



Odenton Town Center 2018 Annual Report

October 2018
Office of Planning and Zoning
Anne Arundel County

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On the cover, clockwise from upper left hand corner:

1. Odenton Food Truck Festival (credit: Capital Gazette)
2. Odenton MARC Train Station (credit: Maryland MTA)
3. Odenton Medical Pavillion (credit: Mark Wildonger)
4. Odenton Trail (credit: Mark Wildonger)
5. Academy Row townhomes (credit: Mark Wildonger)
6. Fort Meade Main Gate (credit: Fort Meade)

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 the County, the Odenton Town Center Advisory Committee, and the private sector.

II. Odenton Town Center Advisory Committee yearly summary

This section of the Annual Report is designed to look back at issues, not already addressed in this report, that arose during the Odenton Town Center Advisory meetings and provide an update or simply provide a summary.

The Committee discussed the need for more sidewalks within the community. Sidewalks are installed by private developers as properties are redeveloped. The County is working on a Grid Streets project that has funding for right-of-way acquisition and construction (See Section III). The State Highway Administration recently completed a sidewalk study for MD 175 between MD 170 and Sappington Station Road (See Section VI). Presently, there is no funding for right-of-way acquisition or construction.

In 2016, the County partnered with the University of Maryland to develop concepts for a park at the intersection of Nevada Avenue and MD 175. This site is not owned by the County. Given the high land acquisition costs, this alternative is no longer being pursued. The 2016 Master Plan also provides a park concept on lands adjacent to the Odenton Library which are owned by the County. The Committee agreed the library site is the preferred location for a park. Funding was approved to include a park feasibility study in the County's Swim Center Feasibility Study.

The Committee discussed the desire to hear the concerns and vision for Odenton Town Center from community members and stakeholders. In addition, the Committee would like to hear presentations from various County and State agencies in order to provide context for how Odenton will grow and understand how development will fit together to benefit, rather than adversely impact, the community. To date, representatives from Fort Meade, Anne Arundel Economic Development Corporation, and the Office of Transportation have presented current projects and programs offered. The State Highway Administration and the Department of Recreation and Parks will present later this year. Efforts will continue to find effective methods in reaching the public and educating them on the development process and the vision for Odenton.

III. Priority Planning Initiatives

MD 175 Sidewalk Study

This sidewalk feasibility study is for the north and south sides of MD 175 from the Sappington Station Road roundabout to MD 170. The Anne Arundel County Department of Public Works requested a new sidewalk along MD 175 between the Sappington Station Road roundabout and MD 170 because pedestrians currently walk on grass or in parking lots when traveling along MD 175.

The study concluded the proposed sidewalk improvements are feasible because new sidewalks would improve both pedestrian safety and access to pedestrian generators along MD 175 and MD 170. The proposed improvements are feasible because most of the existing curb and gutter can remain, the above-ground utilities will be minimally impacted, and traffic can be maintained during construction.

Branding Program and Signage

The Odenton Town Center Advisory Committee has discussed the need to have a branding program and signage. The concept was discussed in 2017, but there was not enough interest from businesses to participate. The Central Maryland Chamber is exploring opportunities to work with other groups to identify a more regional brand that will incorporate Odenton and Fort Meade.

Acknowledging previous branding efforts, the County along with the Anne Arundel Economic Development Corporation will continue to identify opportunities to collaborate on a branding program and signage to promote a sense of place in the Odenton Town Center. For example, Fort Meade is currently developing a branding strategy. There may be an opportunity to collaborate with Fort Meade or share resources. Potential projects may include, but are not limited to a new logo, a new gateway and entrance sign for the Odenton Town Center, and other types of signage.

Amenity and Green Space Analysis

The Odenton Town Center Advisory Committee (OTCAC) has discussed the need for more meaningful activity space that contributes to the community. The Committee has requested more information regarding public and private amenities. The 2016 Odenton Town Center Master Plan identifies these amenities; however, only provides a general overview. County staff will review and provide an updated amenity analysis based on specific amenities (both public and private). Opportunities to create a more holistic approach for the provision of amenities and connecting adjoining property's amenity spaces will be explored. This will help inform the OTCAC's recommendations when applicants require a modification or apply for the Bonus Program.

