



Odenton Town Center 2020 Annual Report

November 2020
Office of Planning and Zoning
Anne Arundel County

Prepared by:

Office of Planning and Zoning

Steve Kaii-Ziegler, Planning and Zoning Officer
Christina Pompa, Deputy Planning and Zoning Officer, Planning Division
Cindy Carrier, Planning Administrator, Long Range Planning
Rick Fisher, Senior Planner, Research and GIS
Mark Wildonger, Senior Planner, Long Range Planning
Don Zeigler, Planner III, Long Range Planning

Department of Public Works

Daniel Anderson, Engineer Manager, Bureau of Engineering
Khadija Abdur-Rahman, Engineer Manager, Bureau of Engineering
George Albright, Senior Engineer, Utility Planning

Office of Transportation

Brian Ulrich, Planning Administrator

On the cover, clockwise from upper left hand corner (photos by Mark Wildonger):

1. Echelon at Odenton
2. MARC Station
3. 322 Baldwin
4. Town Center Boulevard apartments
5. Town Center Commons
6. Odenton Station

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 feasibility study for the Odenton Library Community Park was presented at the May 19, 2020 meeting held virtually through Zoom. The OTCAC, stakeholders, and the public had an opportunity to provide feedback. The OTCAC was supportive of the concepts presented and the plans to move forward with the park. Concept 1, a park with an amphitheater and dog park, was the preferred concept. The OTCAC shared concerns of sound mitigation, security, and the need for electricity for the amphitheater. Future actions include advocating to decision makers to provide funding to advance the project.

The Anne Arundel Economic Development Corporation (AAEDC) presented at the October 29, 2019 meeting at the Western District Police Station and shared that their mission is to work with the business community and facilitate conversations with County government. One of their priorities is addressing the parking at the MARC Train Station and whether structured parking is feasible at various locations. Another consideration is to build structured parking that would not preclude a transit-oriented development on the West Lot at a future phase.

Representatives from Fort George G. Meade shared population and employment statistics, the status of existing projects, and how they plan to accommodate future growth on the base at the January 28, 2020 meeting at the Odenton Library. The OTCAC discussed opportunities where there can be collaboration between the Fort's and the County's goals.

In addition, the OTCAC updated their bylaws at the December 3, 2019 meeting held at the Western District Police Station and members participated in an on-demand online ethics training throughout the year.

There were four new development projects proposed within the Odenton Town Center between July 2019 and June 2020. Below is a summary of the OTCAC recommendations, while a full description of the project can be found in Appendix A.

- Mayfield Self-storage located at 1862 – 1872 Mayfield Road (presented October 29, 2019: Western District Police Station): The applicant is proposing to construct a 102,000 square foot self-storage facility. The OTCAC recommended the applicant pursue the Bonus Program if they plan to remove two specimen trees. The applicant was also encouraged to investigate the

- use of solar panels on the roof.
- Royal Farms #289 Store located at 8289 Telegraph Road (presented December 3, 2019: Western District Police Station): The applicant is proposing to construct a 4,649 square-foot convenience store, gas pumps, and a 1,248 square-foot car wash. The OTCAC recommended the applicant pursue the Bonus Program in place of the modification requests and to use planters in front of the building in place of removing the landscaping from the front of the building. The OTCAC also requested the applicant investigate options to maintain a continuous sidewalk, keep the specimen trees, and to review the signage requirements to better meet the OTC Master Plan (OTCMP) requirements.
 - Academy Yard, Phase 2 located at 8335 & 8339 Telegraph Road (presented December 3, 2019: Western District Police Station). Phase 2 is approximately 37 acres, which is comprised of three residential multi-family apartment buildings consisting of 297 residential units. One building has a four-level parking garage behind the building. There are six other retail buildings totaling approximately 118,389 square feet. The OTCAC supported the idea of a community area on the west side of MD 170, despite not meeting the required mix of uses; and that public transportation to the site needs to be considered. The applicant noted that bus stops and shelters have been built into this plan.
 - AutoZone located at 1181 Annapolis Road (presented February 25, 2020: Odenton Library): The applicant re-presented their proposal and their request for Modifications for relief from requirements in the OTCMP.
 - 7-Eleven - Higgins Drive located at 1099 Annapolis Road and 473 Higgins Drive (presented June 30, 2020: Online through Zoom): The applicant is proposing to construct a 3,057 square foot convenience store with gas pumps. The OTCAC recommended that the applicant explore the use of solar panels as part of the Bonus Program, and address runoff, safety, traffic, light pollution, noise, and trash enclosure concerns.

