

Summary of Participant Input and Comment

Odenton Small Area
Arundel High School
May 23, 2019

Total attendees: 21

Activity 1: SAP/GDP Recommendation Dot Exercise

Land Use, Development and Zoning:

Odenton SAP Recommendation	2019 Status and Explanation	Rank Order Votes Received			Total Votes Received
		1	2	3	
Establish design standards for land development along the corridor that reflects appropriate relationship to both the boulevard and parkway conditions (along the MD 3 Corridor from MD 424 to the MD 32 interchange).	Not implemented.	1	6	2	9

<p>Establish an historic district in Odenton, Woodwardville, Wilsontown, and the USNA Dairy Farm to preserve the existing buildings, maintain the scale and character of the community, and establish guidelines for future development. The guidelines shall include: Design criteria for compatible new construction; Architectural standards for reconstructing or modifying existing structures.</p>	<p>Partially implemented. ODENTON: A local historic district has been established under the most recent Odenton Town Plan (adopted in 2009) which affords certain protections during the development process. The current local district has been reduced from the previous survey district boundaries (1998 and 2003). Design guidelines for development in Odenton were included in the recent Town Plan. WOODWARDVILLE: Woodwardville was listed as a National Register District in 2003. The local community recently formed a non-profit Woodwardville Historical Society to help protect and promote the district. While minimal protections are afforded by Article 17 (Subdivision and Development) of the County Code, no specific design guidelines, criteria or standards have been adopted. WILSONTOWN: Wilsontown has not been further researched or investigated for National Register eligibility consideration. Its proximity to the Two Rivers Planned Unit Development has placed development pressures on this community. DAIRY FARM: The USNA Dairy Farm has been recognized by the State as an historic district that is eligible for the National Register; it is currently managed by the Department of Recreation and Parks under a lease with the Federal Government. A Master Plan was developed to guide future Dairy Farm property plans. The Dairy Farm Master Plan and the construction plans for Phase I of the Park are complete. Construction funding has not been appropriated pending discussions with the Navy regarding master plan enhancements.</p>	8	1	0	9
<p>Establish state road standards for scenic and historic roads by working with the SHA.</p>	<p>Not implemented.</p>	0	2	7	9

Natural and Water Resources:

		Rank Order Votes Received		
Odenton SAP Recommendation	2019 Status and Explanation	1	2	Total Votes Received

Establish through legislative action an environmental overlay zone for the Jabez Branch sub-basin. Conduct research regarding the specific requirements and the implications of implementing this zone. The zone should address, at a minimum: a) Adverse impacts of changes in hydrological and temperature regimes upon stream habitat quality and maintenance of Use III status for the Jabez Branch; b) The nature and size of riparian buffer zones required to maintain the Use III classification; c) Impacts of future land use on hydrological regime and sediment loading; d) Additional measures necessary to alleviate the adverse impacts of sediment loading over and above current stormwater management criteria.	Not implemented. Draft legislation was developed in 2013 at the request of the Severn River Commission but did not move forward.	0	7	7
Support non-point pollution-control efforts and stream restoration efforts in the Towsers Branch sub-basin of the Little Patuxent River watershed.	Partially implemented. In 2014, 450 linear feet of Towsers Branch was restored. The Courts of Four Seasons Stormwater Pond was retrofitted in 2017. 1,011 linear feet of stream on the Navy Dairy Farm was restored in 2017. Currently, several incised channels are being retrofitted with Step Pool Stormwater Conveyance systems	7	0	7

Community Facilities:

Odenton SAP Recommendation	2019 Status and Explanation	Rank Order Votes Received				Total Votes Received
		1	2	3	4	
Support the future design and construction of a West County High School and a Seven Oaks Elementary School if there is a demonstrated need.	Partially implemented. Seven Oaks Elementary School was built in 2007. The new West County High School (Crofton Area High School) is currently under construction and is scheduled to open in the fall of 2020.	0	1	4	0	5
Attract a college annex in the heart of the Odenton Town Center to provide continuing educational opportunities for the people who live and/or work in West County.	Not Implemented. However, Anne Arundel Community College has two locations in West County - the Center for Cyber and Professional Training (CCPT) and Arundel Mills.	8	0	0	0	8