IV. Priority Project List

Table 1 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 1: Odenton Town Center Priority Projects

Project Title	Project Description	Funding Sources	2019 Status
Current / Ongoing Projects (Funded or Partly Funded)			
Transit Oriented Development (TOD)	Construct a mixed-use development on the west parking lot of the Odenton MARC Train Station that includes residential and commercial uses as well as a parking garage.	MDOT, County, Private	The Tax Increment Financing District was established by legislation as a financing tool and funding is allocated in the Capital Budget.
Grid Streets in the Town Center Core (Berger Street, Hale Street, Duckens Street, Baldwin Road, Nevada Avenue, Dare Street)	Complete the design for all streets per the Odenton Town Center Master Plan to the maximum extent practicable. Include the design of all grid street intersections with MD 175, including a signal warrant study. Begin capital budgeting, planning for right-of-way acquisition, and construction.	County to fund design; construction funded by County and/or Private Developers (through required streetscape improvements)	The consultant completed additional traffic analyses to 1) consider the impact of a possible public park at MD 175 and Nevada Avenue and 2) to include Baldwin Road, Berger Street and the west end of Duckens Street. The County subsequently decided not to pursue further park planning at Nevada Avenue at this time. The Schematic Design was updated to incorporate the expanded grid and has been submitted for County review. The project is funded through construction.
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 FY19 Consolidated Transportation Program.
Odenton Public Common	Design and construct a central Odenton Town Center park.	County	A study of the Library site for a park was incorporated into the County Swim Center Study. The study has not been finalized. Funding has yet to be determined.

Project Title	Project Description	Funding Sources	2019 Status
Town Center Boulevard	New boulevard with sidewalks from Blue Water Boulevard to Annapolis Road (MD 175).	Private	Town Center Boulevard opened in Fall 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	Phases I - III are complete. Phase IV - Strawberry Lake Way to Annapolis Road is partially open and operational. Phase V - A pedestrian bridge over the Patuxent River 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	Project is in various stages of study, planning, and construction.
Priority Projects Not Currently Funded			
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 sidewalk feasibility study is complete. Construction is subject to future funding.
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 to include bicycle and pedestrian amenities.	State, County, Private	Apply design standards per Odenton Town Center Roadway Typical Sections and Streetscape Requirements.

Project Title	Project Description	Funding Sources	2019 Status
Odenton Road Sidewalk	Provides bicycle and pedestrian improvements to Odenton Road between the MARC Station and Piney Orchard Parkway.	State, County, Private	Funding has yet to be determined.
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 most right-of-way is reserved. Funding for design, acquisition, and construction has yet to be determined.

V. Development Activity

Tables 2 through 4 present data on the number of building permits, grading permits, and occupancy permits issued in the Odenton Town Center from July 2017 through June 2018. There were no applications to participate in the Bonus Program for 2018. Appendix A provides a list and map of the current status of ongoing development projects in the Odenton Town Center.

Table 2: Building Permits Issued (July 1, 2017 - June 30, 2018)

	Type of Building	Permits Issued
Additions	Commercial Retaining Wall (Odenton Station)	1
	Sign	11
New Construction	Single Family Attached (Odenton Station)	6
	Single Family Dwelling (Bonaventure)	2

Table 3: Grading Permits Issued (July 1, 2017 - June 30, 2018)

Permit Number	Development Type	Project Name
G02016930	Infrastructure	Bonaventure
G02017311	Single Family	Bonaventure
G02017312	Single Family	Bonaventure
G02027090	Residential	Seven Oaks at Odenton Town Center
G02017121	Commercial	Anne Arundel County West County Library
G02017460	Commercial	Academy Row

Table 4: Occupancy Permits Issued (July 1, 2017 - June 30, 2018)

Project Name	Use Description	Number of Occupancy Permits Issued
Odenton Station	Single Family Attached	6
Academy Row	Single Family Dwelling	1
Bonaventure	Single Family Dwelling	2

VI. APF Monitoring

Adequacy of Road Infrastructure

The following projects address road capacity. These projects are discussed in more detail in Section V.

MD 175 Improvements

Maryland State Highway Administration has studied and began construction to improve the existing capacity, traffic operations, intermodal connectivity, and vehicular and pedestrian safety of MD 175 between MD 295 and Nevada Avenue. The project will serve to accommodate future transportation needs in and around Fort Meade, and it will improve connectivity between the Odenton Town Center and MD 295.

