

Odenton Town Center 2021 Annual Report

October 2021
Anne Arundel County
Office of Planning and Zoning



Acknowledgments

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I. Introduction

This annual report summarizes development activity, public infrastructure and capital projects, adequate public facilities monitoring, and other priority projects that have occurred in the Odenton Town Center (OTC) between July 1, 2020 and June 30, 2021. The report tracks development progress and serves as a tool for identifying future needs or opportunities that could be implemented by Anne Arundel County, the Odenton Town Center Advisory Committee (OTCAC), and the private sector.

II. Odenton Town Center Advisory Committee Yearly Summary

The following summarizes major points of conversation that occurred during OTCAC meetings from July 2020 through June 2021. Additional sections of this report and the Appendix address these topics in greater detail where noted.

Master Plan Updates: The Office of Planning and Zoning (OPZ) regularly presented to the OTCAC on progress with updating Anne Arundel County's General Development Plan, known as Plan2040. Anne Arundel County Council voted to approve Plan2040 in May 2021. In January 2021, the Office of Planning and Zoning kicked off updating the Odenton Town Center Master Plan. As a priority planning initiative, the Odenton Town Center Master Plan update is discussed in more detail in Section III of this report.

- **Odenton Community Park:** The OTCAC coordinated a sustained effort to advance plans for the Odenton Community Park. They discussed the project at every OTCAC meeting, passing multiple recommendations for support, for letter-writing, for public testimony, and more. Their effort and partnerships throughout the community resulted in dedicated capital funding through the Anne Arundel County Department

of Recreation and Parks, beginning in FY22. Section III of this report provides additional details on this initiative.

- **Fort George G. Meade (Ft. Meade):** The OTCAC regularly discussed the relationship between Ft. Meade and the Odenton Town Center planning area. Throughout the year, the OTCAC and members of the public expressed support for improved connectivity between the MARC Station and Ft. Meade; the desire to improve retail and service options available in the immediate surrounding area; and generally finding ways to better integrate service members and their families into the surrounding community. On March 30, 2021, for example the OTCAC discussed the challenges of attracting commercial development that serves Ft. Meade staff and their families, particularly when employees are not included in the OTC population counts used by developers. Additional conversation centered on ensuring that OTC has excellent high-speed internet connectivity, given the needs of the cybersecurity workforce.
- **Transportation:** The OTCAC and members of the public frequently addressed transportation challenges in terms of traffic safety, congestion, and challenges with walkability and bike access, and opportunities for Transit Oriented Development and micro-transit. This topic was discussed in relation to most development presentations, most County initiatives, and most discussions about the future of Odenton Town Center. Appendix B details capital projects related to transportation, and the Odenton Town Center Master Plan will make significant strategy recommendations for improving mobility to and within Odenton Town Center.
- **COVID-19:** The OTCAC routinely addressed the COVID-19 pandemic. The OTCAC highlighted new and existing support

and resources for the community, and frequently discussed whether and how the pandemic would affect future opportunities for retail, housing, and jobs in Odenton Town Center. The OTCAC held all 11 of its public meetings virtually over Zoom. OPZ recorded and shared each meeting online, along with approved minutes, to ensure multiple avenues for community members to access OTCAC meeting content.

From July 2020 to June 2021, the OTCAC considered the following new proposed development projects. Appendix A offers additional details about development progress in Odenton.

- **ezStorage, 1876 Lamonte Avenue [now known as Public Storage]:** On August 25, 2020, the applicant presented a proposal for a three-story 30,570 square-foot expansion to the rear of the existing ezStorage facility. The OTCAC sought clarification on the applicant's requests for relief from and modifications of the development processes and requirements. The OTCAC recommended the construction of a sidewalk along Telegraph Road at an appropriate time and in consultation with the County and SHA, and recommended that the applicant provide additional lighting in the rear of the property for safety.
- **368 Winmeyer Avenue, Tax Map 21, Parcel 378, Lot 48:** On October 23, 2020, the OTCAC heard a developer presentation for a two-story, single-family home with trusses and a one-car garage to be developed on the subject property. The OTCAC recommended approval of the project, noting that the home will match the style of the surrounding neighborhood.
- **Starbucks, Annapolis Road, Tax Map 21, Parcel 276:** On May 25, 2021, the applicant presented the plans for a proposed Starbucks with a drive-thru at the intersection of MD 175 and Baldwin Road, as well as a surface parking

lot for the adjacent apartment complex. The project is part of the Broadstone at Odenton project, which includes the 322 Baldwin apartment complex. The applicant requested a landscape setback modification along Baldwin Road and Hale Road, stating that only a portion of the site is developable due to the wetland buffer. To meet the streetscape and active frontage requirements, foot walls can be installed along the streetscape. After discussing the project's potential effect on vehicular traffic, its potential to improve bicycle and pedestrian connectivity, and its impact on the surrounding natural environment, the OTCAC voted to support the modification.