Establish an adult learning facility with access to the Odenton MARC Station to provide skill-based training to residents and area business employees.	Not implemented. However, Anne Arundel Community College has two locations in West County; the Center for Cyber and Professional Training (CCPT) and Arundel Mills. In addition, there may be private facilities initiated by employers in the area.	1	6	1	0	8
Investigate the need to establish an Area Historic Commission.	Not implemented.	0	0	1	6	7

Other:

Odenton SAP Recommendation	2019 Status and Explanation	Rank Order Votes Received						Total Votes Received
		1	2	3	4	5	6	
Using the Odenton Heritage Society as a base, incorporate Ft. Meade, Odenton, Gambrills, Wilsontown, and Woodwardville under the oversight of either the Odenton Heritage Society or a new Commission.	Not implemented.	0	0	2	0	4	0	6
Bury overhead wires along main streets in revitalization areas.	Not implemented. OPZ has the Odenton revitalization area identified as the parcels along MD 175 from Jackson Grove Road south to MD 32. This is within the State Highway Administration's MD 175 project. Utilities companies charge a fee to underground utilities. A capital project will need to be requested by a project sponsor to fund this action and added to the annual priority letter send to the Maryland Department of Transportation.	4	3	1	0	0	0	8
Identify on County planning maps all existing and proposed cell and microwave towers.	Not implemented. For security reasons, existing and proposed cell and microwave towers cannot be shown on planning maps.	0	2	2	0	1	0	5
Protect the Cedar Tree in the middle of the intersection of Burns Crossing and New Cut Roads.	Not implemented. The tree was removed between 2002 and 2005.	0	0	0	0	0	4	4

Install lighting on the MD 175 bridge by the MARC station that is of a consistent style and appearance with lights at the MARC station to provide design continuity. When the MD 175 bridge was refurbished by the State Highway Administration, electrical conduit was imbedded into the concrete wall sections in anticipation of future lighting.	Not implemented.	0	0	1	5	0	0	6
Investigate Intelligent Transportation Systems (ITS) technology to plan traffic light synchronization and implement congestion management that will allow the MARC garage, if built, to quickly empty during the PM rush without overwhelming the local street network.	Not implemented. Traffic studies indicate this will be difficult to achieve unless MD 175 is widened to 6 travel lanes.	5	3	0	1	0	0	9

2009 GDP:

2009 GDP Recommendation	2019 Status and Explanation	Rank Order Votes Received							Total Votes Received
		1	2	3	4	5	6	N/A	
Land Use and Zoning									
Conduct a study of former landfill sites to confirm their current status, and to assess their current and future suitability for development. Develop a Closed Landfills Map.	No progress to date	2	10						12
Amend the development and permit applications review procedures for properties located on or adjacent to former landfill sites, and require applications to be sent to MDE, Health Department and DPW for review and comments.	No progress to date.	10	2						12
Community Revitalization									

<p>Establish criteria to be used in defining a neighborhood as unique, distinct or historic for purposes of establishing a Neighborhood Conservation District program.</p>	<p>On hold. Planning and Zoning reviewed case studies of Neighborhood Conservation Districts in other local jurisdictions as well as sample ordinances. Due to the scale of this project combined with staff reductions, this effort was put on hold. Significant community outreach will be required to initiate, develop and implement this type of program which would ultimately require legislation to establish overlay zones. The priority needs to be examined further during the 2019 GDP update.</p>	0	2	1	1	2	0		6
<p>Based on established criteria, identify neighborhoods or communities that qualify as a Neighborhood Conservation district.</p>	<p>On hold. Planning and Zoning reviewed case studies of Neighborhood Conservation Districts in other local jurisdictions as well as sample ordinances. Due to the scale of this project combined with staff reductions, this effort was put on hold. Significant community outreach will be required to initiate, develop and implement this type of program which would ultimately require legislation to establish overlay zones. The priority needs to be examined further during the 2019 GDP update.</p>	0	1	2	2	0	0		5
<p>Establish a community outreach process to be used in developing Neighborhood Conservation criteria, standards, and districts.</p>	<p>On hold. Planning and Zoning reviewed case studies of Neighborhood Conservation Districts in other local jurisdictions as well as sample ordinances. Due to the scale of this project combined with staff reductions, this effort was put on hold. Significant community outreach will be required to initiate, develop and implement this type of program which would ultimately require legislation to establish overlay zones. The priority needs to be examined further during the 2019 GDP update.</p>	0	0	2	2	2	1		7