III. Priority Planning Initiatives

Business Attraction Strategies and Community Identity

With the planned addition of over 1,000 apartments, condominiums, and townhouses to the Odenton Town Center, the OTCAC has observed a noticeable lack of commercial entities such as restaurants, commercial recreational facilities, and other establishments designed to ensure that when people move to Odenton, they have the ability to obtain most of what they need in Odenton. In addition, the OTCAC has continued to discuss the need to establish an identity for Odenton to create a sense of community and place. To meet the needs of new and future residents and create a sense of community, the OTCAC plans to collaborate with the Anne Arundel Economic Development Corporation to bring together a focus group of business and community stakeholders to discuss these matters and identify strategies to attract business and create a community identity.

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, 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 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	2020 Status
Top OTCAC Priority Current / Ongoing Projects (Funded or Partly Funded)			
Odenton Library Community Park	Design a central OTC park.	County	A feasibility study was completed in September 2020.
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.

Project Title	Project Description	Funding Sources	2020 Status
Additional Current / Ongoing Projects (Funded or Partly Funded)			
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 FY20-25 Consolidated Transportation Program.
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 George's 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 FY21 budget.

Project Title	Project Description	Funding Sources	2020 Status
Priority Projects Not Currently Funded			
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 OTCMP Roadway Typical Sections and Streetscape Requirements.
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 and 3 present data on the number of building permits, occupancy permits, and grading permits issued in the OTC from July 2019 through June 2020. Table 4 provides a summary of development projects completed within the year. Bonus Program and Modification information for July 2019 - June 2020 can be found in Appendix A along with a list and map of the current status of ongoing development projects in the OTC.

Table 2: Building and Occupancy Permits Issued (July 1, 2019 - June 30, 2020)

Type of Building	Building Permits	Occupancy Permits
BB&T Bank (Office Building)	1	-
Odenton Shopping Center (Restaurant/Assembly)	1	-
Seven Oaks at Odenton Town Center (Single Family Attached)	68	31

Type of Building	Building Permits	Occupancy Permits
Seven Oaks at Odenton Town Center (Commercial Swimming Pool)	1	-
Odenton Commerce Center (Commercial Miscellaneous)	1	-
Odenton Shopping Center (Commercial Miscellaneous)	1	-
Odenton Station (Single Family Attached)	20	13

Table 3: Grading Permits Issued (July 1, 2019 - June 30, 2020)

Permit Number	Development Type	Project Name
G2018078	Residential	Transmission Line

Table 4: Completed Development Projects (July 1, 2019 - June 30, 2020)

Project Name and Project Number	Location	Description
Blue Water Self Storage C2018-0004 00	Corner of MD 175 and Blue Water Boulevard	Self-storage facility

VI. APF Monitoring

The purpose of Adequate Public Facilities (APF) requirements is to provide a growth management process that will enable the County to provide adequate public schools, roads, water and sewer, and other infrastructure facilities in a timely manner and achieve growth objectives. APF requirements are designed to direct growth to areas where adequate public infrastructure exists or will exist, and to facilitate long range planning for public facilities.

APF requirements are regulated through Title 5 of Article 17 – Subdivision and Development in the County Code. Additionally, the OTCMP specifies certain APF standards that are specific to the OTC and provides some flexibility in the development approval process for projects in the Town Center, in that development projects can be vested for adequacy of public facilities at either the Phase 1 Sketch Plan or Preliminary Plan phase or later in the review process under Phase 2. The following sections summarize the current and projected capacities of public facilities in the OTC including roads, schools, wastewater treatment and water supply systems.

Adequacy of Road Infrastructure

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

MD 175 Improvements

Maryland State Highway Administration (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. SHA also installed a split-phased signal at the MD 175 and Town Center Boulevard intersection which has increased traffic flow.

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. The project is currently in the Design Development Phase.

- 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

Public transportation

In addition to the MARC Penn Line, there are two bus routes, both operated by Anne Arundel County, that serve the Odenton area - the Crofton Connector and the AA-202. The Crofton Connector connects Crofton Village to the Odenton MARC Station and facilities within Fort Meade. The AA-202 route connects the Odenton MARC Station to Arundel Mills, making stops at Fort Meade gates along MD 175.

