



# Odenton Town Center 2019 Annual Report

December 2019  
Office of Planning and Zoning  
Anne Arundel County

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On the cover, clockwise from upper left hand corner:

1. Seven Oaks at Odenton Town Center (credit: Mark Wildonger)
2. Odenton Regional Library (credit: Mark Wildonger)
3. Crooked Crab Brewing Company (credit: Capital Gazette )
4. Odenton Heritage Society (credit: Mark Wildonger)
5. Western District Police Station (credit: Mark Wildonger)
6. Odenton Volunteer Fire Company (OVFC) - Annual Carnival (credit: OVFC)

## 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 (OTCAC), 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 OTCAC meetings and provide an update or simply provide a summary.

The OTCAC discussed the severity of vehicular traffic and potential pedestrian conflicts at the MD 175 and Town Center Boulevard and Town Center Boulevard and Hale Street intersections primarily during evening rush hour. The State Highway Administration is aware of the situation and plans to install a split-phase traffic signal in late 2019/early 2020.

An amendment to the Permitted Use Chart in the Odenton Town Center Master Plan (OTCMP) was considered in early February 2019. The OTCAC sent a letter to the Planning Advisory Board with the opinion that these types of amendments should be considered during the five-year master plan update process.

Funding was approved for a passive park feasibility study at the Odenton Regional Library site. The OTCAC sent a letter to the Department of Recreation and Parks supporting the project and provided an overview of desired amenities. This list of amenities was included in the feasibility study's scope of work to consider when planning the site. Public meetings for the study will be held in conjunction with the OTCAC. The OTCAC will advertise the meeting and help gather community input.

The OTCAC advocated that the Local Development Council grant application boundary be expanded from a three-mile radius to a radius that would include the OTC so funds could support efforts to achieve the OTC vision.

There were four new development projects proposed within the Odenton Town Center between September 2018 and September 2019. Below is a summary of the OTCAC recommendations, while a full description of the project can be found in Appendix A.

- AutoZone (1181 Annapolis Road): The OTCAC recommended approval of the project with modifications for turning radii, landscape buffer, front setback, and a time extension.
- Robert A. Pascal Youth and Family Services, Inc. (1226 and 1230 Annapolis Road): The OTCAC generally agreed to support the project, but considering discussion and community interest, the OTCAC recommended the developer to provide recommendations for increased and appropriate landscaping, fencing, address potential stormwater and drainage issues, and delivery and traffic considerations. It should be noted that this project is not subject to Article 17 and is not required to submit a Site Development Plan.

- 7 - Eleven (corner of Baldwin Road and MD 175): Considering the number of concerns raised, the OTCAC did not make a recommendation on the project. The OTCAC requested 1) plans be re-worked to include a 35-square-foot activity space; 2) a review of the traffic impact study; 3) confirmation that the project has been reviewed by the Fire Marshal; 4) consideration of including electric charging stations; 5) a new parking configuration based on traffic concerns; and, 6) greater protection of the wetlands. The OTCAC also requested an additional presentation after changes to the proposed plan are made.
- Auto Spa Car Wash (1524 Annapolis Road): The OTCAC recommended approval of the project, but requested the developer review the signage requirements in the OTC Master Plan.

Representatives from the Anne Arundel County Department of Recreation and Parks, the Grid Streets Project, the Annapolis and Anne Arundel County Conference and Visitors Bureau (AAACCVB), the State Highway Administration (SHA), and the Anne Arundel County Development Division presented current projects and programs offered. Efforts will continue to find effective methods in reaching the public and educating them on the development process and the vision for Odenton.

The OTCAC welcomed several new members including a new ex-officio member from Fort George G. Meade (Fort). Given the Fort's presence as a major employer in the region, the OTCAC agreed that communication among the Fort, the OTCAC, and the County is critically important in order to share ideas on what their workforce and visitors require and how the County can adequately plan for these issues.