- **Conifer at North Odenton, 1570, 1578, 1588 Annapolis Road, Tax Map 21, Parcels 47, 63, 65, 66, 68, 70, 71, 73, 362:** On June 29, 2021, the applicant presented plans for multifamily housing consisting of 150 affordable rental units. The property owner will manage the rental units and plans to locate a company office on the site. The applicant explained their request for modifications pertaining to a parking reduction, compact parking spaces, building height, and forest clearing. The OTCAC stated that the development would be an asset to the community, and voted to issue a letter requesting clarification on the applicant's use of the bonus program as proffers for the modifications, as well as clarification on traffic flow to and from the building, the provision of compact parking spaces, and the conclusions of a parking study. The OTCAC agreed that the letter will also state their recommendation for approval for the potential height modification.

From July 2020 to June 2021, the OTCAC considered updates or held community meetings on the following development projects that already exist or had been introduced in a prior year. Appendix A offers additional details.

- **7-Eleven, 1426 Annapolis Road:** As follow-up to the original Developer Presentation on April 30, 2019, and in fulfillment of the requirement to hold a Community Meeting about the proposed development, on July 28, 2020, the applicant presented an update on their project and responses to previous OTCAC requests. The OTCAC approved a motion stating that they support two of the applicant's modification requests— combining two review processes and allowing disturbance to a non-tidal wetland buffer—and the bonus program for the active frontage requirements, but did not support the proposed sign height. OTCAC also expressed their continued concerns about traffic associated with the development, as well as the need for diverse retail in the area.
- **Auto Spa Express, MD 175 north of the MD 32 intersection:** On March 30, 2021, the applicant for a development project that had previously been approved, approached the OTCAC for support changing the design of its trash enclosure from masonry to vinyl. The OTCAC discussed the benefits and drawbacks of the design, as well as of the necessity of their weighing in on design standards. The OTCAC ultimately advanced a motion to defer the design recommendation to the County.

III. Priority Planning Initiatives

Odenton Town Center Master Plan Update

The Office of Planning and Zoning (OPZ) is collaborating with residents, stakeholders, and the OTCAC to update the 2016 Odenton Town Center Master Plan (Plan). The updated Plan includes goals, policies, and strategies to meet community needs, while the technical requirements currently in the 2016 Plan will move to the County Code. On March 18, 2021, OPZ and members of the OTCAC facilitated two community-led Master Plan Visioning Meetings; an accompanying public survey ran from March 18

to April 4, 2021. Community participants expressed a range of opinions on topics such as walkability, retail, and community diversity. A consistent observation was that Odenton is connected to surrounding areas, but lacks a center that draws in people and businesses.

From May 6 to May 24, 2021, OPZ administered a public survey asking participants to indicate their preferred topics for the updated Plan. Respondents indicated a strong preference for the Plan to address walkability, as well as public gathering space, greenery, and the form of future development. On May 25, 2021, the OTCAC recommended language for the Plan's vision statement. OPZ, the OTCAC, and the public continue to collaborate on Plan content and recommendations. The updated Odenton Town Center Master Plan update is currently on track for completion in 2022.

Business Attraction Strategies and Branding

The OTCAC continued working to address the need to attract new businesses and strengthen the community identity of Odenton Town Center. The OTCAC plans to collaborate with the Anne Arundel Economic Development Corporation to establish a focus group that can identify strategies to support these twin endeavors. Economic development, community branding, and placemaking are also prominent themes of the update of the Odenton Town Center Master Plan.