Establish objectives and design standards applicable to designated Neighborhood Conservation Districts.	On hold. Planning and Zoning reviewed case studies of Neighborhood Conservation Districts in other local jurisdictions as well as sample ordinances. Due to the scale of this project combined with staff reductions, this effort was put on hold. Significant community outreach will be required to initiate, develop and implement this type of program which would ultimately require legislation to establish overlay zones. The priority needs to be examined further during the 2019 GDP update.	0	0	1	1	0	4		6
Develop legislation to create Neighborhood Conservation overlay districts and associated design standards and/or guidelines.	On hold. Planning and Zoning reviewed case studies of Neighborhood Conservation Districts in other local jurisdictions as well as sample ordinances. Due to the scale of this project combined with staff reductions, this effort was put on hold. Significant community outreach will be required to initiate, develop and implement this type of program which would ultimately require legislation to establish overlay zones. The priority needs to be examined further during the 2019 GDP update.	7	0	0	0	0	0		7
Create a Housing Trust Fund with a dedicated funding source to provide financing to improve, preserve and increase the workforce housing stock.	No progress to date.	0	3	0	0	2	1		6
Natural Resources									
Evaluate the possibility of requiring a fee to be paid and placed in a natural resource restoration fund, when approving modifications in sensitive areas.	No progress to date. Fees for modification applications, along with most other development application and permitting fees, are placed into the County's general operating budget. However, Forest Conservation fee-in-lieu and Open Space fee-in-lieu funds can be used for land acquisition and preservation purposes.	7	4	0					11
Inventory and map potential areas for future mineral extractions.	No progress to date.	0	0	10					10

Consider the use of tax credits to encourage soft tidal edge erosion control techniques such as marsh planting.	No progress to date.	3	7	0					10
Transportation									
Prepare a comprehensive study of Park and Ride lots to assess supply, demand, and improvements needed.	No progress to date. Funding has been allocated through BMC and will require coordination with MTA and BMC. The Office of Transportation's Rideshare Coordinator will be conducting regular surveys of Park and Ride lots utilization to identify areas of need and future demand.	0	7	2	0			1	10
Conduct feasibility study for the extension of light rail to other areas of the County.	No progress. This was discussed during the past two updates to the Transit Development Plan, but public support for Light Rail extension has been lacking. Planning efforts have focused on other aspects of transit planning including bus transit and ridesharing.	0	2	4	0			3	9
Study the feasibility of adding stations on the commuter rail line.	No progress to date. This idea has been discussed by the County and MTA and may be studied in the future. The current priority is to make improvements at existing stations.	0	0	0	8				8
Revise the Impact Fee Program to allow a portion of transportation impact fees to be dedicated for expansion or improvements to public transit	No progress to date. Currently development impact fees must be used for capital improvements that will expand the capacity of the public facility. Expansion of the capacity of a road includes extensions, widening, intersection improvements, upgrading signalization, improving pavement conditions, and all other road and intersection capacity enhancements.	10	0	0	0				10

Activity 2: Vision Exercise (written responses)

What is special about your community?

- An actual community, neighbors caring about each other and making it a great place to live
- Everything. I live in Piney Orchard and it couldn't be much better | I do wish the waste sheds in my community was kept in better shape, and closed-circuit cameras were used to prevent dumping
- I do feel a sense of community in Chapel Grove | Our HOA FB page keeps us connected | We LOVE backing up to the B&A trail | We truly care about each other and wildlife
- Piney Orchard Location as a well-planned community is most cited by our residents
- Diversity – People | Easy access to well-paying jobs on base and at NSA

- Odenton is full of people of all types. There are huge ranges of SES and we have many cultures, races and values | We're central to Baltimore, Annapolis, and DC | Odenton could be the "Best Place" in the State
- Family oriented | Conveniences
- Nature reserves | Closeness of rec/schools
- People
- Piney Orchard is still a beautiful well-planned community with everything you need to raise a family (pools, trails, school, etc.)

What has changed in the last 15 years?

