

# 2022 ODENTON TOWN CENTER ANNUAL REPORT

Prepared for the Odenton Town Center  
Advisory Committee | October 2022



Anne Arundel County  
Office of Planning and Zoning

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*Approved by the Odenton Town Center Advisory Committee on October 25, 2022.*

## I. Introduction

The 2022 Odenton Town Center (OTC) Annual Report summarizes priority projects, development activity, adequate public facilities, and capital projects that have occurred in the OTC between July 1, 2021 and June 30, 2022. It is required by the 2016 OTC Master Plan. The report tracks development progress and serves as a tool for identifying future needs or opportunities that could be undertaken by Anne Arundel County, the Odenton Town Center Advisory Committee (OTCAC), and the private sector.

## II. OTCAC Yearly Summary

The OTCAC is an appointed body of citizens and stakeholders who advises the County on planning, policy, and development in the OTC. The OTCAC holds monthly public meetings to review development proposals and discuss priorities for the area.

The following summarizes major projects or points of discussion that occurred during OTCAC meetings from July 2021 through June 2022.

- **OTC Master Plan Update:** The Office of Planning and Zoning (OPZ) released a Preliminary Draft of the 2022 Odenton Town Center Master Plan for public comment from March 24 to April 25, 2022. OPZ released proposed draft changes to the County Code at the same time. Community members received the Master Plan favorably and made constructive suggestions to strengthen recommendations for culturally competent park programming, transit, and support for small businesses. Stakeholders made extensive suggestions to improve recommended changes to the County Code. OPZ anticipates releasing an updated draft of the Master Plan and Code changes in late 2022.
- **Development:** The OTCAC and community members expressed strong support for more retail and mixed-use development in

the OTC. Some members of the OTCAC shared their perception that development – particularly commercial development – is too slow to occur. With support from the Development Division, OPZ began delivering quarterly updates of the commercial and residential development pipeline to support tracking and transparency.

- **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 (TOD) and micro-transit. The section on Capital Projects and Public Infrastructure provides detailed information about capital projects related to transportation, and the draft Odenton Town Center Master Plan update proposes significant recommendations for improving mobility to and within Odenton Town Center.
- **Environment:** Many local residents and members of the OTCAC strongly support improving air quality, environmental resources, and access to alternative energy such as residential solar and EV charging stations. They addressed these topics most often in the context of development impacts and the availability of County resources to promote environmental protection and green energy usage.

From July 2021 through June 2022, the OTCAC considered the following new proposed development projects. See Appendix A and Map 2 for more information.

- **Hale Street Property:** On October 7, 2021, the applicant presented a plan for 179 workforce housing units at the northwest corner of Hale Street and Town Center Boulevard in the O-COR zoning district. Seventy-three units will be two-bedroom apartments, and 160 will be one-bedroom apartments. The site is currently vacant with no existing structures. The applicant requested a modification to combine the preliminary

plan and site development plan processes. The OTCAC recommended approval of this modification. The applicant presented a site development plan on June 28, 2022, and the OTCAC recommended approval of the plan. **Map ID 7**

- **Academy, Lots 1, 26-45:** On October 26, 2021, the developer presented a plan to construct 12 townhomes. The property's prior use was a daycare, however the facility ceased operation. The applicant requested a modification to the required active recreation space and the landscaping buffer along Pine Street. The OTCAC recommended approval of the modification and encouraged the developer to coordinate with neighboring homeowners associations to improve community connectivity in the area. **Map ID 13**
- **Starbucks, Odenton Shopping Center:** On January 25, 2022, the OTCAC considered a proposal for the renovation of an existing bank building into a Starbucks with a drive-through. The OTCAC voted to recommend the project and encouraged the developer to provide sidewalks, make the parking lot more walkable, and mitigate potential traffic issues caused by the drive-through queue. **Map ID 19**

From July 2021 through June 2022, the OTCAC considered updates to or held Community Meetings on the following development projects that already exist or had been introduced during a previous year. See Appendix A and Map 2 for more information.

- **Academy, Lot 48:** This project was originally presented to the OTCAC in 2021. In January 2022, the developer returned to request a modification to the landscape buffer requirements for the single-family home planned for this property. The OTCAC recommended approval of the request for modification. **Map ID 14**
- **Academy Yard - Phase II:** This project consists of 297 multifamily units and was originally presented to the OTCAC in 2019. In January 2022, the developer presented a request

for modifications, including: modifying the mixed-use ratios from 85% residential and 15% retail to 93% residential and 7% retail; modifying the right-of-way along MD 170 and the Pine Street extension that will be developed to connect the site across MD 170; and flexibility regarding the requirement for the appearance of two-story retail, in addition to several others. The developer identified proffers that included bicycle parking, hiker/biker trail development at an adjacent rail spur, and additional green space. The OTCAC expressed support for retention of the site's historical features, including a water tower and nearby mural, and recommended approval of the modifications. **Map ID 15**

