

## Odenton Town Center Development Activity

March 21, 2024

Map Location	Project Name	Location	Project Description	Building Area	Date last presented to the Odenton Town Center Advisory Committee	Development Review Phase and Status	Bonus program / Modification Status
1	Blue Oaks at North Odenton P2021-0067 00 NF	Annapolis Rd.	150-unit four story apartment building, with 1,875 square-feet of office.	149,146 sf	March 29, 2022	Construction underway.	16867: time extension approved. 16764: specimen tree removal approved. 16763: forest clearing approved. Bonus Program: streetscape standards, landscaping, parking space size, active and semi-active frontage, permitted uses, development area approved.
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	May 30, 2023	Phase I (The All American Steakhouse) construction is complete. Phase II is being redesigned.	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. 15597: time extension approved. 17352: combine Preliminary Plan and Site Development Plan review approved.
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 recorded. Multi-family building has been constructed.	-
4	Broadstone at Odenton, Bulk Parcel A (Starbucks) P2022-0014 00 NS	Northwest corner of Annapolis Rd. and Baldwin Rd.	Starbucks restaurant.	1,890 sf	May 25, 2021	Final Plan review.	17029: time extension approved. 17278: clear a forested area more than 35-wide and 10,000 square feet approved. Bonus Program: request to locate parking adjacent to a Grid Street and along street edge approved.
5	Wawa C2023-0046 00 PP	Baldwin Rd. and Annapolis Rd.	Convenience store and gas pumps.	5,915 sf convenience store and gas station	11/28/2023	Site Development Plan review.	17338: combine Preliminary Plan and Site Development Plan review approved.

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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 denied. 16236, 16850, 17157, 54321, 17402: time extension approved. Bonus Program: mix of use requirement approved.
7	Hale Street Property C2021-0050 00 NC	1412 – 1420 Hale St.	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	MARC Parking Garage	Southeast corner of MD 175 and Town Center Blvd.	Construct a 1,000+/- space parking garage.	Site area - 12.9 acres	October 24, 2023	Application not yet submitted.	-
9	Mayfield Self Storage C2019-0085 00 PP	Mayfield Rd.	Self-storage facility.	26,635 sf	October 29, 2019	Construction complete.	16316: time extension approved. 16173R: remove two specimen trees approved. Bonus Program: streetscape standards and internal pedestrian circulation approved.
10	Sheetz C2023-0015 00 NS	8289 Telegraph Rd.	Gas station and convenience store with a drive-thru	6,100 sf	January 31, 2023	Site Development Plan review.	17176: combine Preliminary Plan and Site Development Plan review approved. 17177: remove specimen trees denied. Bonus Program: Roadway Typical Sections and Streetscape Requirements and parking lot location denied.
11	Academy, Lots 1, 26-45 P2022-0002 00 NS	351 Baltimore Ave.	28 multi-family units.	44,800 sf	May 30, 2023	Preliminary Plan approved 9/2023.	17206: Roadway sections approved.

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12	Academy Yard Phase II S1987-449 C2017-0024 00 NC P2017-0057 00 NF C2022-0038 00 PP	8335, 8339 Telegraph Rd.	297-unit apartment building.	349,000 sf	October 24, 2023	Preliminary Plan review.	15274: mix of uses, building height, road standards, building setbacks, and parking lot locations pending. 16951: forest clearing pending. 16952: Stream buffer pending. 16953: non-tidal wetland disturbance pending. 15477, 15666, 16292, 16611, 17050, 17212: 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.
13	Bonaventure Lots 7A-12A G02019608	1189-1199 Breitwert Ave.	Six single-family dwellings.	Site area - 1.35 acres	October 26, 2021	Grading permit phase for one lot.	17171: skip preliminary plan and site development plan process approved.
14	Odenton Health and Technology Campus and Winmark Center, Lot B P2008-0034 00 NF C2008-0009 02 NC	1150 Annapolis Rd.	4-story office building.	64,000 sf	Pre-January 2019	Project has been terminated.	15326: skip SDP and retest adequate public facilities approved. 13575, 14153, 14724, 15305, 16104, 16468, 16827: Time extension approved. 17366: Time extension denied.
15	AutoZone #6782 C2019-0008 00 PP	1181 Annapolis Rd.	Retail building.	6,886 sf	February 25, 2020	Grading Permit phase.	16119A/Bonus Program: building setback, parking lot location, and stormwater best management practice requirements approved.
16	Starbucks; Odenton Shopping Center C2022-0005 00 PP	1161 Annapolis Rd.	Starbucks restaurant.	3,167 sf	January 25, 2022	Preliminary Plan review.	16773R: Combine Preliminary Plan and Site Development Plan process approved. 17400: Site Perimeter Buffer requirements approved.