Grid Streets

The Odenton Grid Streets project follows up on the 2010 Odenton Transportation Study by studying existing and projected traffic volumes, 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, design development, and construction documents for the grid streets for the streets listed below:

- Berger Street from Baldwin Road to Nevada Avenue
- 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 consultant completed additional traffic analyses to 1) consider the impact of a possible public park at MD 175 and Nevada Avenue and 2) to include Baldwin Road, Berger Street and the west end of Duckens Street. The County subsequently decided not to pursue further park planning at Nevada Avenue at this time. The Schematic Design, which includes typical road sections (dimensions for sidewalks, planting strips, parking lanes, bicycle lanes, road width, right-of-way, and stormwater management options) was updated to incorporate the expanded grid and has been submitted for County review. Once the Schematic Design is approved by the County, the project will move into the Design Development Phase where final contract documents will be prepared based on the improvements recommended in the Schematic Design.

Town Center Boulevard

The Halle Companies has completed construction on Town Center Boulevard. It is now open and connects MD 175 and Blue Water Boulevard. The road provides an additional north/south connection in the Odenton Town Center. The County should consider monitoring traffic and pedestrian safety if issues arise.

Public transportation

In addition to the MARC Penn Line, there are two bus routes that serve the Odenton area - the 504 (operated by the Regional Transportation Agency) and the AA-202 (operated by Anne Arundel County). The 504 connects the Odenton MARC Station and facilities within Fort Meade. Funding for this service will end in July 2019. However; Fort Meade, the County, and the State are working to find solutions to maintain the connection. The AA-202 route connects the Odenton MARC Station to Arundel Mills, making stops at Fort Meade gates along MD 175.

Adequacy of Schools

The current projections for schools that serve portions of the Odenton Town Center, based on the 2018 Educational Facilities Master Plan, are shown in Table 5. It should be noted the Crofton High School and Old Mill West High School new construction will result in the redrawing of high school attendance zones. As a result, the projected student enrollment figures are anticipated to change.

Table 5: Present and Projected Student Enrollment*

School	State Capacity	Actual 2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Meade High	2,527	1,978	1,965	1,927	2,059	2,219	2,425	2,594	2,693	2,754	2,849	2,922
MacArthur Middle	1,388	1,037	1,021	1,080	1,057	1,098	1,138	1,174	1,174	1,173	1,173	1,176
Manor View Elem.	454	320	343	344	340	332	312	308	311	310	307	302
Pershing Hill Elem.	710	591	598	603	610	621	677	694	710	712	710	707
Seven Oaks Elem.	655	670	656	656	663	666	668	680	683	686	687	688
Arundel High	2,039	2,118	2,151	2,229	2,255	2,348	2,425	2,527	2,668	2,746	2,819	2,864
Arundel Middle	1,071	1,032	1,052	1,092	1,134	1,188	1,244	1,255	1,244	1,244	1,244	1,244
Odenton Elem.	608	469	491	495	498	514	521	524	536	549	560	568

School	State Capacity	Actual 2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Piney Orchard Elem.	684	638	632	621	619	598	599	600	598	608	610	612
Waugh Chapel Elem.	565	596	605	612	626	618	618	618	621	624	625	625
Old Mill High	2,440	2,230	2,308	2,415	2,515	2,664	2,747	2,843	2,920	2,954	2,987	2,988
Old Mill Middle South	1,072	870	912	915	980	988	1,042	1,034	1,042	1,050	1,050	1,050
Ridgeway Elem.	636	640	631	632	631	619	618	620	620	623	627	632

*Educational Facilities Master Plan, July 2018, Anne Arundel County Public Schools

Table 6 indicates the status of the public schools in the feeder systems serving the OTC, based on the school utilization chart adopted in January 2018 (Bill No. 99-17).

Table 6: School Utilization Chart (effective February 2018)

School	Open/ Closed	School	Open/ Closed	School	Open/ Closed
Arundel Feeder System		Meade Feeder System		Old Mill Feeder System	
Arundel High	Closed	Meade High	Open	Old Mill High	Closed
Arundel Middle	Closed	MacArthur Middle	Open	Old Mill Middle South	Open
Odenton Elem.	Open	Manor View Elem.	Open	Ridgeway Elem.	Open
Piney Orchard Elem.	Open	Pershing Hill Elem.	Open		
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 7. The report indicates the current capacity available for allotment, the capacity allocated as of March 2018, the projected capacity needs for development projects under review but not yet approved, and the resulting remaining capacity. Sewer allocation is based on a first come, first served process. If capacity is reached before the wastewater facility is upgraded, which is anticipated to be complete in 2020, proposed development may be delayed until the expansion is complete.