- Significantly more residential development without commercial support | No/little school BOE support for more people
- The rise of Two River | no we'll need to focus on transportation, environment, and schools
- WOW! | Building homes & subsequently TRAFFIC | Route 3 is ridiculous & the Michigan U is a pain for residents
- Piney Orchard has been "built out" | Ft. Meade expansion has increased traffic | Need for childcare, recreation (off-base) | Demand for cellular data & broadband is outpacing supply from cell towers, and now 5G
- 11 new developments on Waugh Chapel | Huge development behind Target & Wegmans | There is overcrowding at Arundel schools | Arundel Middle will be at 130% with redistricting | Piney Orchard will also be at 125-135% | Four Seasons is over 100%
- Growth! (not schools ☹)
- Development! | Traffic | Becoming too commercial
- Overdevelopment | Crowded schools | ↑ traffic
- Overcrowded, overbuild without infrastructure – schools, police, fire, medical
- Traffic – it can take 20 minutes just to get out of Piney Orchard in the morning – especially when parents are dropping children off at Odenton Baptist Church School | Then 175 & 32 & Waugh Chapel Rd are a mess

What needs improvement?

- School seats | Patuxent Road
- See above; trash sheds need maintenance
- Please stop building residences
- Parking garage at Odenton MARC station | Integrated us, light rail, system. For example, the Pentagon with 25k employees has more metro, bus, parking, etc. than Ft. Meade with twice as many employees | Protect the air and water
- Buy land for West County Elem and build ASAP | Arundel Middle desperately needs an addition | Patuxent Rd needs serious work
- We have significant school needs! | All elementary schools are at or above capacity | Our Middle School hasn't been touched since the early '80s
- Infrastructure – especially schools! | Arundel Middle needs major renovation (or replacement), not just addition to handle influx of students | West County Elementary needs to be a top priority | More mom & pop businesses, especially restaurants | More bike lanes
- *Schools* | Overcrowded | We NEED a West Co. elem. | *Expansion to Arundel Middle School
- Schools, overcrowded outdated buildings | police, understaffed
- We must widen out portion of 175 near the train station to get people in and out efficiently and fix the lanes that dump from NSA & 198 onto 32 (extend the 198 exit to 175) | We need a Home Depot or Lowes in Odenton Town Center | An indoor pool/swim center would be great too | And bike lanes that are separate from cars

What should your community look like in 20 years?

- More public transport | More school seats
- It's built out, so pretty much the way it does now, with periodic updates and maintenance to roads, etc.
- More trees!
- Better traffic & traffic controls | More electric cars & school buses | Police patrol by drone over natural areas | Better buffers between residential and industrial zones, especially where noise and air/water quality is at risk
- Put money in infrastructure to keep up with population growth – especially schools | Raise taxes to support education and teacher pay | Be more like Howard & Montgomery | Remove tax cap
- N/A
- A diverse community with a range of employment opportunities and transportation options | Schools more conducive to learning with proper class sites, outdoor learning, adequate natural light | Our Community should have beautiful parks, safer bike routes, and affordable meeting spaces
- Family focused | Nature trails | Open spaces for Rec.
- Better schools less overcrowded | Safe for kids and people | Better medical facilities
- The 170 section by the old factory & Buck Murphy's will be beautiful – it's an eyesore | Odenton won't still be the nothing-to-do town it's been

Other Comments:

- Conduct a Countywide, comprehensive list of all special exceptions. Terminate those that would develop without regardless to the current population area in the county. Establish end dates for all new special exceptions | Make planning & zoning processes more transparent. Find ways to advertise hearings, applications, and decisions online instead of notices in newspapers alone | Establish a communications link between all HOAs, Condo Association, and Co-ops with the county to improve input from them to county planning as well as use the associations as conduits to pass information to citizens
- School overcrowding is going to impact property values and this community | Arundel Middle and Piney Orchard Elem. Will be significantly overcrowded with the new redistricting decision
- Infrastructure hasn't caught up with development | The schools are crowded and need attention. In order to be "The Best Place" we need the best schools | Prioritize West County Elementary School acquisition | Fix flooding on Patuxent Rd. | Pause development until infrastructure can catch up
- Please charge sufficient impact to address our infrastructure needs | Continue to identify efficiency improvements to minimize tax increases while providing needed improvements
- Our schools are overcrowded. We need more space & teachers to provide the best education to our children | Builders need to pay for ↑ community resources to include schools fire & EMS regardless of the "age" of the community; it always changes
- N/A
- We need reliable shuttles to the MARC train throughout Piney O & Odenton timed with the trains departures in the AM and arrivals in the PM to get some cars off the roads & free up parking. | There should also be free bike lockers at the train station to encourage people to ride their bikes