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

Table 1. Odenton Town Center Priority Projects

Top Priority Projects (Funded or Partly Funded)			
Project	Description	Funding Sources	2021 Status
Odenton Community Park	Design and build a community park that is central to Odenton Town Center.	County	This project is fully funded and has moved from the feasibility study into the design phase.
Transit Oriented Development	Construct a mixed-use and multimodal 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	Tax Increment Financing District was established by legislation as a financing tool and funding is allocated in the Capital Budget. MDOT is currently coordinating next steps.
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 the Design Development phase.
Supporting Priority Projects (Funded or Partly Funded)			
Project	Description	Funding Sources	2021 Status
MD 175 Improvements: Mapes Road/ Charter Oaks Boulevard to Nevada Avenue	Complete improvements along MD 175 from Mapes Road/Charter Oaks Boulevard to Nevada Avenue to increase capacity. Includes intersection improvements, medians, sidewalks, and hiker-biker trail.	MDOT-SHA	30% design complete. Remaining cost and timeline for project completion to be determined.
WB&A Trail	Design and construct 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	Construction is fully funded. County is currently in the bid and award phase for construction.

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 open. Phase II is in 95% design. Phase III feasibility study is complete. Phase IV is in design. Phase V(a) is open. Phase V may be addressed via a study to connect Poplar Trail to South Shore Trail.
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, MDOT-SHA	Architecture/Engineering will be completing surveys between August and October 2021.
Priority Projects Not Currently Funded			
Project Title	Description	Funding Sources	2021 Status
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	Partial sections will be improved by developers of Academy Yard.
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 1, 2020 through June 30, 2021. Table 4 provides a summary of development projects completed within the year. Bonus Program and Modification information for the year 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, 2020 to June 30, 2021)

Building Description	Building Permits	Occupancy Permits
Odenton Station (SFA)	11	11
Seven Oaks at Odenton Town Center (SFA)	54	54
Bonaventure North (SFD)	1	-
Cannery Crossing (SFD)	4	-
Odenton Station (SFD)	1	1
Academy Junction (Commercial Fence)	1	-

*SFA refers to single-family attached housing. SFD refers to single-family detached housing.

Table 3. Grading Permits Issued (July 1, 2020 to June 30, 2021)

Permit Number	Description	Location
G2018824	Commercial: Auto Spa Express	1524 Annapolis Road

Table 4. Completed Development Projects (July 1, 2020 to June 30, 2021)

Project Name and Number	Description	Location
Odenton Shopping Center / Popeye's C2017-0033 00 PP	Commercial: Popeye's fast-food restaurant and drive-thru	1115 Annapolis Rd., northwest of the intersection of Annapolis Rd. and Sappington Station Rd.

VI. Adequate Public Facilities 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. Appendix B discusses these projects in more detail.

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. Anne Arundel County also participates in Guaranteed Ride Home, a program that provides free, reliable rides home up to four times per year to commuters who regularly walk, bike, carpool, or use transit to get to work.

Transportation Plans

Two local and regional plans 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 the widening of MD 32 as a need for the area. 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's General Development Plan, Plan2040 (adopted in May 2021), includes additional strategies for encouraging non-vehicular transportation options.

Adequacy of Schools

Table 5 indicates the status of the public schools in the feeder systems serving students within the OTC boundary. The table includes school capacity and utilization rates based on 2022 projected enrollment, as decided in Bill No. 76-20 (adopted in October 2020). Table 6 shows past and projected enrollment for schools that serve students living within the OTC boundary. These projections are based on the 2021 *Educational Facilities Master Plan*.

Table 5. School Utilization Chart by Feeder System, Based on 2022 Projected Enrollment

	School	2022 Projected Enrollment*	State-Rated Capacity	% Utilization	Status	Changed from previous year?
Arundel Feeder System	Arundel High	1,600	2,039	78.5%	Open	-
	Arundel Middle	1,240	1,283	96.6%	Closed	-
	Odenton Elem.	589	608	96.9%	Closed	Yes
	Piney Orchard Elem.	878	684	128.4%	Closed	-
	Waugh Chapel Elem.	621	565	109.9%	Closed	-
Meade Feeder System	Meade High	2,172	2,538	85.6%	Open	-
	MacArthur Middle	982	1,388	70.7%	Open	-
	Seven Oaks Elem.	500	655	76.3%	Open	-
Old Mill Feeder System	Old Mill High	2,626	2,440	107.6%	Closed	-
	Old Mill Middle South	1,040	1,072	97.0%	Closed	Yes
	Ridgeway Elem.	690	636	108.5%	Closed	Yes

Note: Recommended closure occurs at 95% capacity for elementary and middle schools, and 100% capacity for high schools. Operating status is decided by the Anne Arundel County Council.