- **Blue Oaks at North Odenton:** This project consists of 150 multifamily units and was originally presented to the OTCAC in 2021. In March of 2022, the developer returned to present additional details about the apartment complex, which will include a mix of workforce housing and market-rate units. The OTCAC recommended approval of the project and highlighted their support for the play area, additional parking spaces, and additional amenities that the developer presented. **Map ID 1**
- **Odenton Business Park, Lot 4:** The applicant presented their plan for a light industrial building to the OTCAC in January 2018, but due to project revisions, was required to go through the development process again. On May 24, 2022, the applicant presented a request for modification to the OTCAC to forgo both the Preliminary Plan and Site Development Plan applications and proceed directly to the Grading Permit. The OTCAC recommended approval of this request for modification. **Map ID 10**
- **Odenton Town Center at Seven Oaks, Lot 4:** The sketch for this project was originally approved as 100% office in 2009. On June 28, 2022, the developer returned to the OTCAC to request a modification to the mix of uses for Lot 4 to be 100% residential, consisting of 886 residential units across three multifamily buildings. As a proffer through the Bonus

Program, the developer proposed to provide 15% of the units as workforce housing. Workforce housing rental units must be occupied by households earning no more than 60% of Area Median Income (AMI). The OTCAC voted to recommend approval of the modification, but emphasized that the County should work with the developer to ensure they provide an appropriate mix of 1-, 2-, and 3-bedroom workforce housing units.

**Map ID 6**

### III. County Planning Initiatives

The following list identifies the major planning priorities initiated or led by the County in the OTC between July 2021 and June 2022.

- **Preliminary Draft of the Odenton Town Center Master Plan:** OPZ continued to work with the OTCAC, County partners, and community stakeholders to update the 2022 OTC Master Plan. This work included drafting, reviewing, and refining more than 350 policy recommendations to fulfill the community vision for the OTC. OPZ also removed the regulatory language that accompanied previous versions of the Master Plan, and proposed that those regulations become part of the County Code (see below). This change would simplify regulations to provide greater clarity to property owners, developers, and members of the public.

OPZ held a public comment period for the Preliminary Draft of the OTC Master Plan from March 24 to April 25, 2022. During this public comment period, OPZ held a forum on April 6 to share details on the Master Plan update and receive public comment. OPZ anticipates releasing an updated draft of the Master Plan in late 2022.

- **Updates to Article 17 and 18 of the County Code:** The 2016 OTC Master Plan currently holds the majority of the regulatory language for development in the OTC. By transitioning the Preliminary Draft Master Plan to become a policy document,

the existing regulations in the 2016 Odenton Town Center Master Plan are proposed to be moved to Articles 17 and 18 of the County Code. The purpose for this transition is to separate policy from law, improve clarity, eliminate redundancies, support a more flexible development review process, and support a more responsive process for updating regulations as needed.

OPZ held a public comment period for the proposed updates to the County Code from March 24 to April 25, 2022 – concurrent with the comment period for the Preliminary Draft Master Plan update. OPZ anticipates releasing an updated draft of the proposed changes to the County Code along with the updated draft of the Master Plan in late 2022.

- **Odenton MARC Station Parking Garage:** In August 2022, the County announced that the public-private partnership to construct a parking garage at the Odenton MARC Station will move forward. The County entered into the partnership in fiscal year 2021, supported in part by \$16.4 million in funding generated by the OTC's tax-increment financing (TIF) district. The parking garage is intended to add more than 130 new parking spaces (existing: 870, proposed: 1,000+) and support mixed-use redevelopment of the surface-level parking lots that surround the MARC Station. At the time of publication, the parking garage is in the Schematic Design phase.

### IV. OTCAC Priority Projects

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 Tables 10 and 11 for current Anne Arundel County and SHA capital projects and additional details on the projects.

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

<b>Top Priority Projects (Funded or Partly Funded)</b>			
<b>Project</b>	<b>Description</b>	<b>Funding Sources</b>	<b>2022 Status</b>
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 Schematic Design phase. Topographical and environmental constraints plan are underway.
Transit-Oriented Development	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 Odenton MARC Station parking garage has been partly funded and is currently in the Schematic Design phase.
Grid Streets in the Odenton Town Center Core	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. Funding for construction has been restored.
<b>Supporting Priority Projects (Funded or Partly Funded)</b>			
<b>Project</b>	<b>Description</b>	<b>Funding Sources</b>	<b>2022 Status</b>
MD 175 Improvements: Mapes Road/ Charter Oaks Boulevard to MD 170	Complete improvements along MD 175 from Mapes Road/ Charter Oaks Boulevard to MD 170 to increase capacity. Includes intersection improvements, medians, sidewalks, and hiker/biker trail.	MDOT-SHA	Schematic Design complete. Remaining cost and timeline for project completion to be determined.
WB&A Trail	Design and construction of a paved multiuse 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.	Federal, MDOT, County	There are 2 phases left for the WB&A Trail. The bridge phase is under construction. Phase IV, which is a spur, is expected to enter design this fiscal year.
South Shore Trail	Design, acquire property, and construct a trail utilizing the abandoned WB&A Railroad between Annapolis and Odenton.	Federal, MDOT-SHA, County	Phase I is open. Phase II is in the Construction Documents phase. 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.	MDOT-SHA, County	Project Initiation phase nearly complete.