Activity 3: Community Boundary Review

- South of 32 should be Gambrills or Crownsville, not Millersville
- Gambrills should not wrap around Crofton, it denies Gambrills residents a community. To the south should become Davidsonville, perhaps some to the east should become Crofton.

- Chapel Grove doesn't pay Piney Orchard dues, however as a "community" should be included
- Take a look at 2 stars [*stars, lines and arrows indicate potential changes along Waugh Chapel Road*]
- Rockoak [*with arrow pointing the Villas at Rock Oak subdivision*]
- The 4 Seasons Communities
 - Courts
 - 4 Seasons
 - 4 Seasons Estates
- Woodwardville boundary should be north to the Little Patuxent River.

Open Comment Session

What is special about your community?

- The Dairy Farm and the open space it provides. It should not be developed into housing or a recreation area; keep it as open space for community.
- Diversity. Schools in this cluster are more diverse than other parts of County; this adds strength.
- Feel more embraced by this community since moving here three years ago. There's a sense of community.
- Odenton is the town the railroad built. Want to preserve the history, including historic district. Two buildings on National Register: Epiphany Church and the Bank building. The Masonic Hall is also an important feature. The historic district character has changed with adjacent development. Much has happened that cannot be undone, but going forward, we can do better to preserve our character.
- The history of the town should be preserved. It's a convenient location between Baltimore and Washington, with a connecting rail line, it's an attractive place for people to live and get to work. This location works both for and against us.
- The fire company has been the heart of the community and we support and appreciate for the fire company.
- There's a monthly Open House for the Historic Society, first Sunday of each month (1pm). Open for visitors to get a sense of the community's history.
- Within the Odenton Small Planning Area is the Woodwardville community. There's very little left of the community and few green areas. Would like to see Woodwardville protected for future generations.

What has changed in the last 15 years?

- In the past 18 years, there have been 12 new developments off Waugh Chapel Road. There are concerns with overcrowding at the Arundel cluster schools. Continuing development puts pressures on the schools. We need a West County elementary and an addition to the middle school.
- Traffic. Longer commute to Columbia, by 20 minutes.
- Traffic.
- Redundant commercial development. We have numerous Starbucks/coffee shops, convenience stores, all fighting for same customer base. These are located on all major arteries and tying up traffic.

What needs improvement?

- Odenton Town Center overlay: new development doesn't require APF for schools. The continuing development impacts schools without consideration. This isn't acceptable for the sense of community. With redistricting, new students are coming into schools through

Patuxent Road, which floods frequently. Because of development that has already happened, we need upgrades and limits to what can happen in the future.

- Odenton Town Center area: there's traffic, and improvements in traffic patterns are needed, such as providing turn lanes on the approach/departure of the MARC station. Sidewalks in OTC – can't get across 175, and there's a lack of sidewalks in areas. We need recreation and green areas to go in where new developments and families are going in, to bolster the sense of community.
- The County needs to improve its processes: Various developments have been planned for many years, with sessions for people to speak. Traffic and school problems come with development; the issue is what the County does to plan for accommodating/dealing with these issues. Developments that are older are a source of many issues. Developers are not all to blame; developers follow the Plans and regulations the County puts together. County must set the priorities and the provisions for developers to follow. A lot of the places people want to locate here don't want to be here; example: Trader Joes, Aldi, etc. Odenton is not the number one target; it's second or third tier. As the quality improves, this area is one of the wealthiest markets in the country, and these places will follow. Ruth's Chris has come in; it takes time to draw these types of places. People want to live here; it's a great place.
- MD 175 has been like it is for years. June 4: State Highway Administration is coming to the OTC Advisory Committee meeting. Route 3 has also been a challenge for years; adjacent land was recently cleared for a strip mall, with impacts on the road.