Table 7: Sewer Allocation Report - Patuxent Sewer Service Area (March 2018)

	Current	2020 (projected)	2025 (projected)
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

Capacity available for Allotment (GPD)	Allocated as of 3/13/18 (GPD)	Available Capacity (GPD)	Active Projects under Review (GPD)	Resulting Capacity (GPD)	Potential Projects (GPD)
1,819,000	1,378,750	440,250	148,250	292,000	551,000

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 DRR-A, allocation occurs upon the date of the approval of the Site Development Plan for each phase.

VII. 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

Appendix B provides a list and map of projects in or impacting the Odenton Town Center that are included in the County’s FY19 Capital Budget and Program.

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. Appendix B provides a list and map of current and future SHA projects in or in the surrounding area of the Odenton Town Center.

VIII. Population and Employment Forecasts

Table 8 presents the population and employment forecasts to 2045. 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 8: Odenton Town Center Population and Employment Forecast by Transportation Analysis Zones

Year	Population	Employment
2015	3,755	3,617
2020	4,015	3,756
2025	4,090	3,909
2030	4,176	4,075
2035	4,262	4,271
2040	4,353	4,486
2045	4,386	4,730

Appendix A: Development Projects List and Map

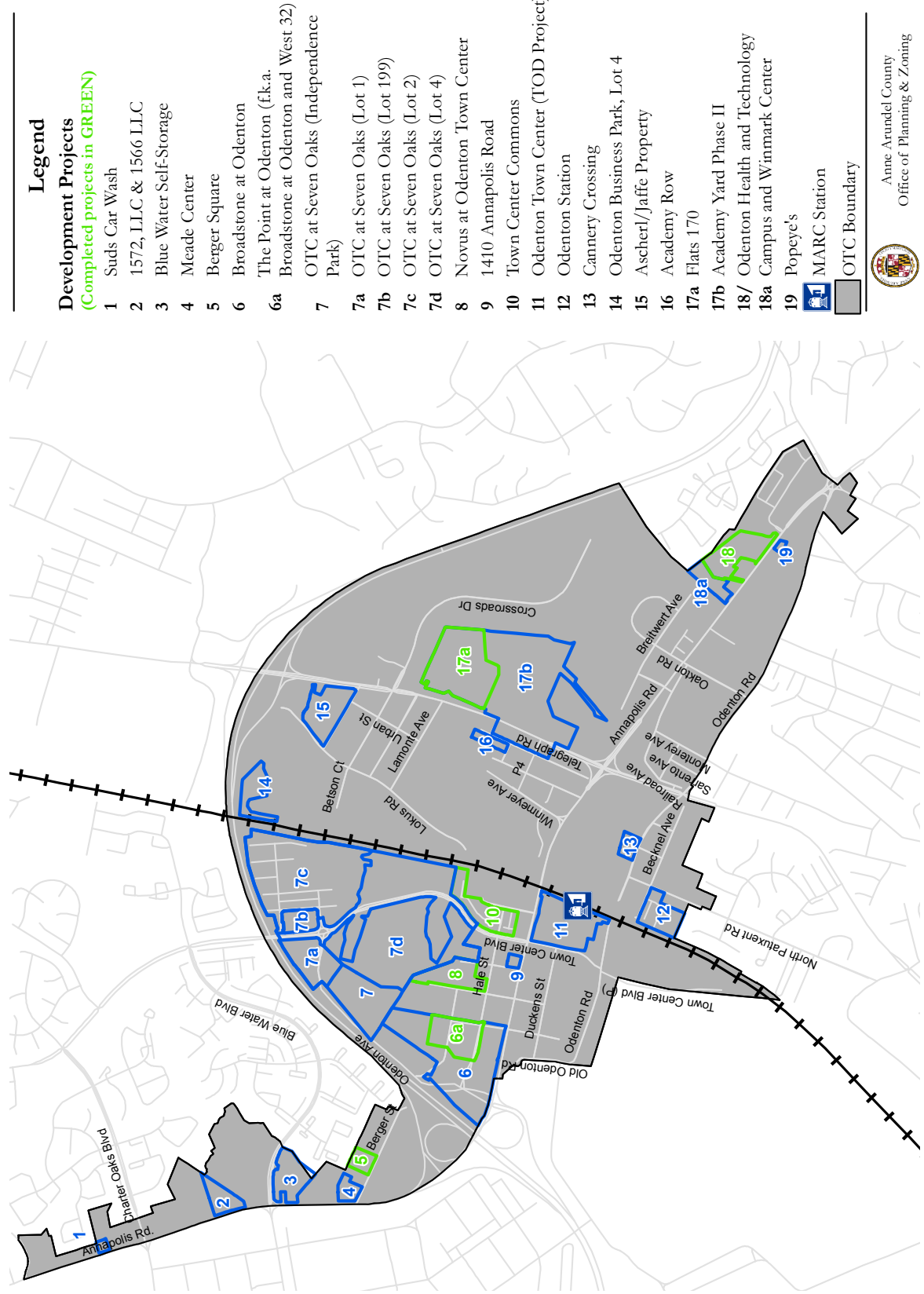
Map Location	Project Name	Location	Project Description	Building Square Footage	Development Review Phase and Status	Modifications Granted
1	Suds Car Wash C2017-0030 00 PP	1634 Annapolis Rd.	Car wash with lobby and car detailing areas.	3,150 sf	Preliminary Plan approved 6/13/18.	15350: Maximum front setback, area of frontage signage, landscape buffer pending. 15567: time extension to 5/3/18 approved.
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	Blue Water Storage C2018-0004 00 PP	Corner of MD 175 and Blue Water Boulevard	Self-storage facility.	100,733 sf	Site Development Plan review.	-
4	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 Grading Permit issued.	13314, 13674: Parking, public use, landscaping, forest conservation, phasing plan approved. 15313: skip community meeting denied and skip SDP for revised site plan approved. 15494: skip community meeting and sketch plan denied.
5	Berger Square C2006-0077 02 NC	1480 Berger St.	44 workforce housing apartment units.	26,400 sf	Construction is complete.	13164A: Landscape manual approved.
6	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.	-