### **III. Priority Planning Initiatives**

#### **Branding Program and Signage**

The OTCAC has continued to discuss the need to have a branding program and signage to create a sense of community and place. To further explore resources for such an effort, the OTCAC invited the Annapolis and Anne Arundel County Conference and Visitors Bureau (AAACCVB) to present. The AAACCVB serves as a Destination Marketing Organization and can provide resources to assist with marketing once the brand is identified. It was suggested that a focus or scoping group be formed to create a brand for the OTC and develop a new logo to help create a sense of community.

The OTCAC has also renewed discussions with the Anne Arundel Economic Development Corporation (AAEDC). With greater emphasis being placed on the OTC, branding may help with development efforts in the core. The OTCAC plans to work with the AAEDC over the next year to put a plan in place to bring together a focus group of business and community stakeholders to move this effort forward. This effort could also be used to inform the update of OTC Master Plan, which is set to begin in 2020.

#### **Amenity and Green Space Analysis**

The OTCAC has discussed the need for more meaningful activity space that contributes to the community and requested more information regarding public and private amenities. The 2016 OTCMP identifies these amenities; however, only provides a general overview. County staff will research (ex. livable communities), 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.

### **Sustainable Communities Renewal Application**

The Sustainable Communities Act of 2010 required local jurisdictions in Maryland to submit an application to receive a Sustainable Community designation for those areas in need of revitalization, in order to take advantage of several State revitalization incentives and programs. The purpose is to enable the State to better target its resources toward reinvestment and revitalization in existing communities while protecting environmental resources and promoting growth of a vibrant economy and job base. Sustainable Communities are eligible and/or may receive priority consideration for a range of State programs that offer assistance toward revitalization initiatives including the Strategic Demolition and Smart Growth Impact Fund, Community Legacy Program, Community Safety and Enhancement Program, Low Income Housing Tax Credits, Job Creation Tax Credits, and Enhanced Local Tax Increment Financing Authority.

The Odenton Town Center is contained within the Odenton-Severn Sustainable Community, which also includes the residential communities of Seven Oaks, Spring Meadow, Stillmeadows, the Pioneer Drive communities, and Meade Village. State funding has been used to support residential rehabilitation efforts in some of these communities. The Sustainable Community designation was approved by the State Smart Growth Cabinet in 2014 for a period of five years, and the County will be submitting a renewal application in October 2019 in order to retain the designation for the next five years.

## **IV. Priority Project List**

Table 1 identifies capital projects, in no particular order, needed to serve existing and planned development in the OTC in accordance with the OTCMP. 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. See Appendix B for current Anne Arundel County and SHA capital projects and additional details on the projects.

**Table 1: Odenton Town Center Priority Projects**

Project Title	Project Description	Funding Sources	2019 Status
<b>Current / Ongoing Projects (Funded or Partly Funded)</b>			
Transit Oriented Development (TOD)	Construct a mixed-use and multi-modal 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, right-of-way acquisition, and construction for all streets per the OTCMP to the maximum extent practicable. Project will create greater connectivity as well as bicycle and pedestrian amenities.	County to fund design and acquisition; construction funded by County and/or Private Developers (through required streetscape improvements)	The project is in Design Development.
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 to increase capacity. 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 Library Passive Park	Design a central OTC park.	County	A feasibility study is currently being conducted and should be complete in Spring 2020.

Project Title	Project Description	Funding Sources	2019 Status
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	Design, acquire property, and construct a trail utilizing the abandoned WB&A Railroad between Annapolis and Odenton.	State, County	Phase I is complete. Phase II is in design. The feasibility study for Phase III and IV and the MD 3 Crossing are complete. Phase Va is complete.
MD 175 Improvements: MD 170 to Sappington Station Circle	Complete a final design and construct a sidewalk along the south side of MD 175.	County, MD SHA	Funding for construction is in the FY20 budget.
<b>Priority Projects Not Currently Funded</b>			
Pine Street Extension	Planning, design, and construction of Pine Street between MD 170 and Winmeyer Avenue. Extension will provide greater connectivity.	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 and North Patuxent Road Sidewalk	Provide bicycle and pedestrian improvements.	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. Project will create greater connectivity.	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 2018 through June 2019. There were no applications to participate in the Bonus Program for 2019. Appendix A provides a list and map of the current status of ongoing development projects in the OTC.