*Bill No. 76-20 2022 projected enrollment numbers are based on the 2020 Anne Arundel County Educational Facilities Master Plan. Source: Bill No. 76-20.

Table 6. Present and Projected Full-Time Student Enrollment by Year

School	2020 FTE	State Capacity	% Utilization	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Meade High	2,087	2,538	82.2%	2,064	2,297	2,403	2,490	2,565	2,610	2,702	2,781	2,868	2,940
MacArthur Middle	898	1,388	64.7%	910	985	1,022	1,083	1,072	1,113	1,092	1,105	1,111	1,131
Seven Oaks Elem.	490	692	70.8%	515	500	495	489	488	485	485	481	481	480
Arundel High	1,876	2,039	102.4%	1,768	1,661	1,670	1,732	1,800	1,867	1,870	1,858	1,833	1,807
Arundel Middle	1,119	1,186	94.4%	1,201	1,246	1,327	1,332	1,348	1,334	1,330	1,324	1,342	1,356
Odenton Elem.	519	585	88.7%	580	568	555	562	556	557	559	561	560	562
Piney Orchard Elem.	808	649	124.5%	857	878	911	937	961	984	1,007	1,031	1,031	1,031
Waugh Chapel Elem.	615	541	113.7%	623	622	611	615	612	611	609	610	611	613
Old Mill High	2,364	2,369	99.8%	2,381	2,591	2,680	2,714	2,779	2,795	2,803	2,780	2,720	2,684
Old Mill Middle South	1,018	1,072	95.0%	1,060	1,060	1,048	1,065	1,055	1,039	1,014	1,007	1,008	1,012
Ridgeway Elem.	632	635	99.5%	684	686	681	690	673	670	669	669	667	668

Source: 2021 Anne Arundel County Educational Facilities Master Plan.

Adequacy of Sewer Infrastructure

Table 7 shows a summary of the most current sewer allocation report for the Patuxent Sewer Service Area, including current capacity available for allotment, the capacity allocated as of July 2021, the projected capacity needs for development projects under review but not yet approved, and the resulting remaining capacity. The allocation data has not changed since the publication of the 2020 OTC Annual Report. The Department of Public Works anticipates releasing updated allocations in late 2021.

Table 7. Sewer Allocation Report: Patuxent Sewer Service Area (June 2021)

	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 07/01/2021 (GPD)	Available Capacity (GPD)	Active Projects Under Review	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 DRRA, 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 to serve the water demands from the development, including the source facilities (e.g. well fields), storage tanks, pumping stations, and distribution lines. 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 the most recent 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 Daily Demand (MGD)	-	6.5	6.9	7.2	14.2

Source: 2017 Master Plan for Water Supply and Sewerage System.

VII. Capital Projects and Public Infrastructure

Development of 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.

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 FY22 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. The list also identifies which projects have been recently completed.

VIII. Population and Employment Forecasts

Table 9 presents the population and employment forecasts to 2050. The data was obtained using apportioned Transportation Analysis Zones. The County develops populations and employment forecasts on a regular basis. These forecasts from Round 10 are used by the Baltimore Metropolitan Council (BMC) for a variety of planning purposes.

Table 9. Odenton Town Center Population and Employment Forecasts

	2020	2025	2030	2035	2040	2045	2050
Population ¹	4,209	4,785	5,499	6,252	6,944	7,562	8,146
Households ²	2,594	2,949	3,389	3,812	4,151	4,455	4,733
Employment	4,938	5,346	5,787	6,247	6,684	7,179	7,643