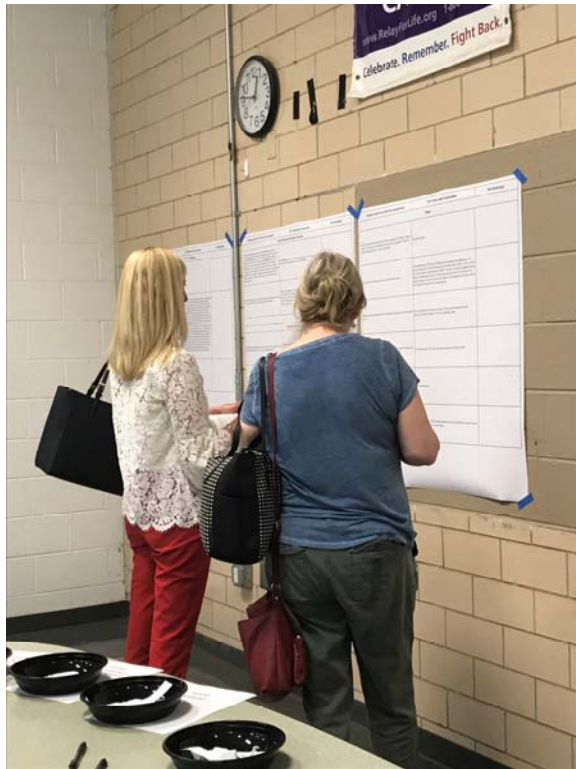
What should your community look like in 20 years?

- The infrastructure has to catch up to the population. Schools in particular
- A good mix of commercial and residential. We have good residential, but along 175, it's hard to find good restaurants, and there's not a lot of reasonable commercial development. There is a lot of vacant land; we should incentivize quality commercial development.
- Preservation of downtown Odenton, the museum and bank building, and the historic areas. In Woodwardville, would like to see a focus on preserving what little is left of the historic areas and green space. Would like to see the Little Patuxent remain as it is now.
- If we expand 175 and other roads, we should build in wide paths for bikers/walkers with barriers to separate from the road. Make the B&A trail more accessible to more people.
- Promote the preserved historic areas; more awareness of local museum. Help preserve what we have in place now.
- The issue of scooters: where are they going to be? They can't be on sidewalk (pedestrian conflicts), and they're not quite right for bike lanes.
- Near the center of the Town Center core, there is a pedestrian and bike access that you can access with an ID card.

Comments from Councilmember Pruski:

- The federal Dairy Farm should be purchased by the County for use as a recreation area.

- Need sidewalks on Waugh Chapel and 175 so people can walk to commercial areas.
- The County should work closer with Ft Meade. Much development from Ft Meade is positive, but we are working with them to manage impacts. We are pushing for West County swim center to be used by Ft Meade, seniors, youth, etc.
- Some type of bus service, to get traffic off the road, that's current and also new. Car sharing – get away from one-person-per car paradigm. We want to get people out of their cars, or single occupancy cars. We also need a parking garage at OTC.



Citizens review recommendations from the Odenton Small Area Plan.

2009 General Development Plan Recommendation	2019 Status and Explanation	Dot Rankings
Community Revitalization		
Establish criteria to be used in defining a neighborhood as unique, distinct or historic for purposes of establishing a Neighborhood Conservation District program.	No hold. Planning and Zoning reviewed case studies of Neighborhood Conservation Districts in other local jurisdictions as well as sample ordinances. Due to the scale of this project combined with staff reductions, this effort was put on hold. Significant community outreach will be required to initiate, develop and implement this type of program which would ultimately require legislation to establish overlay zones. The priority needs to be examined further during the 2019 GDP update.	
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Establish objectives and design standards applicable to designated Neighborhood Conservation Districts.	No hold. Planning and Zoning reviewed case studies of Neighborhood Conservation Districts in other local jurisdictions as well as sample ordinances. Due to the scale of this project combined with staff reductions, this effort was put on hold. Significant community outreach will be required to initiate, develop and implement this type of program which would ultimately require legislation to establish overlay zones. The priority needs to be examined further during the 2019 GDP update.	
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Create a Planning Trust Fund with a dedicated funding source to provide financing to improve, preserve and activate the workforce housing stock.	No progress to date.	

Dot ranking exercise for unimplemented recommendations from the General Development Plan