Map Location	Project Name	Location	Project Description	Building Square Footage	Development Review Phase and Status	Modifications Granted
6a	Broadstone at Odenton / West 32 / The Point at Odenton, Lot 1 P2010-0176 00 NF	Hale St. and Baldwin Rd.	212 units, club house/ health club retail component (6,848 sf).	218,180 sf	Construction is complete.	13024A, 13379: Land use mix requirements – retail on the ground floor; minimum right-of-way width requirements approved.
7	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.
7a	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.	-
7b	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	Construction is underway.	14318: Land Use Mix requirements and Wetland disturbance approved. 15123A: allow a greater FAR for townhome units approved. 15461: Skip SDP approved.
7c	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 acres	Construction is underway.	14318: Land Use Mix requirements and Wetland disturbance approved. 15123: allow a greater FAR for townhome units approved.
7d	Odenton Town Center at Seven Oaks, Lot 4 P2017-0116 00 NS	South of MD 32, west of Town Center Blvd.	132 townhomes.	Site area – 31.90 acres	Sketch Plan review.	15530: relief from the design manual, setbacks, forest conservation, wetlands buffer pending.

Map Location	Project Name	Location	Project Description	Building Square Footage	Development Review Phase and Status	Modifications Granted
8	Novus Apartments P2008-0049 00 NF	Nevada Ave. and Hale St.	244 apartments with 10,000 sf of retail.	217,000 sf	Construction is complete.	9893, 11441, 12116, 12422, 13308: Specimen tree removal, forest conservation, setbacks, road standards, street level mix, shared parking, disturbance to wetland buffers approved.
9	1410 Annapolis Rd. C2016-0040 01 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.
10	Town Center Commons P2014-0059 00 NF	Town Center Blvd., north of MD 175	Phase I: 104 townhome units. Phase II: 8 "2 over 2's" and 14 Live/Work townhome units.	304,000 sf	Phase I and II are complete.	9375, 9657, F2007-010, 10969: specimen trees, forest conservation, road standards, floodplain, disturbance of wetlands approved.
11	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. 15459: Time extension to submit a revised plan (new resubmittal date is 10/8/18) approved.
12	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	Construction is underway.	13988: Remove two specimen trees; OTCMP road and streetscape standards; reduced drive aisle width; forest conservation easement width; reduced landscape buffer width approved.
13	Canney 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.