**Table 2: Building Permits Issued (July 1, 2018 - June 30, 2019)**

Type of Building	Permits Issued
Amusement and Recreation Building (Seven Oaks at Odenton Town Center)	1
Apartment (Seven Oaks at Odenton Town Center)	270
Apartment Common Area (Seven Oaks at Odenton Town Center)	1
Office Building (Seven Oaks at Odenton Town Center)	1
Public Parking Garage (Seven Oaks at Odenton Town Center)	1
Sign	7
Single Family Attached (Odenton Station, Seven Oaks at Odenton Town Center, Academy Row)	97
Single Family Dwelling (Odenton Station)	2
Storage / Warehouse (Blue Water Self Storage, Seven Oaks at Odenton Station)	11



**Table 3: Grading Permits Issued (July 1, 2018 - June 30, 2019)**

Permit Number	Development Type	Project Name
G2017524	Residential	Cannery Crossing
G2017743	Commercial	Blue Water Self-Storage
G2017796	Commercial	Odenton Shopping Center

**Table 4: Occupancy Permits Issued (July 1, 2018 - June 30, 2019)**

Project Name	Use Description	Number of Occupancy Permits Issued
Academy Row	Single Family Attached	10
Odenton Station	Single Family Attached	1
Seven Oaks at Odenton Town Center	Single Family Attached	27
Odenton Station	Single Family Dwelling	1

## VI. APF Monitoring

### Adequacy of Road Infrastructure

The following projects address road capacity. These projects are discussed in more detail in Appendix B.

#### *MD 175 Improvements*

Maryland SHA 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 MD 170. The project will serve to accommodate future transportation needs in and around Fort Meade, and it will improve connectivity between the OTC 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 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 approved by the County. The project is currently in the Design Development Phase where final contract documents will be prepared based on the improvements recommended in the Schematic Design.

*Public transportation*

In addition to the MARC Penn Line, there are two bus routes that serve the Odenton area - the Crofton Connector (operated by Anne Arundel County) and the AA-202 (operated by Anne Arundel County). The Crofton Connector connects Crofton Village to the Odenton MARC Station and facilities within Fort Meade. The Crofton Connector replaces the Route 504/Fort Meade Shuttle. 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 OTC, based on the 2019 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 2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Meade High	2,527	2,039	1,984	2,068	2,128	2,231	2,430	2,594	2,744	2,863	3,014	3,067
MacArthur Middle	1,388	957	962	957	1,019	1,128	1,202	1,233	1,218	1,250	1,287	1,301
Manor View Elem.	516	287	316	329	324	311	312	318	324	323	321	317
Pershing Hill Elem.	710	589	614	628	660	687	696	706	717	719	720	726
Seven Oaks Elem.	655	597	587	601	613	610	625	644	656	663	668	671
Arundel High	2,039	2,123	2,224	1,887	1,771	1,648	1,695	1,750	1,850	1,928	1,943	2,044
Arundel Middle	1,071	1,043	1,072	1,184	1,271	1,335	1,404	1,401	1,405	1,407	1,415	1,417
Odenton Elem.	608	468	469	514	537	564	571	591	597	602	603	606
Piney Orchard Elem.	684	624	629	694	729	781	821	866	909	963	999	1,036

School	State Capacity	Actual 2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Waugh Chapel Elem.	565	600	604	612	600	601	594	601	605	612	615	620
Old Mill High	2,440	2,204	2,264	2,365	2,449	2,573	2,670	2,729	2,761	2,777	2,779	2,771
Old Mill Middle South	1,072	908	931	970	979	1,009	990	991	977	1,000	1,013	1,026
Ridgeway Elem.	636	636	629	619	600	606	607	609	610	613	614	617

\*Educational Facilities Master Plan, July 2019, 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 February 2019 (Bill No. 1-19).

**Table 6: School Utilization Chart (effective March 2019)**

School	Open/ Closed	School	Open/ Closed	School	Open/ Closed
<b>Arundel Feeder System</b>		<b>Meade Feeder System</b>		<b>Old Mill Feeder System</b>	
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.	Closed
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 October 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 (October 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 10/5/18 (GPD)	Available Capacity (GPD)	Active Projects under Review (GPD)	Resulting Capacity (GPD)	Potential Projects (GPD)
1,819,000	1,370,350	448,650	133,750	314,900	553,000

*Note: The unallocated portion of the Halle Property is not included in Active Projects because it cannot be allocated until the Patuxent Water Reclamation Facility 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 OTC 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.