Transportation Plans

Two local and regional plans were adopted that identify strategies to improve transportation in the OTC area. *Maximize 2045* is the long-range transportation plan for the Baltimore region. The plan, published July 2019, identifies major transportation projects the region expects to implement in the period from 2024 to 2045. In addition to the MD 175 project SHA is currently working on, the plan identifies road widening for MD 32. *Move Anne Arundel!*, adopted in November 2019, is the County Transportation Master Plan. Recommendations that relate to the OTC include extending existing shared use paths for a low stress bicycle network, increasing non-single occupant vehicle mode share for commuter trips to and from Town Centers, identifying opportunities to provide on-street bicycle facilities that connect from trails to transit routes and destinations, and roadway and transit improvements to support new development and manage congestion. In addition to the two aforementioned planning documents, the County will be adopting Plan2040, the County's General Development Plan, which includes additional strategies for encouraging non-vehicular transportation options.

Adequacy of Schools

The current projections for schools that serve portions of the OTC, based on the 2020 Educational Facilities Master Plan, are shown in Table 5. The following schools are no longer in the OTC Growth Management Area due to redistricting as a result of the new Crofton High School: Manor View Elementary and Pershing Hill Elementary.

Table 5: Present and Projected Student Enrollment*

School	State Capacity	Actual 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Meade High	2,538	2,029	2,064	2,097	2,172	2,253	2,320	2,410	2,470	2,524	2,624	2,714
MacArthur Middle	1,388	959	909	911	982	1,019	1,086	1,081	1,128	1,140	1,159	1,169
Seven Oaks Elem.	655	522	516	508	500	501	507	514	518	523	522	521
Arundel High	2,039	2,200	1,834	1,727	1,600	1,598	1,697	1,746	1,805	1,871	1,905	1,927
Arundel Middle	1,283	1,068	1,160	1,215	1,240	1,307	1,299	1,334	1,327	1,348	1,340	1,350
Odenton Elem.	608	506	569	588	589	576	581	569	571	577	577	582
Piney Orchard Elem.	684	643	808	839	878	909	926	952	980	1,004	1,029	1,060
Waugh Chapel Elem.	565	618	646	624	621	606	612	605	604	604	607	608
Old Mill High	2,440	2,281	2,381	2,474	2,626	2,721	2,748	2,803	2,835	2,867	2,870	2,835
Old Mill Middle South	1,072	990	1,039	1,043	1,040	1,034	1,061	1,062	1,051	1,021	1,002	1,001
Ridgeway Elem.	636	686	694	690	690	685	692	668	664	659	658	659

*Educational Facilities Master Plan, July 2020, Anne Arundel County Public Schools

**Table 6: School Utilization Chart by Feeder System Based on 2022 Projected Enrollment
(effective December 3, 2020)**

School	Status	2020 Capacity (seats)	School	Status	2020 Capacity (seats)	School	Status	2020 Capacity (seats)
Arundel Feeder System			Meade Feeder System			Old Mill Feeder System		
Arundel High	Open	-161	Meade High	Open	498	Old Mill High	Closed	159
Arundel Middle	Closed	3	MacArthur Middle	Open	429	Old Mill Middle South	Closed	82
Odenton Elem.	Closed	102	Seven Oaks Elem.	Open	133	Ridgeway Elem.	Closed	-50
Piney Orchard Elem.	Closed	41						
Waugh Chapel Elem.	Closed	-53						

Table 6 indicates the status of the public schools in the feeder systems serving the OTC, based on the school utilization chart by feeder system based on 2022 projected enrollment adopted in October 2020 (Bill No. 76-20).

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 June 2020, 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. The Patuxent Water Reclamation Facility was upgraded from 7.5 to 10.5 MGD in 2020.

Table 7: Sewer Allocation Report - Patuxent Sewer Service Area (June 2020)

	Current	2020 (projected)	2025 (projected)
Safe Capacity (GPD)	10,500,000	10,500,000	10,500,000
Flow (GPD)	5,706,000	7,040,000	7,630,000
Capacity Available for Allotment (GPD)	4,794,000	3,460,000	2,870,000

Capacity available for Allotment (GPD)	Allocated as of 5/13/20 (GPD)	Available Capacity (GPD)	Active Projects under Review (GPD)	Resulting Capacity (GPD)	Potential Projects (GPD)
1,819,000	1,159,400	3,634,600	139,500	3,495,100	551,000

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 DRR4, allocation occurs upon the date of the approval of the Site Development Plan for each phase.

