improved access to transit options. The goals of the project are to identify strategies to capitalize on access to regional public transit, improve access control, improve safety and mobility for bicyclists and pedestrians, accommodate potential growth in population and employment, improve aesthetics and functionality of the commercial corridor, and expedite quality land use through flexible and timely development approvals.

The consultant is conducting additional traffic analyses based on a scenario where Nevada Avenue between Hale Street and MD 175 is closed in the event the County pursues a public park in that location. Additionally, the model will be re-run assuming a park use instead of a residential and/or commercial use at that site.

Once the traffic analyses are finalized, the consultant will complete preliminary schematic designs for the Grid Streets. Final contract documents will be prepared based on the improvements recommended and ultimately approved by the County.

### Public Common Concept Plan

In keeping with the Master Plan recommendation to locate a public park within the Core of the Odenton Town Center, the 2016 Master Plan included a conceptual plan for a public park on the Odenton Library site. Subsequently, in the Fall of 2016, Anne Arundel County partnered with the University of Maryland's Partnership for Action Learning in Sustainability (PALS) program to develop a public common concept plan. An alternative site involving four parcels along Nevada Avenue in the Core area was selected for study in order to provide a second location for consideration. Students in the Landscape Architecture Department developed two concept plans (one utilizing Nevada Avenue and one eliminating Nevada Avenue between MD 175 and Hale Street). Public outreach sessions were held to solicit input

from the community and stakeholders.

The FY 18 budget includes funding for feasibility and preliminary planning for a park in the Odenton Town Center. At this present time, both locations are still under consideration. There are both pros and cons to each location and either would potentially be a suitable location for an Odenton Town Center park, pending further feasibility study. Over the course of several Odenton Town Center Advisory Committee (Committee) meetings, the Committee indicated a preference that funding for a park feasibility and preliminary planning study should be focused on the Library site. With limited County funding for projects of this type, the Committee feels that locating a park on County-owned land would be the most cost-efficient alternative since funds for land acquisition would not be required.

### Branding Program and Signage

In the next year, the Anne Arundel Economic Development Corporation and private partners will collaborate on a branding program and signage to promote a sense of place in the Odenton Town Center. Potential projects may include, but are not limited to a new logo, a new gateway and entrance sign for West Odenton and other key gateways, and other types of signage.

## VII. Priority Project List

Table 13 identifies capital projects needed to serve existing and planned development in the Odenton Town Center in accordance with the Master Plan. The table identifies projects recommended for inclusion in the County’s six-year Capital Budget and Program and/or the State’s Consolidated Transportation Program. Some items will be funded fully or partially by private developers.

**Table 13: Odenton Town Center Priority Projects**

Project Title	Project Description	Funding Sources	2017 Status
<b>Current / Ongoing Projects (Funded or Partly Funded)</b>			
Transit Oriented Development (TOD)	Construct a mixed-use development on the west parking lot of the Odenton MARC Train Station that includes approximately 304 residential apartment units, 25,460 sq. ft. of retail, 1,087 space parking garage, and a 280-space surface parking lot.	MDOT, County, Private	The applicant presented to the Odenton Town Center Advisory Committee in January and March of 2017. The project is in sketch plan review. The TIF District was established by legislation as a financing tool and funding is allocated in the Capital Budget.
Public Garages	A 1,087 space parking garage will be constructed as part of the Transit Oriented Development.	MDOT, County, Private	The Transit Oriented Development proposal was submitted in 2017 and is in sketch plan review.
Grid Streets in the Town Center Core	Complete the design of all streets and begin capital budgeting and planning for right-of-way acquisition and construction of all County-owned Grid Streets per the Odenton Town Center Master Plan. Specifically include the design of all grid street intersections with MD 175 including a signal warrant study.	County to fund design; Construction funded by County and/or Private Developers	The consultant is currently conducting additional traffic analyses. The project is funded for planning, engineering, acquisition, and construction.



Project Title	Project Description	Funding Sources	2017 Status
MD 175 Improvements: Mapes Road/Charter Oaks Boulevard to Nevada Avenue	Complete improvements along MD 175 from Mapes Road/Charter Oaks Boulevard to Nevada Avenue. Includes intersection improvements, medians, sidewalks, and hiker/biker trail.	MD SHA	Design is approximately 30% complete. Funding for final design has not been allocated by SHA in the draft FY18 Consolidated Transportation Program.
Odenton Public Common	Design and construct a central Odenton Town Center park.	County	Funding has been allocated in the FY 18 CIP for feasibility and preliminary planning. Site to be determined.
Town Center Boulevard	New boulevard with sidewalks from Blue Water Boulevard to Annapolis Road (MD 175).	Private	Subject to DRRRA with Halle Companies. Construction is expected to be completed in 2018.
WB&A Trail	Design and construction of a paved multi-use trail on portions of the roadbed of the former WB&A Railroad. The trail will link the South Shore Trail in Odenton with the Patuxent River and an existing rail trail in Prince George's County.	State, County	Phase III of the WB&A Trail from Conway Road to the Patuxent River is complete. Phase IV - Strawberry Lake Way to Annapolis Road is partially open and operational. A pedestrian bridge (Phase V) over the Patuxent will be a cooperative effort by MDOT, Prince Georges County, and Anne Arundel County. Funding is in place for a cooperative design effort among State and Local agencies.
South Shore Trail	Acquire property, design, and construct a trail utilizing the abandoned WB&A Railroad between Annapolis and Odenton.	State, County	Under design.
<b>Priority Projects Not Currently Funded</b>			
MD 175 Improvements: MD 170 to Arundel High School	Complete a final design for improvements along MD 175 from MD 170 to Arundel High School.	County, MD SHA	A draft sidewalk feasibility study is currently being reviewed.
Pine Street Extension	Planning, design, and construction of Pine Street between MD 170 and Winmeyer Avenue.	Private, County	Partial sections will be improved by developers of Academy Yard.
MD 170 Streetscape	Retrofit MD 170 per Odenton Town Center Streetscape Design Standards.	State, County, Private	Apply design standards as developed in the MD 175 Improvements project.
Odenton Road Sidewalk	Provides pedestrian improvements to Odenton Road recommended in the Odenton Town Center Master Plan including sidewalks and biking improvements.	State, County, Private	Funding source for the segments from Baldwin Road to the MARC Station and from the MARC Station to Piney Orchard Parkway is to be determined. Segment from Piney Orchard Parkway to Sappington Station Road was completed by State.
Odenton Avenue	Design and construction of planned road connecting Annapolis Road (MD 175) and Town Center Boulevard.	Private, State, and County	Alignment concept is complete and right-of-way is reserved. Funding for design, acquisition, and construction has not been allocated.