## Priority Projects for Future Funding

Project Title	Description	Potential Funding Sources	2022 Status
Upgraded and New Bicycle and Pedestrian Crossings	MD 175 between the Dairy Queen/Post Office and the Sappington Station roundabout: Upgrade current bicycle and pedestrian crossings. Construct mid-block crossing to connect Odenton Health and Technology Campus to the Odenton Shopping Center.	MDOT-SHA, County	Specific funding has yet to be identified.
Bus Stop Improvements	Enhance bus stops to include various amenities, including but not limited to waiting pad, benches, and a shelter.	MDOT-MTA, County	Specific funding has yet to be identified.
Pine Street Extension	Planning, design, and construction of Pine Street between MD 170 and Winmeyer Avenue. Extension will provide greater connectivity.	County, Private	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.	State, County, Private	Alignment concept is complete and most right-of-way is reserved. Funding for design, acquisition, and construction has yet to be determined.
Odenton Rail Spur	Create a hiker/biker trail connecting the Academy Yard project to the Odenton MARC train station	County, Private	Feasibility has yet to be determined.
Shared Use Path from Odenton Road at Sappington Station Roundabout north to BWI Trail	Create a shared use path linking the South Shore Trail at the Sappington Station roundabout to the BWI Trail.	County	A feasibility study was completed in 2022. Funding has yet to be identified.
Nevamar Water Tower at Academy Yard	Ensure the water tower is maintained during the site's redevelopment, and allocate funding for the restoration of the water tower.	County, Private	The water tower is located on a property that is proposed for redevelopment. Requests to preserve and restore the water tower were made at several OTCAC meetings.

## V. Development Activity

Tables 2 and 3 present data on the number of building permits, occupancy permits, and grading permits issued the OTC from July 1, 2021 to June 30, 2022. Table 4 lists the development projects completed in the OTC within the year.

**Table 2. Building and Occupancy Permits Issued (July 1, 2021 to June 30, 2022)**

Building Permit Type	Project Name and Address	Building Permit	Occupancy Permit
<b>Sign</b>	Nirvana Smoke and Cigar	1	-
	Public Storage (Telegraph Road)	1	-
	Arundel Crossing East	1	-
	Auto Spa Express	1	-
	Odenton Shopping Center	1	-
	Odenton Health and Technology Campus	1	-
<b>Single Family Dwelling</b>	Cannery Crossing	1	-
	1410 Odenton Rd.	1	-
<b>Storage/Warehouse</b>	Public Storage (Lamonte Avenue)	1	-
<b>Car Wash</b>	Auto Spa Express	1	1
<b>Fence</b>	Academy Junction	1	-

**Table 3. Grading Permits Issued (July 1, 2021 to June 30, 2022)**

Permit Number	Location	Description
G02019088	1876 Lamonte Ave, Odenton 21113	Addition to EZ Storage/ Public Storage

**Table 4. Completed Development Projects (July 1, 2021 to June 30, 2022)**

Project Name and Number	Location	Description
The Auto Spa Express C2019-0070 00 PP	1524 Annapolis Road	Car wash
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
Odenton Town Center at Seven Oaks, Lot 2 P2015-0089 00 NS	South of MD 32, east of Town Center Blvd.	198 townhomes
Odenton Station P2012-0081 00 NF	Southwest corner of North Patuxent Rd. and Becknel Ave.	48 townhomes including five live/work units; three new single-family homes and one existing single-family home; 2,500 sq. ft. of office to be built as residential.



## VII. 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.

Title 5 of Article 17 in the County Code regulates APF requirements. Additionally, the 2016 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 Sketch Plan or Preliminary Plan phase, or later in the review process. Private development in the OTC Core is exempt from testing for public schools. 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. Tables 10 and 11 provide additional details.

#### MD 175 Improvements

Maryland State Highway Administration (SHA) has begun 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 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 Network

In addition to the MARC Penn Line, there are two bus routes, both operated by Anne Arundel County, which serve the Odenton area: the Crofton Connector and the AA-202. The Crofton Connector links 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 and Studies

Several additional local and regional plans identify strategies to improve transportation in the OTC, including public transportation, bike and pedestrian infrastructure, and vehicular transportation. Some studies are specific to the OTC, and others include Countywide strategies applicable to the OTC.