Adequacy of Water Infrastructure

A development project to be served by public water will meet the test for adequate water facilities if the County determines that there is sufficient capacity in the water system, including the source facilities (e.g. well fields), storage tanks, pumping stations, and distribution lines, to serve the water demands from the development. The test must consider water supply demand to serve planned development in addition to fire flow. This is analyzed for each development application during the development review process using the Sewer and Water Allocation, Management and Planning System (SWAMP) model.

The OTC is located in the Kings Heights/Odenton Water Pressure Zone (WPZ) in the County's public water system. This WPZ includes the OTC as well as the Piney Orchard, Seven Oaks, and Two Rivers Planned Unit Developments. The water supply source for this WPZ consists of nine production wells which pump water to the Crofton Meadows II Water Treatment Plants (WTP). The most recent water demand projections for the WPZ are shown below. Because the County's public water system is interconnected, water can be transferred between water pressure zones as needed to address temporary peaks or fluctuations in demand. Table 8 provides information on the water demand projections in the Kings Heights/Odenton Water Pressure Zone.

Table 8: Water Demand Projections - Kings Heights/Odenton Water Pressure Zone*

	2010	2020	2025	2030	Buildout
Annual Average Day Demand (MGD)	2.77	3.67	3.89	4.1	8.37
Maximum Day Demand (MGD)	-	6.5	6.9	7.2	14.2

* 2017 Master Plan for Water Supply and Sewerage Systems

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 FY21 Capital Budget and Program.

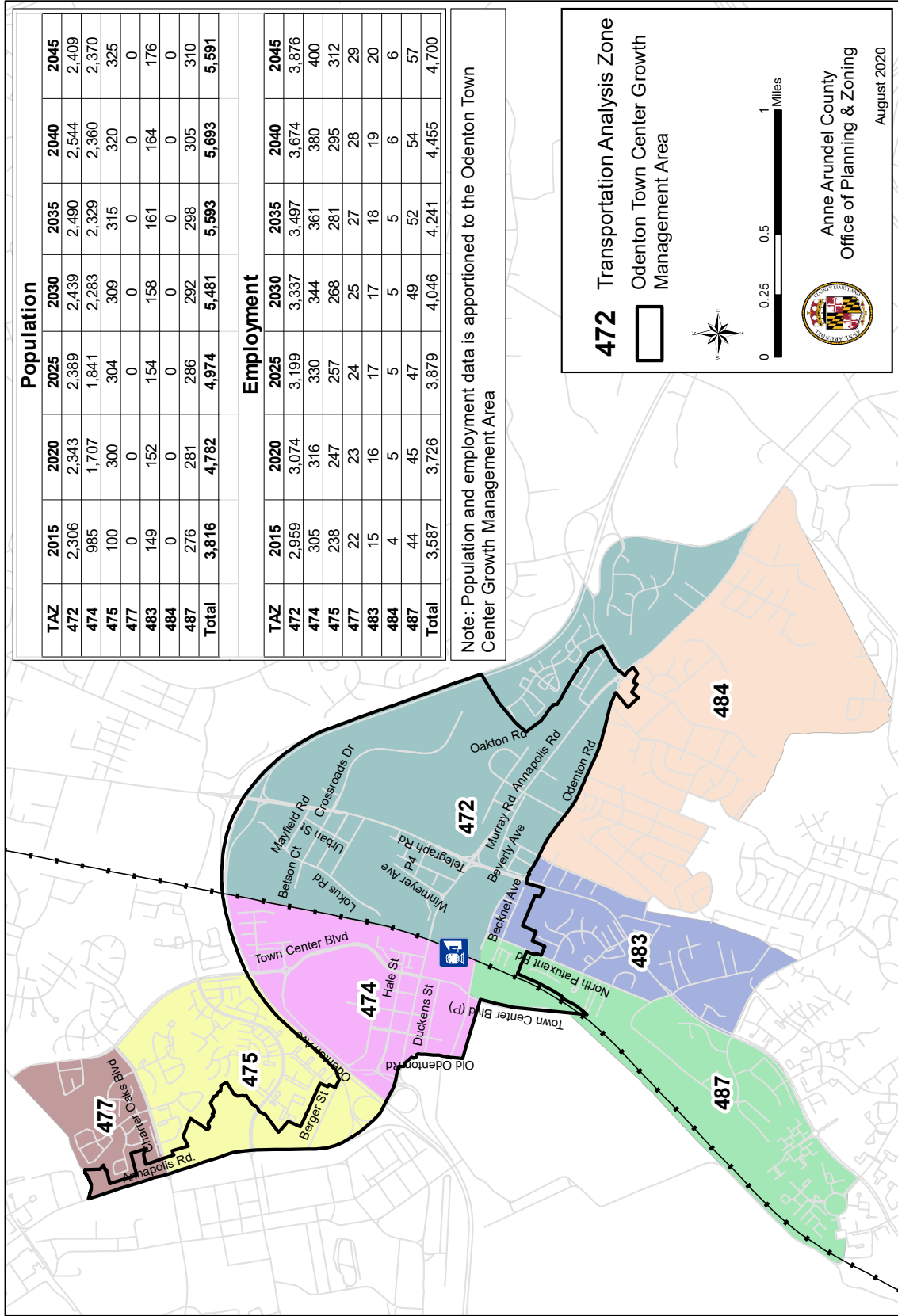
State Highway Administration Capital Projects