### County Capital Improvement Program

Appendix B provides a list and map of County projects in or impacting the OTC that are included in the County's FY20 Capital Budget and Program.

### State Highway Administration Capital Projects

The Maryland 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 OTC.

## VIII. Population and Employment Forecasts

Table 8 presents the population and employment forecasts to 2045. The data was obtained using apportioned Transportation Analysis Zones. The County develops populations and employment forecasts on a regular basis. These forecasts from Round 9 are used by the Baltimore Metropolitan Council (BMC) for a variety of uses.

**Table 8: OTC 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

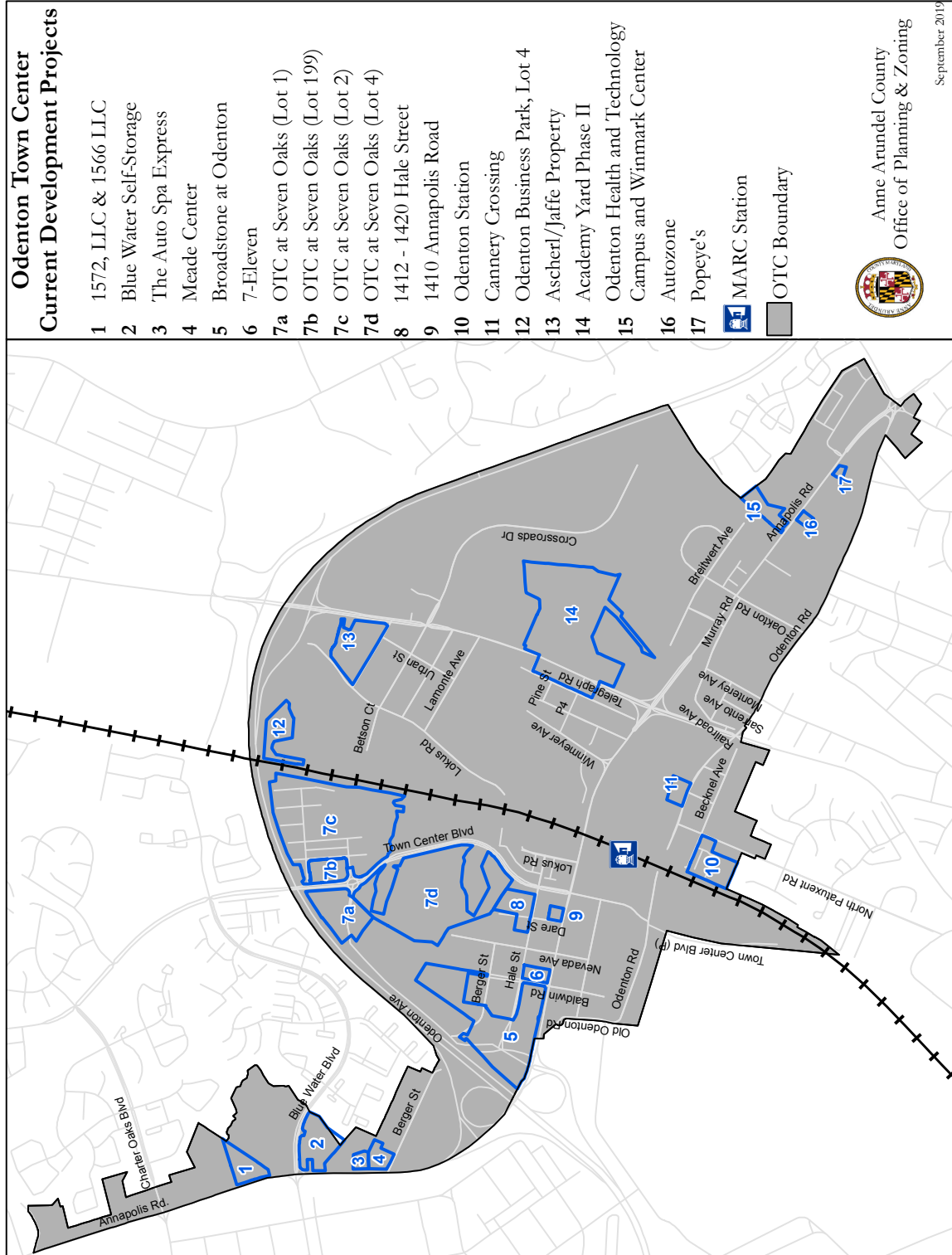
Map Location	Project Name	Location	Project Description	Building Area	Development Review Phase and Status	Modifications Granted
1	1572, LLC & 1566, LLC C2013-0080 00 NC	1566-1572 Annapolis Rd.	Retail building fronting on MD 175, car wash/retail building in the rear, and a fast food restaurant.	23,100 sf retail building; 3,500 sf car wash building; 1,077 sf restaurant	Site Development Plan approved 6/8/16.	13478: Land use mix, front setbacks, clearing below threshold, and landscape buffer approved.
2	Blue Water Storage C2018-0004 00 PP	Corner of MD 175 and Blue Water Boulevard	Self-storage facility.	100,733 sf	Construction is underway.	15741: building setback, sidewalk, landscaping, wetland buffer approved.
3	The Auto Spa Express C19-0070 00 PP	1524 Annapolis Road	Car wash.	4,420 sf	Preliminary 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	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.	-
6	7-Eleven C19-0042 00 PP	Baldwin Rd. and Annapolis Road	Convenience store and gas pumps.	3,484 sf convenience store and six gas pumps	Preliminary Plan review.	-