- **Maximize 2045** is the long-range transportation plan for the Baltimore region. Released in July 2019 by the Baltimore Metropolitan Council, this plan identifies major transportation projects that the region expects to implement in the period from 2024 to 2045. In addition to the MD 175 project that SHA is currently working on, Maximize 2045 identifies the widening of MD 32 as a need for this area.
- **Move Anne Arundel!** is the County Transportation Master Plan, adopted in November 2019. 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.
- **Plan2040**, the County's General Development Plan, includes additional goals and strategies to ensure Town Center residents can meet their needs without the daily use of a car. These include investments in bicycle and pedestrian infrastructure, in addition to development patterns and community design that promote active transportation.
- The MDOT-MTA **Fort Meade/Odenton Small Area Plan** is a 2021 study that evaluates needed public transportation improvements in a larger study area that includes the Odenton Town Center. The study is one of five small area plans that support the MDOT-MTA Regional Transit Plan for Central Maryland (RTP). The plan is not cost-constrained but is rather intended to serve as a blueprint for service improvements as funding becomes available. Key recommendations related to the OTC include:
  1. Focus fixed-route service on the corridors and destinations with the greatest transit potential, including the Annapolis Road corridor.
  2. Consolidate the three Anne Arundel County routes in the study area into two interlined routes offering higher frequencies and streamlined one-seat service to key ridership generators like Walmart at Arundel Mills, the Odenton MARC Station, Giant in Odenton, and the Odenton Medical Pavilion.
  3. Overlay fixed-route service with app-based demand response service known as microtransit, to expand local transit coverage and complement the regional transit network through first- and last-mile connections.
- **Vision Zero** is a strategy to eliminate all traffic fatalities and severe injuries, while increasing safe, healthy, equitable mobility. The County adopted its vision zero strategy in May of 2022, with the goal of eliminating roadway deaths by 2040. The implementation plan is underway and expected to include recommendations to remediate dangerous roads and improve infrastructure for cyclists, pedestrians, and other vulnerable roadway users.
- **Walk & Roll Anne Arundel!**, currently being developed by the County's Office of Transportation (OOT), is the update to the 2003 and 2013 bike and pedestrian master plans. OOT anticipates completion in late 2022. The final plan is anticipated to include about a dozen capital improvement recommendations for the OTC, including shared-use pathways along Annapolis Road and Odenton Road, in addition to others, as well as the completion of the Odenton Trails Network.

## 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 2023 projected enrollment, as decided in Bill No. 113-21 (adopted in December 2021). Table 6 shows past and projected enrollment for schools that serve students living within the OTC boundary.

**Table 5. School Utilization by Feeder System, Based on 2023 Projected Enrollment**

	School	2023 Projected Enrollment*	State-Rated Capacity	% Utilization	Status	Changed from previous year?
<b>Arundel Feeder System</b>	Arundel High	1,600	2,143	77.9%	Open	-
	Arundel Middle	1,327	1,186	111.9%	Closed	-
	Odenton Elem.	555	585	94.9%	Open	Yes
	Piney Orchard Elem.	911	649	140.4%	Closed	-
	Waugh Chapel Elem.	611	541	112.9%	Closed	-
<b>Meade Feeder System</b>	Meade High	2,403	2,538	94.7%	Open	-
	MacArthur Middle	1,022	1,674	61.1%	Open	-
	Seven Oaks Elem.	495	692	71.5%	Open	-
<b>Old Mill Feeder System</b>	Old Mill High	2,680	2,369	113.1%	Closed	-
	Old Mill Middle South	1,048	1,301	80.6%	Open	Yes
	Ridgeway Elem.	681	635	107.2%	Closed	-

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. See Bill No. 113-21 and the *2022 Anne Arundel County Educational Facilities Master Plan* for additional information.

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

	School	State Capacity	Actual 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>Arundel Feeder System</b>	Arundel High	2,143	1,733	1,634	1,705	1,772	1,813	1,864	1,909	1,934	1,948	1,943	1,924
	Arundel Middle	1,389	1,196	1,285	1,372	1,384	1,463	1,454	1,484	1,460	1,461	1,463	1,469
	Odenton Elem.	585	534	540	544	564	560	559	561	563	564	564	561
	Piney Orchard Elem.	649	941	1,051	1,081	1,126	1,136	1,154	1,168	1,182	1,188	1,187	1,185
	Waugh Chapel Elem.	541	574	571	590	609	601	612	610	611	612	613	614
<b>Meade Feeder System</b>	Meade High	2,358	2,143	2,412	2,509	2,597	2,533	2,556	2,622	2,665	2,785	2,934	2,980
	MacArthur Middle	1674	883	878	847	909	974	1,078	1,101	1,117	1,114	1,105	1,111
	Seven Oaks Elem.	692	469	502	519	525	526	524	525	522	523	522	524
<b>Old Mill Feeder System</b>	Old Mill High	2,369	2,394	2,483	2,605	2,674	2,630	2,665	2,693	2,698	2,708	2704	2682
	Old Mill Middle South	1,199	964	971	944	976	985	973	937	936	950	961	971
	Ridgeway Elem.	635	566	565	559	576	565	587	604	620	628	636	641

Source: 2022 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 2022, the projected capacity needs for development projects under review but not yet approved, and the resulting remaining capacity. These tables reference data that is available in the *2022 Anne Arundel County Water/Sewer Master Plan*.

**Table 7. Sewer Allocation Report: Patuxent Sewer Service Area (2022)**

	Current	2025	2030 (projected)		
Safe Capacity (GPD)	10,500,000	10,500,000	10,500,000		
Flow (GPD)	5,802,000	6,440,000	6,620,000		
Capacity Available for Allotment (GPD)	4,698,000	4,060,000	3,880,000		
Capacity Available for Allotment (GPD)	Allocated as of 04/22/2022 (GPD)	Available Capacity (GPD)	Active Projects Under Review	Resulting Capacity (GPD)	Potential Projects (GPD)
4,698,000	1,051,400	3,646,600	129,250	3,517,350	800,750

Source: 2022 Anne Arundel County Water/Sewer Master Plan, Page 4-4 and the April 21, 2022 Patuxent SSA Sewer Allocation Report

### 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.

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. Since 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.