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

Figure 1 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 9a are used by the Baltimore Metropolitan Council (BMC) for a variety of uses.

Figure 1: Population and Employment Forecast by Transportation Analysis Zones (TAZ)



Appendix A: Development Projects List and Map

Map Location	Project Name	Location	Project Description	Building Area	Development Review Phase and Status	Bonus program / Modification Status
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.	I3478: land use mix, front setbacks, clearing below threshold, and landscape buffer approved.
2	The Auto Spa Express C2019-0070 00 PP	1524 Annapolis Road	Car wash.	4,420 sf	Preliminary Plan review.	I6059: skip SDP approved. I6166: time extension approved. Bonus Program (2/18/20) pending. 1.) Relief from Active and Semi-Active Frontage; Proffer of at least 50% Native Plant Species. 2.) Relief from Roadway Typical Sections; Proffer to provide 2.5 times more green area.
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 Grading Permit issued.	I3314, I3674: parking, public use, landscaping, forest conservation, phasing plan approved. I5313: skip community meeting denied and skip SDP for revised site plan approved. I5494: skip community meeting and sketch plan denied.
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	7-Eleven C2019-0042 00 PP	Baldwin Rd. and Annapolis Road	Convenience store and gas pumps.	3,484 sf convenience store and six gas pumps	Preliminary Plan review.	I5936A: combine Preliminary Plan and Site Development Plan review approved. I6384: disturbance to nontidal wetlands pending.
6a	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. Withdrawn February 2020.	-

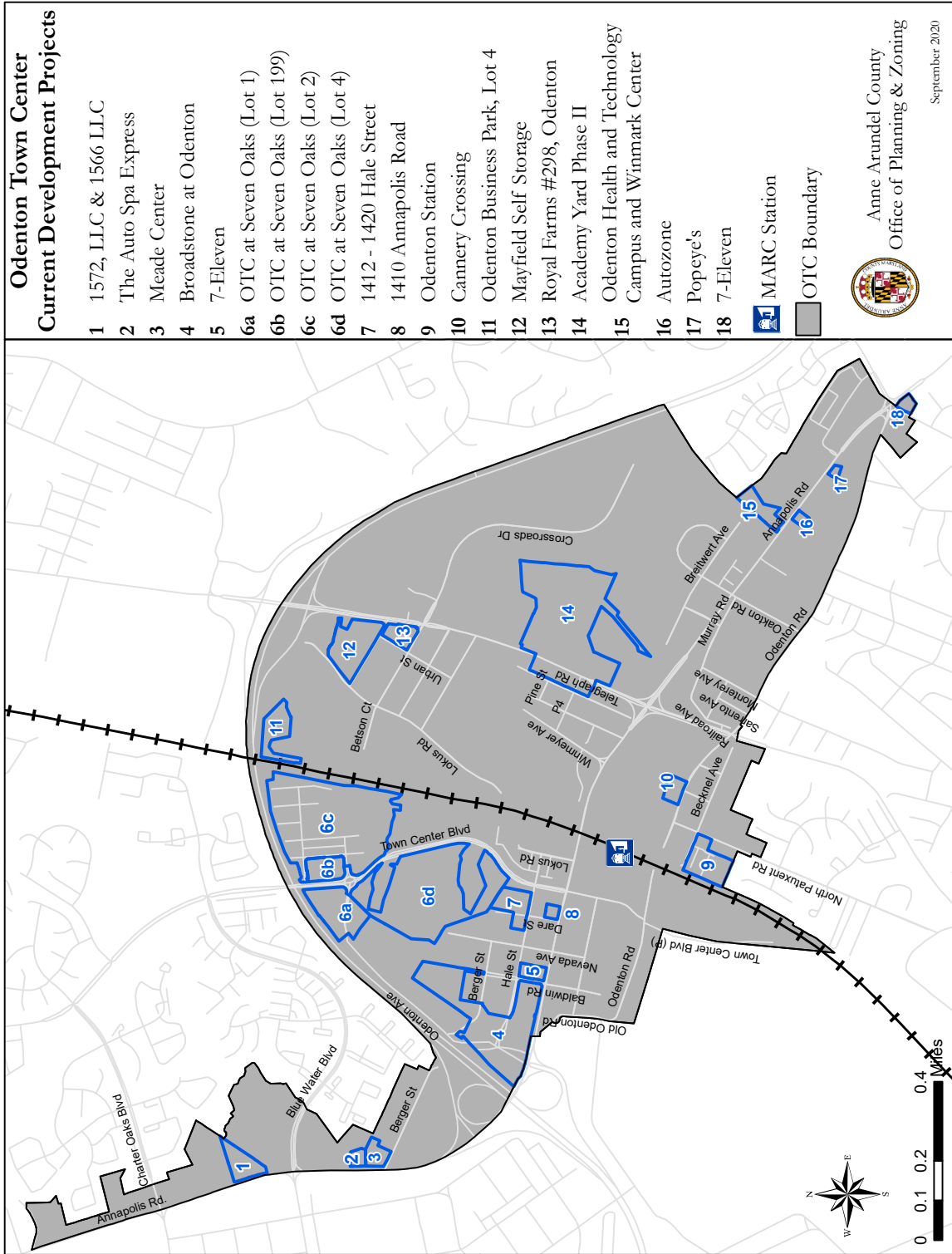
Appendix A: Development Projects List and Map