Map Location	Project Name	Location	Project Description	Building Area	Development Review Phase and Status	Modifications Granted
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.	-
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.
8	1412 – 1420 Hale Street P18-0114 00 NS	1412 – 1420 Hale Street	49 townhomes.	100,520 sf	Sketch Plan review.	-
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 approved 11/8/18. Site Development Plan review.	14847: Skip community meeting approved.
10	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.

Map Location	Project Name	Location	Project Description	Building Area	Development Review Phase and Status	Modifications Granted
11	Cannery Crossing P2015-0048 00 NS	1380 Odenton Rd.	5-lot, single-family subdivision, 4 new homes.	Site area – 1.57 acres	Plat signed 9/18/17.	14105: road improvements, open space/rec. area approved.
12	Odenton Business Park, Lot 4 C2018-0011 00 PP	8280 Lokus Rd.	Mixed-use office/warehouse building.	29,830 sf	Preliminary Plan approved 6/27/18. Site Development Plan review.	-
13	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.
14	Academy Yard Phase II 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. An administrative extension was granted to 5/18/19.
15	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.
16	Autozone #6782 C19-0008 00 PP	1181 Annapolis Road	Retail building.	6,886 sf	Preliminary Plan review.	-
17	Odenton Shopping Center / Popeye's C2017-0033 00 PP	1115 Annapolis Rd.	Popeye's restaurant.	2,700 sf	Construction is underway. Project is exempt from Odenton Town Center Master Plan requirements.	15363: Skip SDP, community meeting approved. Reduce submittal fee denied. 15615: 120 day resubmittal extension approved.



# Development Projects Map



## Appendix B: Capital Projects List and Map

### Anne Arundel County

Map ID	Project #/ Contract #	Name	Budget			Status
			Total	Prior Approval	FY20	
1	E549700	Manor View Elementary School	\$34,399,000	\$34,399,000	\$0	Complete
2	W801600/ W801602	Transmission Main - MD 32 @ Meade Phase 2	\$39,371,091	\$18,647,091	\$10,362,000	Preparing agreements with property owners.
3	H371200/ H371202	Town Center Blvd. to Reece Road	\$508,000	\$245,000	\$0	A pre-proposal meeting was conducted in July with Architectural/Engineering to obtain a proposal to study the feasibility of the land offered.