**Table 8. Water Demand Projections: Kings Heights/Odenton Water Pressure Zone (2022)**

	2010	2020	2025	2030	2035
Annual Average Day Demand (MGD)	2.77	2.76	3.07	3.38	3.52
Maximum Daily Demand (MGD)	-	4.42	4.91	5.41	5.63

Source: 2022 Anne Arundel County Water/Sewer Master Plan, Page 3-6

## VIII. Population and Employment Forecasts

Table 9 presents population and employment forecasts up to 2055. Working with the Baltimore Metropolitan Council (BMC), the County used historical growth and development trends, apportioned by Transportation Analysis Zones (TAZs), to develop the forecasts. BMC approved these forecasts – known as Round 10 – for publication in June of 2022.

**Table 9. OTC Population and Employment Forecasts**

	2022	2025	2030	2035	2040	2045	2050
Population <sup>1</sup>	4,422	4,785	5,499	6,252	6,944	7,562	8,146
Households <sup>2</sup>	2,659	2,949	3,389	3,812	4,151	4,455	4,733
Employment	5,097	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

## 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 and MDOT-SHA Capital Projects

Table 10 provides a list and map of County's FY23 Capital Improvement Program projects that are located in or directly impact the OTC. Table 11 provides a list of current and future MDOT-SHA projects in or in the surrounding area of the OTC. The list also identifies which projects have been recently completed. Map 1 identifies the locations of the County Capital Improvements and the MDOT-SHA Capital Projects.

**Table 10. Anne Arundel County Capital Improvement Projects**

Map ID	Project #/ Contract #	Name	Budget				Status
			Total	Prior Approval	FY23	FY24-FY28	
1	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.
2	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	Odenton Grid Streets	\$22,918,000	\$11,384,000	\$11,534,000	\$0	Design Development/60% plans.
3	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	\$34,553,000	\$1,956,000	\$32,147,000	\$450,000	This project is in the Design Development phase. Completion of construction anticipated for the end of 2024. The new location is on the Millersville Landfill. The OTC site will eventually be liquidated.
4	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 TOD	\$19,100,000	\$19,100,000	\$0	\$0	The County has selected a contractor, and the parking garage is currently in the Schematic Design phase.
5	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	Odenton Library Community Park	\$10,091,000	\$376,000	\$1,500,000	\$8,215,000	This project is in the Schematic Design phase.



Map ID	Project #/ Contract #	Name	Budget				Status
			Total	Prior Approval	FY23	FY24-FY28	
6	This project will design, acquire right of way, and construct a sidewalk along Monterey Avenue between Odenton Road and June Drive.						
	H569600	Monterey Ave. Sidewalk	\$3,922,000	\$3,581,000	\$341,000	\$0	In Construction Documents phase and awaiting right of way purchases. Anticipate Bid and Award phase for December 2022, depending on the right of way acquisitions.
7	This project is for the design and construction for stormwater management infrastructure improvements necessary to comply with Federal and State clean water requirements.						
	B557800	Picture Spring Branch	\$2,277,189	\$1,777,189	\$500,000	\$0	Project is active and site pollution was recently successfully remediated. Design phase is anticipated to commence in early 2023.
8	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	MD 175 Sidewalks	\$2,847,000	\$1,345,000	\$441,000	\$1,061,000	Surveys completed. Delivery of Schematic Design is due Feb. 2023.
9	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	Project is in Design Development. Currently working on stormwater management plan.
10	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. Any future phases of this project have yet to be funded.

Map ID	Project #/ Contract #	Name	Budget				Status
			Total	Prior Approval	FY23	FY24-FY28	
11	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. Budget below reflects total cost of the project.						
	P372000	South Shore Trail Phase II Design/Construction	\$45,479,843	\$14,014,843	\$1,955,000	\$29,510,000	Phase II is in Construction Documents phase.
Outside Map Range	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	\$34,249,000	\$34,399,000	-\$150,000	\$0	The addition/renovation project was substantially completed in 2019.
Outside Map Range	The project creates a 0.23-mile link from Reece Road to Town Center Boulevard constructed through Ft. Meade property.						
	H371200	Town Center Blvd. to Reece Road	\$6,663,269	\$830,269	\$361,000	\$5,472,000	Schematic Design occurred in May 2022. Anticipate Design Development in Nov. 2022. Bid and Award phase anticipated for Spring 2024.
Outside Map Range	Design and construction of a paved multiuse 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	WB&A Trail	\$18,735,593	\$6,775,593	\$156,000	\$11,804,000	There are 2 phases left for the WB&A Trail. The bridge phase is under construction. Completion of Phase IV, which is a spur, is expected to enter design this fiscal year.
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	\$39,830,000	\$2,916,000	\$0	\$36,914,000	This project is in the Schematic Design phase.