Map Location	Project Name	Location	Project Description	Building Square Footage	Development Review Phase and Status	Modifications Granted
14	Odenton Business Park, Lot 4 C2018-00111 00 PP	8280 Lokus Rd.	Mixed-use office/warehouse building.	29,830 sf	Preliminary Plan approved 6/27/18.	-
15	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.
16	Academy Row S2015-021 P2016-0093 00 NS	Pine St.	Remove existing house and construct 15 townhomes.	TBD	Construction underway.	14878: remove one specimen tree, sidewalk width, on-street parking, and landscape manual approved.
17a	Flats 170 (Academy Yard, Lot 2R-B) S1987-449 P2011-0030 00 NF	Telegraph Rd. north of MD 175/ MD 170 intersection	471 apartment units.	442,124 sf	Construction is complete.	9614, 10511, F2010-018, 11471: Wetland and stream buffer disturbance, steep slopes and buffers, and landscape manual approved.
17b	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. 15477, 15666 : time extension (new resubmittal date is 11/9/18) approved.
18	Odenton Health and Technology Campus and Winmark Center, Lot 1R-A-R S1999-039	MD 175 across from Odenton Shopping Center	Two medical office buildings.	60,000 sf	Construction is complete.	13575, 14153, 14724: Forest Conservation Requirements, wetland and buffer disturbance, steep slope disturbance, specimen tree removal, road improvements, time extension (8/3/2017) approved.

Map Location	Project Name	Location	Project Description	Building Square Footage	Development Review Phase and Status	Modifications Granted
18a	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.	15326: skip SDP and retest adequate public facilities pending. 15363: Skip SDP, community meeting approved. Reduce submittal fee denied. 15615: 120 day resubmittal extension approved.
19	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.	

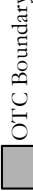


Legend

Development Projects

(Completed projects in GREEN)

- 1 Suds Car Wash
- 2 1572, LLC & 1566 LLC
- 3 Blue Water Self-Storage
- 4 Meade Center
- 5 Berger Square
- 6 Broadstone at Odenton
- 6a The Point at Odenton (f.k.a. Broadstone at Odenton and West 32)
- 7 OTC at Seven Oaks (Independence Park)
- 7a OTC at Seven Oaks (Lot 1)
- 7b OTC at Seven Oaks (Lot 199)
- 7c OTC at Seven Oaks (Lot 2)
- 7d OTC at Seven Oaks (Lot 4)
- 8 Novus at Odenton Town Center
- 9 1410 Annapolis Road
- 10 Town Center Commons
- 11 Odenton Town Center (TOD Project)
- 12 Odenton Station
- 13 Cannery Crossing
- 14 Odenton Business Park, Lot 4
- 15 Ascherl/Jaffe Property
- 16 Academy Row
- 17a Flats 170
- 17b Academy Yard Phase II
- 18/ Odenton Health and Technology Campus and Winmark Center
- 18a
- 19 Popeye's



Anne Arundel County
Office of Planning & Zoning

Appendix B: Capital Projects List and Map

Anne Arundel County

Map ID	Project #/ Contract #	Name	Budget			Status	
			Total	Prior Approval	FY19		FY20 - FY24
1	E549700	Manor View Elementary School	\$34,399,000	\$30,589,000	\$3,810,000	\$0	Bid process.
			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 - MD 32 @ Meade Phase 2	\$36,867,800	\$9,663,800	\$9,068,000	\$18,136,000	Schematic design.
			The project creates a 0.23-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.
			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 Street, Nevada Avenue, Duckens Street, Dare Street). The contract added Berger Street from Baldwin Road to Nevada Avenue.				
4	H563800/ H563801	Odenton Grid Streets	\$13,795,000	\$13,795,000	\$0	\$0	Schematic Design.

Map ID	Project #/ Contract #	Name	Budget			Status	
			Total	Prior Approval	FY19		FY20 - FY24
5	C452100	General County Project Planning	\$255,492	\$205,492	\$50,000	\$0	Initial Study complete and potential sites identified. DPW discussing options and selecting a few sites to investigate further.
6	C565500	Odenton MARC Transit Oriented Development (TOD)	\$19,100,000	\$19,100,000	\$0	\$0	Sketch plan review.
7	P452500 / P452539	Recreation and Parks Project Plan - Odenton Town Center Park	\$89,950	\$0	\$89,950	\$0	The Swim Center study is complete. Funding is for a park feasibility study.