Map ID	Project #/ Contract #	Name	Budget			Status	
			Total	Prior Approval	FY20		FY21 - FY25
4	H563800/ H563801	Odenton Grid Streets	\$11,384,000	\$13,795,000	-\$2,411,000	\$0	Schematic design complete. Design Development is next.
			<p>The project will study the feasibility of relocating the Odenton Road District Yard.</p>				
5	C452100	General County Project Planning	TBD	TBD	TBD	TBD	To be budgeted
6	C565500	Odenton MARC Transit Oriented Development (TOD)	\$19,100,000	\$19,100,000	\$0	\$0	TBD
			<p>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 uses.</p>				
7	P452500 / P452546	Recreation and Parks Project Plan - Odenton Town Center Park	TBD	TBD	TBD	TBD	Project initiation.
			<p>Funding for feasibility and preliminary planning for an Odenton Town Center Park.</p>				

Map ID	Project #/ Contract #	Name	Budget			Status
			Total	Prior Approval	FY20	
8	L479600/ L479655	Odenton Library Innovation Lab	-	-	-	Complete
			The Odenton Library is planning an innovation lab for various research and development innovations for the public to access.			
9	X733700/ X7337112	Small Diameter Replace Odenton/ Crofton	\$1,548,565	\$1,548,565	\$0	Construction anticipated to be complete in 11/2019.
			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.			
10	H569600/ H569601	Monterey Ave. Sidewalk	\$1,302,000	\$1,302,000	\$0	The project is at 50% design, currently designing stormwater management. Once complete, 60% plans will be distributed for design review and plat preparation. 1/2021 Advertisement Date pending right of way acquisitions.
			This project will design, acquire right of way, and construct a sidewalk along Monterey Avenue between Odenton Road and June Drive.			
			Page 3			

Map ID	Project #/ Contract #	Name	Budget			Status
			Total	Prior Approval	FY20	
11	B557800/ B557801	Picture Spring Branch	\$1,577,189	\$1,577,189	\$0	Schematic Design phase. Construction is planned for 2021 and 2022.
12	H580000/H 580001	MD 175 Sidewalks	\$1,345,000	\$0	\$1,345,000	Preliminary Engineering to begin immediately. Schedule and next steps to be determined.
13	H579700	Odenton Area Sidewalks	\$1,873,000	\$0	\$1,873,000	Project initiation.

Map ID	Project #/ Contract #	Name	Budget			Status	
			Total	Prior Approval	FY20		FY21 - FY25
14	P372000/ P372005	South Shore Trail Phase 2 Design/Construction	\$22,513,660	\$13,227,660	-\$7,335,000	\$16,621,000	New design team will re-evaluate 60% plans and take them to bid documents (May 2020).
			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.				
Outside Map Range	E578100	Old Mill High School	\$7,372,000	\$0	\$0	\$7,372,000	The project has not started.
Outside Map Range	E550400	Old Mill Middle School South	\$101,882,000	\$0	\$0	\$101,882,000	The project has not started.
Outside Map Range	P576200/ P576201	Odenton Park Improvements	\$4,580,000	\$284,000	\$4,296,000	\$0	30% Schematic Design plans are underway.
<b>TOTAL</b>			<b>\$248,755,505</b>	<b>\$104,125,505</b>	<b>\$8,393,000</b>	<b>\$136,237,000</b>	

## State Highway Administration

Map ID	Project #	Name	Description	Total Cost	Status
<b>A</b>	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>B</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	Bids for construction were submitted and the project has been awarded to the apparent lowest bidder. Due to ongoing utility relocations, the start of roadway construction has been delayed.
<b>C</b>	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 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.	\$16,300,000	MDOT SHA's contractor is currently grading swales, roadway slopes, access roads, and sidewalks. Storm drain and curb and gutter installation continues along westbound MD 175. Plans are to begin paving in late September/early October. Trees and shrubs scheduled to be installed by October. Anticipated completion date: 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.	\$16,400,000	Crews have installed most of the landscaping (trees, shrubs, grass and sods). Landscaping to be completed this fall. Final resurfacing has been completed; remaining work includes permanent striping and sign placement. Anticipated completion date: Fall 2019.
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 design is at 30 percent level of detail. Future phases of this project are currently unfunded.