Map Location	Project Name	Location	Project Description	Building Area	Development Review Phase and Status	Bonus program / Modification Status
6b	Odenton Town Center at Seven Oaks, Lot 199 C2017-0043 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.
6c	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.
6d	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.
7	1412 – 1420 Hale Street P2018-0114 00 NS	1412 – 1420 Hale Street	38 townhomes.	76,000 sf	Sketch Plan review.	-
8	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. 16112: time extension approved.
9	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.
10	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/recreation area approved.
11	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.	-
12	Mayfield Self Storage C2019-0085 00 PP	North side of Mayfield Rd.	Self-storage facility.	26,635 sf	Preliminary Plan.	16316: time extension approved. 16173R: remove two specimen trees approved.

Appendix A: Development Projects List and Map

Map Location	Project Name	Location	Project Description	Building Area	Development Review Phase and Status	Bonus program / Modification Status
13	Royal Farms #298 Odenton C2020-0005 00 PP	8289 Telegraph Rd.	Gas station, convenience store, and car wash.	5,897 sf	Preliminary Plan.	-
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, 16292: time extension approved.
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 C2019-0008 00 PP	1181 Annapolis Road	Retail building.	6,886 sf	Preliminary Plan review.	16119A/Bonus Program: building setback, parking lot location, and stormwater best management practice requirements pending.
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.
18	7-Eleven, Higgins Drive C2020-0025 00 PP	1099 Annapolis Road, 473 Higgins Drive	Convenience store and gas pumps.	3,050 sf	Preliminary Plan review.	16259: combine Preliminary Plan and Site Development Plan review approved.

Appendix A: Development Projects List and Map



Appendix B: Capital Projects List and Map

Anne Arundel County Department of Public Works

Map ID	Project #/ Contract #	Name	Budget			Status	
			Total	Prior Approval	FY21		FY22 - FY26
1	E549700	Manor View Elementary School	\$34,399,000	\$34,399,000	\$0	\$0	Building complete. Roof 80% complete.
			<p>The project will provide a facility configured to support the educational program and relieve overcrowding in the existing facility as well as provide an enhanced community center.</p>				
2	W801600/ W801602	Transmission Main - MD 32 @ Meade Phase 2	\$39,371,091	\$29,009,091	\$0	\$10,362,000	A draft Feasibility Study has been completed and will be presented to the County August 2020. A workshop to discuss the recommendations will be scheduled for September 2020.
			<p>This project provides for the design, right of way acquisition, and construction of approximately 28,000 linear feet of 24-inch water transmission main.</p>				