1. 2020 population estimates based on 2020 decennial Census count

2. Actual 2020 counts from Anne Arundel County Address Point dataset

Appendix A. Current Development Projects

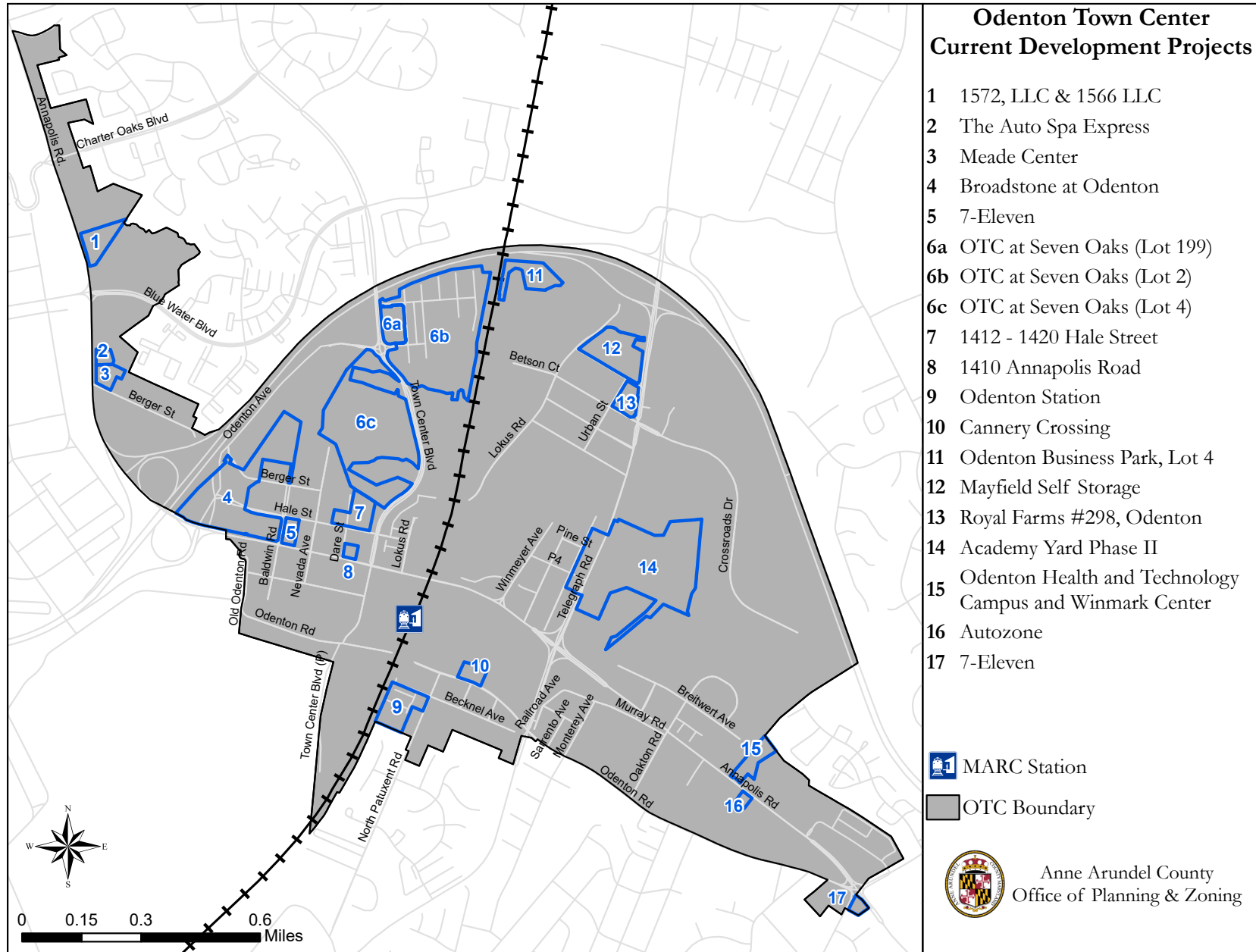
Table 9. Current Odenton Town Center Development Projects

Map ID	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 and 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	The Auto Spa Express C2019-0070 00 PP	1524 Annapolis Road	Car wash.	4,420 sf	Preliminary Plan / Site Development Plan approved 1/26/2021.	16059: skip SDP approved. 16166: time extension approved.
3	Meade Center C2007-0057 01 NC	MD 175 / Berger St. intersection	Mixed-use project with retail, office, and a free-standing restaurant.	75,000 sf	Phase I (The All American Steakhouse) construction is complete. Phase II 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.
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	Site Development review.	15936A: combine Preliminary Plan and Site Development Plan review approved. 16384: disturbance to nontidal wetlands pending.
6a	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 complete.	14318: land use mix requirements and wetland disturbance approved. 15123A: allow a greater FAR for townhome units approved. 15461: Skip SDP approved.

Map ID	Project Name	Location	Project Description	Building Area	Development Review Phase and Status	Bonus Program / Modification Status
6b	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.
6c	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	Construction is underway.	14105: road improvements, open space/recreation area approved.