# Capital Projects Map

## Odenton Town Center Capital Projects

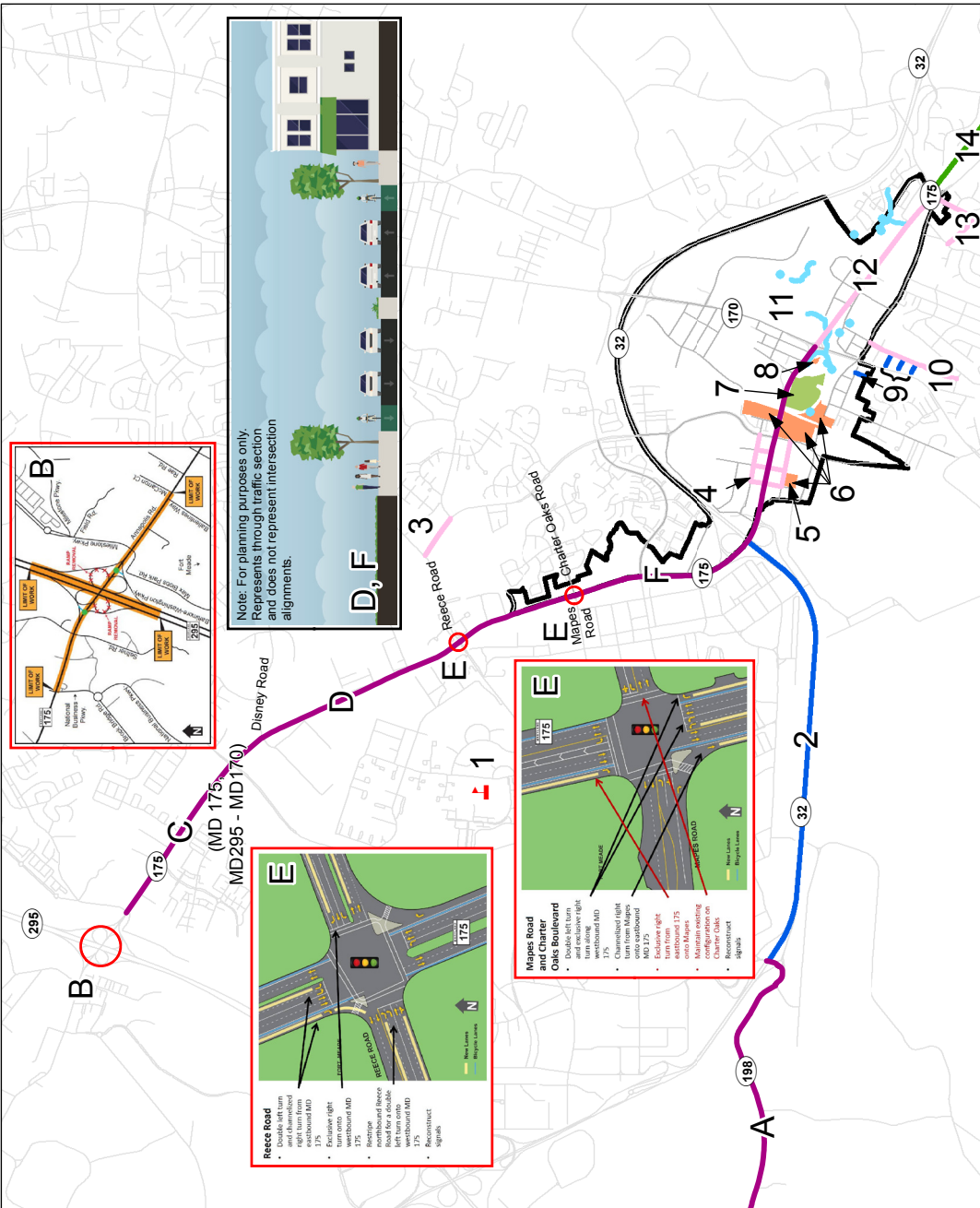
### Legend

#### SHA Projects \*

- Roads
- Intersections

#### County Projects \*

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



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



August 2019