Appendix B: Capital Projects List and Map

Map ID	Project # / Contract #	Name	Budget			Status	
			Total	Prior Approval	FY21		FY22 - FY26
3	H371200/ H371202	Town Center Blvd. to Reece Road	\$5,709,746	-\$218,254	\$354,000	\$5,574,000	Completing feasibility study of alignments through the Fort Meade / Enhanced Use Lease property; starting Architectural / Engineering selection process for final design.
4	H563800/ H563801	Odenton Grid Streets	\$11,384,000	\$11,384,000	\$0	\$0	Design development / 60% plans.
5	C580000	West County Road Ops Yard	\$1,956,000	\$0	\$1,956,000	\$0	New Project

Appendix B: Capital Projects List and Map

Map ID	Project # / Contract #	Name	Budget				Status
			Total	Prior Approval	FY21	FY22 - FY26	
6	C565500	Odenton MARC Transit Oriented Development (TOD)	\$19,100,000	\$19,100,000	\$0	\$0	TBD
			Funding for feasibility and preliminary planning for an Odenton Town Center Park.				
7	P452500 / P452546	Recreation and Parks Project Plan - Odenton Town Center Park	\$142,768	\$142,768	\$0	\$0	Project complete
			This project will design, acquire right of way, and construct a sidewalk along Monterey Avenue between Odenton Road and June Drive.				
8	H569600 / H569601	Monterey Ave. Sidewalk	\$3,540,000	\$1,302,000	\$372,000	\$1,866,000	The Design Development / 60% design review meeting was conducted July 2020; resolving review comments then proceeding to Construction Document / 90% design.

Appendix B: Capital Projects List and Map

Map ID	Project #/ Contract #	Name	Budget				Status
			Total	Prior Approval	FY21	FY22 - FY26	
9	B557800/ B557801	Picture Spring Branch	\$2,277,189	\$1,577,189	\$200,000	\$500,000	Schematic Design phase.
10	H580000/H 580001	MD 175 Sidewalks	\$1,345,000	\$1,345,000	\$0	\$0	Project initiation. SHA will be designing this project.
11	H579700	Odenton Area Sidewalks	\$2,577,000	\$1,873,000	\$704,000	\$0	Planning initial outreach to obtain consensus for which side of Hammond, Monie, and Higgins to place the sidewalks.

Appendix B: Capital Projects List and Map

Map ID	Project #/ Contract #	Name	Budget				Status
			Total	Prior Approval	FY21	FY22 - FY26	
12	H539600/H 539615	BWI Trail Loop to Odenton Trail Feasibility Study	\$2,976,248	\$1,176,248	\$300,000	\$1,500,000	Preliminary alignments have been developed, planning outreach to obtain public input.
			Select a Route and Preliminary Design for a safe and accessible path to provide bike/pedestrian travel between the BWI Trail Loop and the Existing & Planned Odenton Town Center Master-planned trail system and the Adjacent WB&A trail.				
13	P372000/ P372005	South Shore Trail Phase 2 Design/Constru ction (budget reflects total project)	\$23,380,660	\$5,892,660	\$755,000	\$16,733,000	Design Development / 60% design presented to public.
			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	P579900	West County Swim Center	\$5,237,000	\$300,000	\$0	\$4,937,000	TBD
			This project is to design and construct an aquatic center for the West Planning Area for recreational and competitive swimming.				