Map ID	Project #/ Contract #	Name	Budget				Status
			Total	Prior Approval	FY23	FY24-FY28	
Outside Map Range	This project will provide a feasibility study for Old Mill High School.						
	E578100	Old Mill High School	\$188,867,000	\$0	\$0	\$33,858,000	Design services are anticipated to start in July 2023.
Outside Map Range	This project will provide for a new high school within the Old Mill feeder zone.						
	E569100	Old Mill West High School	\$161,797,000	\$117,793,000	\$44,004,00	\$0	Construction is 35% complete.
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	\$7,796,000	\$40,633,000	\$37,337,000	Construction is 2% complete.
Outside Map Range	This project is for design, permitting and construction of improvements to the existing multi-use park - Odenton (GORC - Gambrills Odenton Recreation Council) Park.						
	P576200	Odenton Park (GORC)	\$8,360,000	\$7,307,000	\$1,053,000	\$0	Project is expected to be completed in Fall of 2022.
Outside Map Range	This project will provide for a new elementary school within West County.						
	E809200	West County Elementary School	\$44,321,000	\$16,088,000	\$21,564,000	\$6,669,000	Construction is 1% complete.
<b>TOTAL</b>	-	-	<b>Total: \$771,849,785</b>	<b>Prior: \$279,149,785</b>	<b>FY23: \$112,035,000</b>	<b>FY24-FY28: \$181,652,000</b>	-

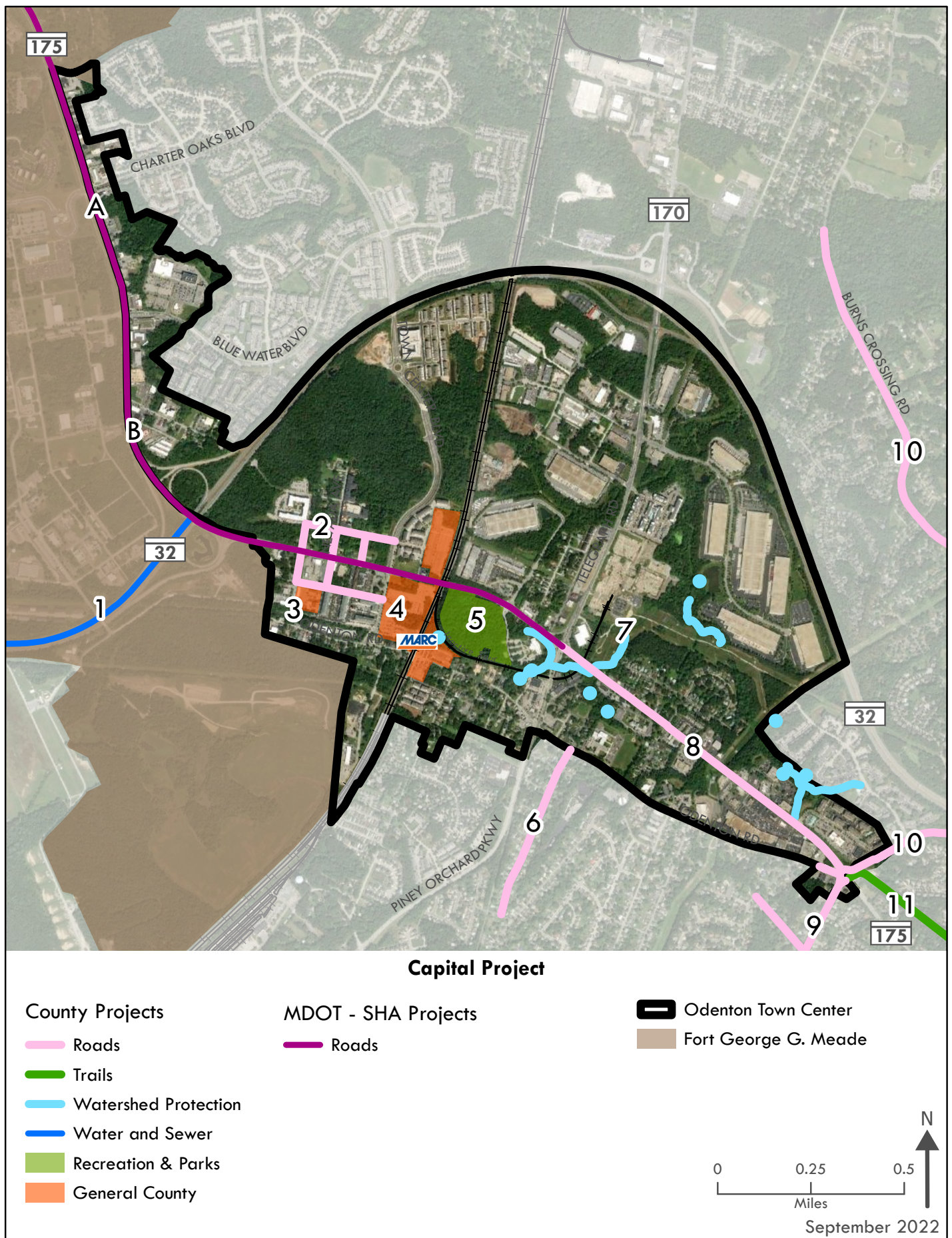
Source: Anne Arundel County FY23 Capital Budget and July 2022 AACPS Construction Status Report

**Table 11. MDOT-SHA Capital Improvement Projects**

Map ID	Project #	Name	Description	Total Cost	Status
<b>A</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.
<b>B</b>	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	Project completed.
<b>TOTAL</b>	-	-	-	<b>\$119,318,000</b>	-

Source: MDOT-SHA

Map 1. Anne Arundel County and MDOT-SHA Capital Improvement Projects



## Appendix A. Current Development Projects

Table 12 lists the current status of ongoing development projects in the OTC, including development review status, bonus program, and modification information. Map 2 shows the locations of these projects.