Map ID	Project Name	Location	Project Description	Building Area	Development Review Phase and Status	Bonus Program / Modification Status
11	Odenton Business Park, Lot 4 C2018-0011 00 PP	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.
12	Mayfield Self Storage C2019-0085 00 PP	1524 Annapolis Road	Car wash.	4,420 sf	Preliminary Plan / Site Development Plan approved 1/26/2021.	16059: skip SDP approved. 16166: time extension approved.
13	Royal Farms #298 Odenton C2020-0005 00 PP	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.
14	Academy Yard Phase II S1987-449 C2017-0024 00 NC P2017-0057 00 NF	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.	-
15	Odenton Health and Technology Campus and Winmark Center, Lot B P2008-0034 00 NF C2008-0009 02 NC	Baldwin Rd. and Annapolis Road	Convenience store and gas pumps.	3,484 sf convenience store and six gas pumps	Site Development review.	15936A: combine Preliminary Plan and Site Development Plan review approved. 16384: disturbance to nontidal wetlands pending.
16	Autozone #6782 C2019-0008 00 PP	South of MD 32, east of Town Center Blvd.	270-unit six story apartment building.	321,614 sf	Construction is complete.	14318: land use mix requirements and wetland disturbance approved. 15123A: allow a greater FAR for townhome units approved. 15461: Skip SDP approved.
17	7-Eleven, Higgins Drive	1099 Annapolis Road, 473 Higgins Drive	Convenience store and gas pumps.	3,050 sf	Preliminary Plan yet to be submitted.	16259: combine Preliminary Plan and Site Development Plan review approved.

Map 2. Current Odenton Town Center Development Projects



Appendix B. Capital Improvement Projects

Table 10. Anne Arundel County Capital Improvement Projects

Map ID	Project #/ Contract #	Name	Budget				Status
			Total	Prior Approval	FY22	FY23-FY27	
1	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.						
	E549700	Manor View Elementary School	\$34,399,000	\$34,399,000	\$0	\$0	Roof 98% completed
2	This project provides for the design, right of way acquisition, and construction of approximately 28,000 linear feet of 24-inch water transmission main.						
	W801600/ W801602	Transmission Main - MD 32 @ Meade Phase 2	\$39,371,091	\$29,009,091	\$0	\$10,362,000	Feasibility and alignment report completed. County re-engaging stakeholders to coordinate design phase.
3	The project creates a 0.23-mile link from Reece Road to Town Center Boulevard constructed through Ft. Meade property.						
	H371200/ H371203	Town Center Blvd. to Reece Road	\$6,713,268	\$504,268	\$326,000	\$5,883,000	Executing contract with A/E for final design. FY23-FY27 funding allocation includes land acquisition, construction, and overhead.
4	This project is to design, acquire rights-of-way, and construct storm drain improvements, and to provide required plans for third party construction of road improvements, pedestrian and bicycle facilities, and streetscape improvements to grid streets within the Odenton Town Center area.						
	H563800/ H563801	Odenton Grid Streets	\$11,384,000	\$11,384,000	\$0	\$0	Design development/60% plans.
5	This project includes the design and construction of a West County Road Maintenance and Traffic Operations Facility to replace the existing Odenton Yard located at 1427 Duckens Street.						
	C580000	West County Road Ops Yard	\$27,780,000	\$1,956,000	\$0	\$25,824,000	Schematic design phase. The new facility will be built to join the Millersville landfill at 389 Burns Crossing Road in Severn. The future of this site is undetermined.

Map ID	Project #/ Contract #	Name	Budget				Status
			Total	Prior Approval	FY22	FY23-FY27	
6	All surface parking spaces fronting the train platform on the west lot will be placed in a shared-use parking structure. Phase 1 would be creation of temporary use parking spaces to provide continuous use during construction. Phase 2 will comprise a mix of private residential units and commercial uses.						
	C565500	Odenton MARC Transit Oriented Development (TOD)	\$19,100,000	\$19,100,000	\$0	\$0	A Request for Proposals to construct the parking garage has been published. Phase Two is on hold.
7a	Funding for feasibility and preliminary planning for an Odenton Town Center Park.						
	P452500/ P452546	Recreation and Parks Project Plan - Odenton Town Center Park	\$2,851,609	\$2,192,609	\$659,000	\$0	Project complete. This is moving forward in design under a new project, P584401 Odenton Community Park.
7b	This project provides the design and construction of a community park adjacent to the Odenton Regional Library in Odenton. The park will include a dog park, amphitheater, playground, sport courts, trails, pavilions, and overlooks as well as parking, stormwater management, and utility expansion.						
	P584400/ P584401	Odenton Community Park	\$4,911,000	\$0	\$376,000	\$4,535,000	New project: first phase includes engineering and planning.
8	This project will design, acquire right of way, and construct a sidewalk along Monterey Avenue between Odenton Road and June Drive.						
	H569600/ H569601	Monterey Ave. Sidewalk	\$3,581,000	\$1,674,000	\$1,907,000	\$0	The Design Development/60% design review meeting was conducted July 2020; resolving review comments then proceeding to Construction Document/90% design