Map ID	Project #/ Contract #	Name	Budget			Status	
			Total	Prior Approval	FY19		FY20 - FY24
8	L479600/ L479649	Odenton Teen Area	\$127,195	\$63,500	\$63,695	\$0	Project Complete.
	Design and construct teen area for Odenton Library.						
8	L479600/ L479655	Odenton Library Innovation Lab	\$247,015	\$33,989	\$117,918	\$95,108	Notice to proceed issued 1/26/2018.
	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.						
9	X733700/ X7337112	Small Diameter Replace Odenton/Crofton	\$1,200,000	\$500,000	\$0	\$700,000	Bid and award stage.
	This project will design, acquire right of way, and construct a sidewalk along Monterey Avenue between Odenton Road and June Drive.						
10	H569600/ H569601	Monterey Ave. Sidewalk	\$1,302,000	\$1,302,000	\$0	\$0	Design notice to proceed was issued in February 2018.

Map ID	Project #/ Contract #	Name	Budget			Status
			Total	Prior Approval	FY19	
11	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	\$1,577,189	\$1,172,189	\$405,000	\$0
12	This contract is for the construction and inspection of Severn Run SPS upgrades, including expansion of wet well, provisions for storage, wet well cleaning and access.					
	S805900/ S805905	Odenton Town Center - Severn Run Sewage Pump Station Upgrade	\$4,567,110	\$5,003,110	-\$436,000.00	\$0
13	This contract is the County's contribution for a sidewalk feasibility study along MD 175 from Sappington Station roundabout to MD 170. Funding is not available for future phases.					
	H563700/ H563707	Pedestrian Improvements - SHA	\$198,000	\$198,000	\$0	\$0
14	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 Road to Bonheur Avenue. 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/ P372005	South Shore Trail Phase 2 Design/Construction	\$7,421,357	\$2,710,000	\$0	\$4,711,357

Map ID	Project #/ Contract #	Name	Budget			Status	
			Total	Prior Approval	FY19		FY20 - FY24
Outside Map Range		This project will provide for a new high school within the Old Mill feeder zone.					
	E569100	Old Mill West HS	\$149,226,000	\$0	\$0	\$149,226,000	The project has not started.
Outside Map Range		This project is for design, permitting and construction of improvements to the existing multi-use park - Odenton (GORC - Gambrills Odenton Recreation Council) Park.					
	P576200	Odenton Park Improvements	\$2,791,000	\$0	\$284,000	\$2,507,000	The project has not started.
TOTAL			\$273,409,108	\$84,581,080	\$13,452,563	\$175,375,465	

State Highway Administration

Map ID	Project #	Name	Description	Total Cost	Status
A	AA510_11	MD 198 (West of MD 295 to MD 32)	The project will seek 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)	\$5,803,000	Planning activities on this project are complete. The first breakout phase of the project is Phase 1 (AA510_22) - Russett Green East to Baltimore Washington Parkway placed on hold until additional design and construction funding is available.
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.	\$87,212,000	Plans are complete and the project has been advertised for construction. Coordination with utilities in the area of the interchange continues. BGE Gas is relocating the transmission line under MD 295. BGE Electric has resumed relocations over and east of MD 295. Construction of the bridge and roadway is expected to begin in the fall and to be completed in 2023.

Map ID	Project #	Name	Description	Total Cost	Status
C	AA436_21	MD 175 (MD 295 to MD 170)	The study will seek 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.	\$7,726,000	MD 175 from Disney to Reece Road is now under construction.
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.	\$19,280,000	Contractor has finished the new F-Line Road and is now opened to traffic. Water main tie in complete at both Reese and McArthur roads. The storm drain installation at McArthur road is nearing completion. Contractor continues to work on road grading and Graded Aggregate Base stone placements from Clark to Reese Road. Utility relocation continues. Project estimated completion date is 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.	\$17,854,000	Contractor continues to install curb, gutter, sidewalks, and storm drain. Construction to be complete Summer 2019.

Map ID	Project #	Name	Description	Total Cost	Status
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.	\$7,726,000	Conceptual storm water management plans have been approved. Roadway plans are 30 percent complete. Future phases of this project are currently unfunded.

Odenton Town Center Capital Projects

Legend

SHA Projects *

- Roads
- Intersections

County Projects *

- + Schools
- Roads and Bridges
- Trails
- Water and Sewer
- Watershed Protection
- General County
- Recreation & Parks
- OTC Boundary

Private Projects

- Town Center Boulevard

* See "Capital Projects in and near Odenton Town Center" chart for additional information.



August 2018