**Table 12. Current Odenton Town Center Development Projects**

Map ID	Project Name	Location	Project Description	Building Area	Last Presented to OTCAC	Development Review Status	Bonus Program / Modification Status
1	Blue Oaks at North Odenton	Annapolis Road, Odenton	150-unit four story apartment building, with 1,875 square-feet of office.	149,146 sf	March 29, 2022	Preliminary Plan review.	16867: time extension approved. 16764: specimen tree removal pending. 16763: forest clearing pending. Bonus Program: streetscape standards, landscaping, parking space size, active and semi-active frontage, permitted uses, development area pending.
2	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	Pre-January 2019	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.
3	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	Pre-January 2019	Plat approved 6/13/14.	-
4	Broadstone at Odenton, Bulk Parcel A (Starbucks) P2022-0014 00 NS	Northwest corner of Annapolis Rd. and Baldwin Rd.	Starbucks restaurant.	2,225 sf	May 25, 2021	Sketch Plan review.	-

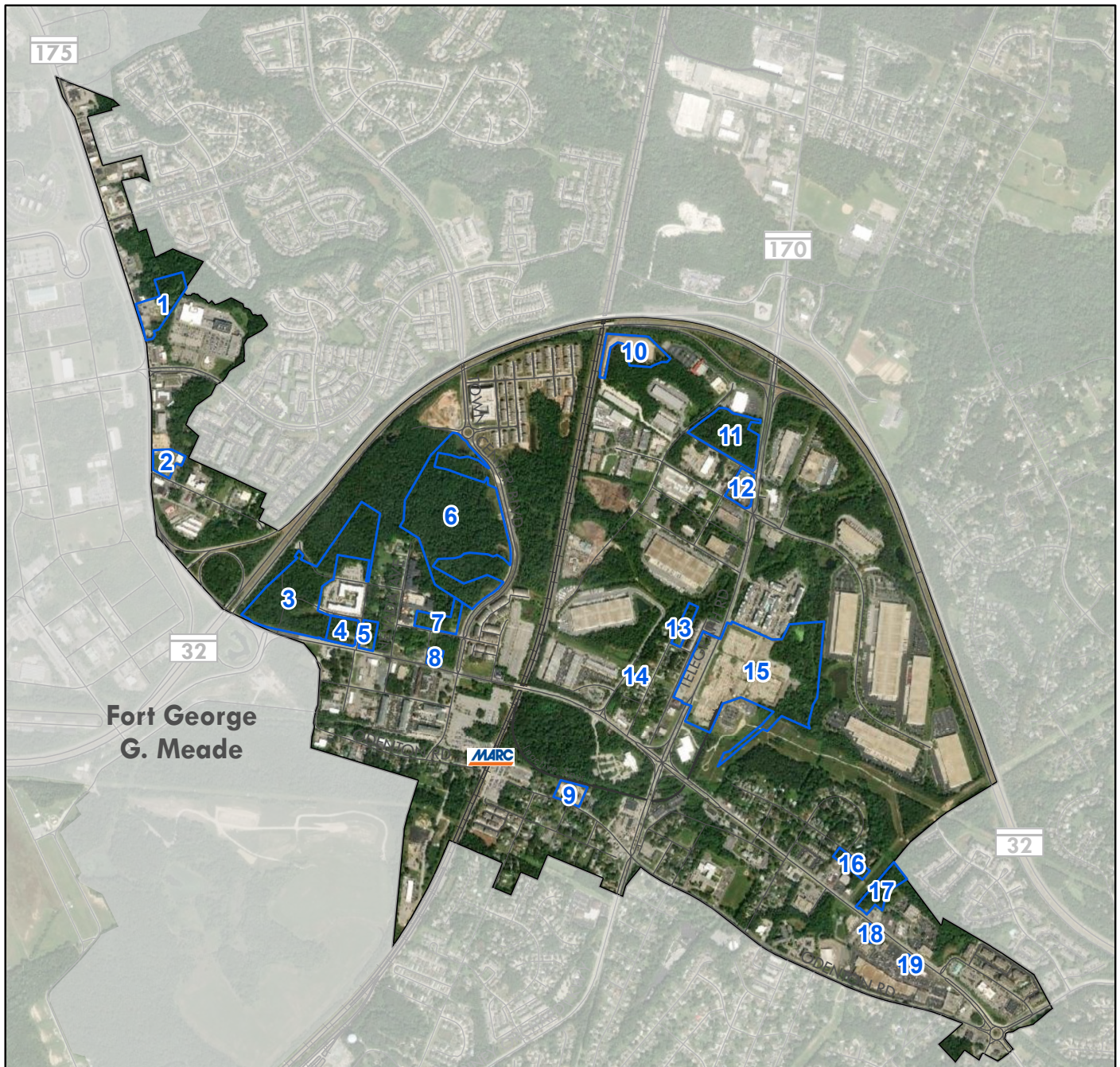
Current as of October 19, 2022

Map ID	Project Name	Location	Project Description	Building Area	Last Presented to OTCAC	Development Review Status	Bonus Program / Modification Status
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	July 28, 2020	Site Development review.	15936A: combine Preliminary Plan and Site Development Plan review approved. 16384: disturbance to nontidal wetlands pending.
6	Odenton Town Center at Seven Oaks, Lot 4 P2017-0116 00 NS	South of MD 32, west of Town Center Blvd.	886 multi-family dwelling units.	Site area – 31.90 acres	June 28, 2022	Sketch Plan review.	15530: relief from the design manual, setbacks, forest conservation, wetlands buffer pending. 15530A: landscape manual pending. 16847: mix of use requirement pending. 16850: time extension approved.
7	Hale Street Property C2021-0050	1412 – 1420 Hale Street	179-unit apartment building.	Site area - 3.03 acres	June 28, 2022	Site Development Plan review.	16733: combine Preliminary Plan and Site Development Plan review approved.
8	1410 Annapolis Rd. C2016-0040 01 PP	1410 Annapolis Rd.	Office and retail space including a restaurant with outdoor seating.	13,425 sf	Pre-January 2019	Terminated.	14847: skip community meeting approved. 16112: time extension approved.
9	Cannery Crossing P2015-0048 00 NS	1380 Odenton Rd.	5-lot, single-family subdivision, 4 new homes.	Site area – 1.57 acres	Pre-January 2019	Construction is complete.	14105: road improvements, open space/ recreation area approved.
10	Odenton Business Park, Lot 4 C2018-0011 00 PP	8280 Lokus Rd.	Mixed-use office/ warehouse building.	29,830 sf	May 24, 2022	Grading permit issued for original site plan. Grading permit review for new site plan.	-
11	Mayfield Self Storage C2019-0085 00 PP	North side of Mayfield Rd.	Self-storage facility.	26,635 sf	October 29, 2019	Preliminary Plan approved 7/1/21. Site Development Plan review.	16316: time extension approved. 16173R: remove two specimen trees approved. Bonus Program: streetscape standards and internal pedestrian circulation approved.