Map ID	Project #/ Contract #	Name	Budget				Status
			Total	Prior Approval	FY22	FY23-FY27	
9	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	\$2,277,189	\$1,777,189	\$0	\$500,000	Design development phase
10	This project funds a County contribution to the State project to design, acquire rights of way, and construct a sidewalk along the south side of MD 175 from the Sappington Station Roundabout to MD 170.						
	H580000/ H580001	MD 175 Sidewalks	\$1,345,000	\$1,345,000	\$0	\$0	A/E will be completing surveys August through October 2021.
11	This project will design, acquire rights of way, and construct sidewalks on one side of Hammond Lane, Monie Road and Higgins Drive to provide a safe way for students from the community to get to Arundel Middle School.						
	H579700	Odenton Area Sidewalks	\$2,577,000	\$2,577,000	\$0	\$0	Design progressing for sidewalks along Hammond Ln. and Higgins Dr. Coordinating with residents along Monie Rd. to determine which side of the road to place the sidewalk.
12	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.						
	H539600/ H539615	BWI Trail Loop to Odenton Trail Feasibility Study	\$124,800	\$124,800	\$0	\$0	Final report completed and in the process of being posted on the County's website.

Map ID	Project #/ Contract #	Name	Budget				Status
			Total	Prior Approval	FY22	FY23-FY27	
13	This contract includes the design and construction of Phase II 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 II Design/ Construction (budget reflects total project)	\$24,892,843	\$6,550,843	\$7,464,000	\$10,878,000	Phase II is in 95% design.
Outside Map Range	Design and construction of a paved multi-use trail primarily on the abandoned roadbed of the former WB&A Railroad south of Odenton. When complete, the project will link the South Shore Trail in Odenton with the Patuxent River and an existing rail trail in Prince George's County.						
	P393600/ P393608	WB&A Trail	\$18,735,593	\$6,775,593	\$0	\$11,960,000	Construction is fully funded. County is currently in the bid and award phase for construction.
Outside Map Range	This project is to design and construct an aquatic center for the West Planning Area for recreational and competitive swimming.						
	P579900/ P452500	West County Swim Center at Provinces Park	\$37,722,000	\$300,000	\$2,616,000	\$34,806,000	Architect/Engineer selection process underway. Expect the design phase to commence Fall 2021.
Outside Map Range	This project will provide a feasibility study for Old Mill High School.						
	E578100	Old Mill High School	\$155,009,000	\$0	\$0	\$155,009,000	Design begins FY 2024.