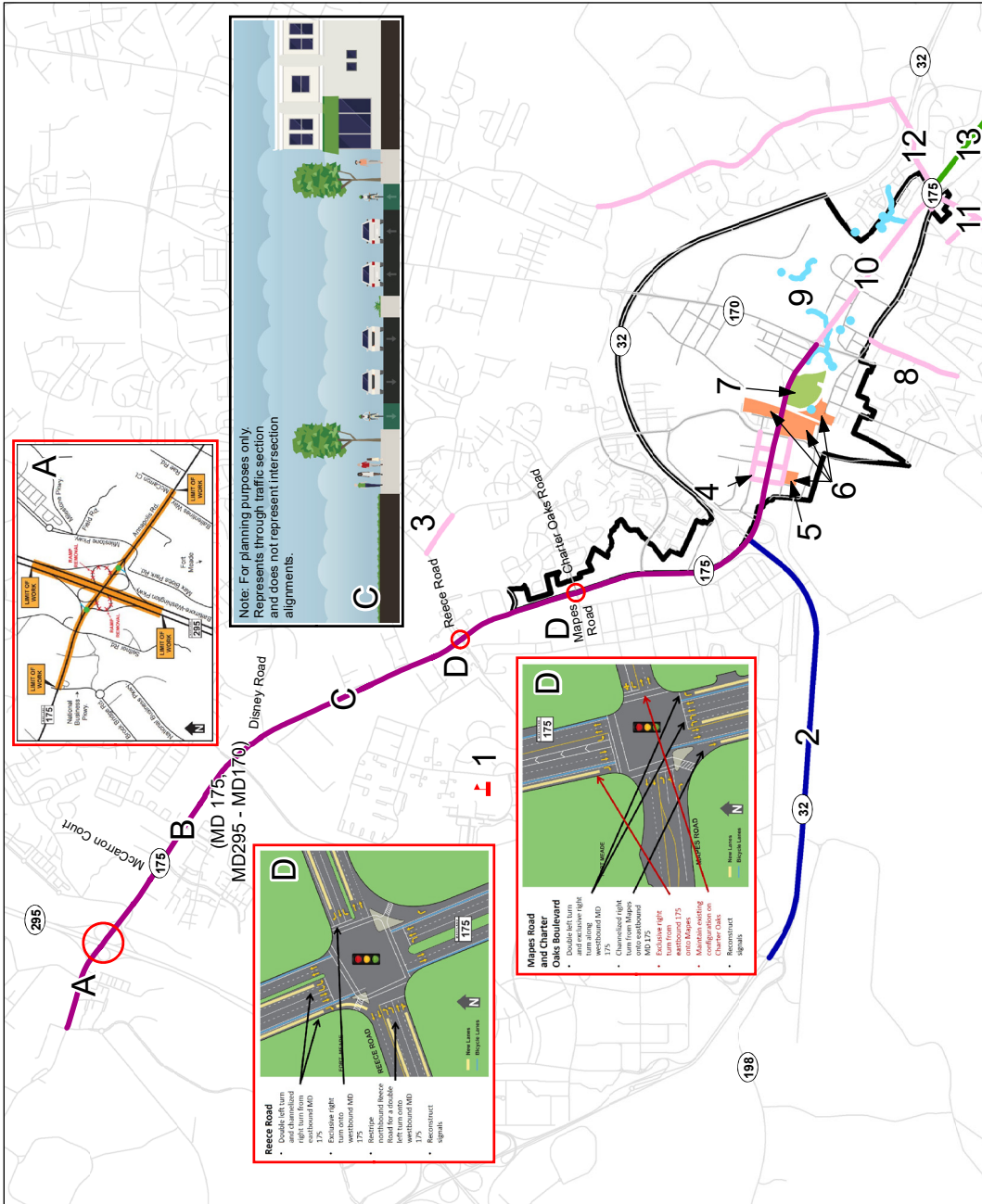
Appendix B: Capital Projects List and Map

Map ID	Project #/ Contract #	Name	Budget			Status
			Total	Prior Approval	FY21	
	This project will provide a feasibility study for Old Mill High School.					
Outside Map Range	E578100	Old Mill High School	\$173,640,000	\$0	\$0	\$86,954,000 Note: \$86,686,000 planned for beyond 6 years
	This project will provide for a new high school within the Old Mill feeder zone.					
Outside Map Range	E569100	Old Mill West HS	\$157,220,000	\$10,007,000	\$32,000,000	\$115,213,000 TBD
	This project will provide a feasibility study and design for Old Mill MS South.					
Outside Map Range	E550400	Old Mill Middle School South	\$87,181,000	\$0	\$3,008,000	\$84,173,000 TBD
	This project is for design, permitting and construction of improvements to the existing multi-use park - Odenton (GORC - Gambrells Odenton Recreation Council) Park.					
Outside Map Range	P576200/ P576201	Odenton Park Improvements	\$7,307,000	\$4,580,000	\$2,727,000	\$0 Final stages of design. Construction to start this winter. This will be an 8-10 month project.
TOTAL			\$578,743,702	\$121,869,702	\$42,376,000	\$327,812,000

Appendix B: Capital Projects List and Map State Highway Administration

Map ID	Project #	Name	Description	Total Cost	Status
A	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.	\$76,216,000	The start of roadway construction has been delayed. Project is anticipated to resume Spring 2021.
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.	\$7,470,000	Roadway design is at 30 percent level of detail. Future phases of this project are currently unfunded.
C	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.	\$22,618,000	Final paving of MD 175 from Disney Road to Reece Road is in progress. Project is anticipated to be completed by November 2020.
D	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.	\$25,266,000	Work continues on the 0.6-mile section of MD 175. Final pavement striping is underway.

Appendix B: Capital Projects List and Map



Odenton Town Center Capital Projects

Legend

SHA Projects *

- Intersections
- Roads

County Projects *

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

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



August 2020