12	Royal Farms #298 Odenton C2020-0005 00 PP	8289 Telegraph Rd.	Gas station, convenience store, and car wash.	5,897 sf	December 3, 2019	Terminated.	-

Map ID	Project Name	Location	Project Description	Building Area	Last Presented to OTCAC	Development Review Status	Bonus Program / Modification Status
13	Academy, Lots 1, 26-45 P2022-0002 00 NS	351 Baltimore Ave.	12 townhomes.	28,800 sf	October 26, 2021	Preliminary Plan review.	-
14	Academy, Lot 48 G02018651	368 Winmeyer Avenue	One single-family dwelling.	2,700 sf	January 25, 2022	Construction is underway.	16813: Landscape buffer approved.
15	Academy Yard Phase II S1987-449 C2017-0024 00 NC P2017 0057 00 NF	8335, 8339 Telegraph Rd.	297-unit apartment building.	To be determined	January 25, 2022	Preliminary Plan review.	15274: mix of uses, building height, road standards, building setbacks, and parking lot locations pending. 16953: non-tidal wetland disturbance pending. 15477, 15666, 16292: time extension approved. Bonus program: Modified mixed-use percentages, single-use phases, future phase timeline, building setbacks, road sections, parking lot locations, building height pending.
16	Bonaventure Lots 7A-12A	1189-1199 Breitwert Avenue	Six single-family dwellings.	Site area - 1.35 acres	October 26, 2021	Application not yet submitted.	-
17	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	Pre-January 2019	Site Development Plan approved 8/17/11.	15326: skip SDP and retest adequate public facilities pending. 15305, 16104, 16468, 16827: Time extension approved.
18	Autozone #6782 C2019-0008 00 PP	1181 Annapolis Road	Retail building.	6,886 sf	February 25, 2020	Preliminary Plan approved 11/10/21. Site Development Plan review.	16119A/Bonus Program: building setback, parking lot location, and stormwater best management practice requirements approved.
19	Starbucks; Odenton Shopping Center	1161 Annapolis Rd.	Starbucks restaurant.	3,167 sf	January 25, 2022	Application not yet submitted.	16773: Combine Preliminary Plan and Site Development Plan process approved.

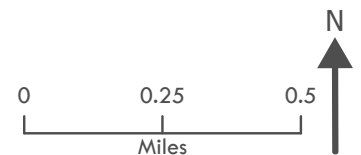


## Map 2. Current Odenton Town Center Development Projects



### Project Name

- |  |  |
|--|--|
| 1 Blue Oaks at North Odenton               | 11 Mayfield Self Storage                                   |
| 2 Meade Center                             | 12 Royal Farms #298, Odenton                               |
| 3 Broadstone at Odenton                    | 13 Academy, Lots 1, 26 - 45                                |
| 4 Starbucks                                | 14 Academy, Lot 48   |
| 5 7-Eleven                                 | 15 Academy Yard - Phase II                                 |
| 6 Odenton Town Center at Seven Oaks, Lot 4 | 16 Bonaventure Lots 7A - 12A                               |
| 7 Hale Street Property                     | 17 Odenton Health and Technology Campus and Winmark Center |
| 8 1410 Annapolis Road                      | 18 Autozone #6782  |
| 9 Cannery Crossing                         | 19 Starbucks, Odenton Shopping Center                      |
| 10 Odenton Business Park, Lot 4            |  |



October 19, 2022