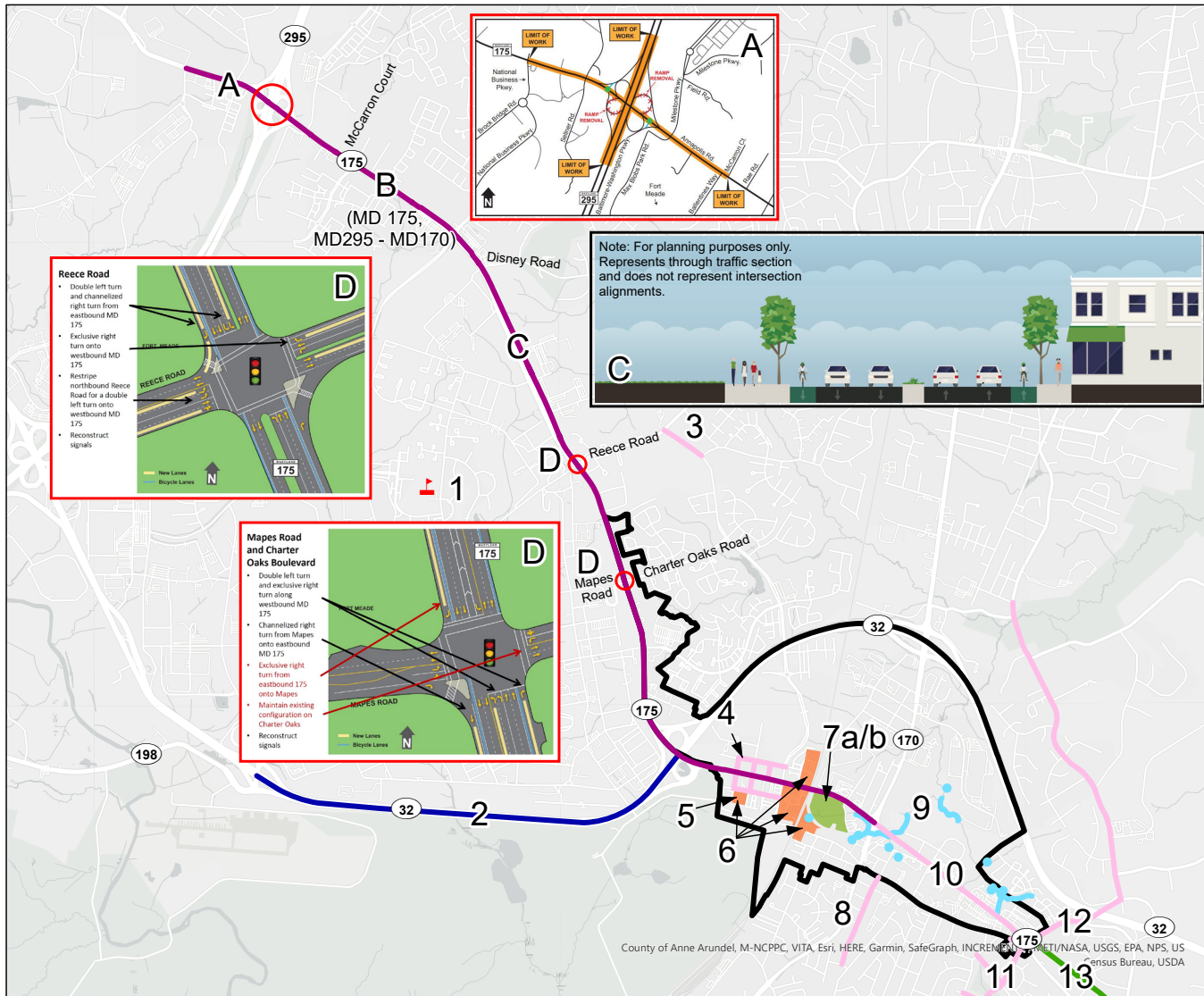
Map ID	Project #/ Contract #	Name	Budget				Status
			Total	Prior Approval	FY22	FY23-FY27	
Outside Map Range	This project will provide for a new high school within the Old Mill feeder zone.						
	E569100	Old Mill West HS	\$161,797,000	\$42,007,000	\$75,786,000	\$44,004,000	Construction 5% completed.
Outside Map Range	Design for the construction of a replacement school for Old Mill South Middle School.						
	E550400	Old Mill Middle School South	\$85,766,000	\$3,008,000	\$4,788,000	\$77,970,000	Design 65% completed
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/ P576201	Odenton Park	\$7,307,000	\$7,307,000	\$0	\$0	Construction is anticipated to begin October 2021.
Outside Map Range	This project will provide for a new elementary school within West County.						
	E809200	West County ES	\$43,977,000	\$2,500,000	\$13,588,000	\$27,889,000	Design phase 75% completed
TOTAL	-	-	Total: \$691,621,393	Prior: \$174,491,393	FY22: \$107,510,000	FY23-FY27: \$409,620,000	-

Source: Anne Arundel County FY22 Capital Budget.

Table 11. MDOT-SHA Capital Improvement Projects

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	Project on hold until a decision is made about the transfer of Baltimore/ Washington Parkway to State ownership.
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.	\$96,700,000	Remaining phases for the project are on hold.
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	Crews have completed the final paving of the MD 175 portion of this project.
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	Project completed.
TOTAL	-	-	-	\$220,800,000	-

Map 3. Anne Arundel County and MDOT-SHA Capital Improvement Projects



Odenton Town Center Capital Projects

Legend

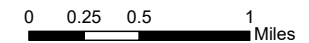
SHA Projects *

- 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.



September 2021