



# Odenton Town Center 2013 Annual Report

Office of Planning and Zoning  
Anne Arundel County



## I. Introduction

This annual report provides a summary and status update on development activity, public infrastructure and capital projects, adequate public facilities monitoring, and other priority projects in the Odenton Town Center. The report serves as a mechanism for tracking development progress and also as a tool for identifying future needs as well as recommended actions by both the County and the private sector.

## II. Development Activity

Tables 1 through 3 present data on the number of building permits, grading permits and occupancy permits issued in the Odenton Town Center from November 2011 through June 2013. Table 4 lists development projects that have completed construction since 2010, and Table 5 provides the current status of ongoing development projects in the Town Center.

**Table 1: Building Permits Issued (November 1, 2011–June 30, 2013)**

	Type of Building	Permits Issued
Additions	Commercial Pavilion	1
	Commercial Tower/ Satellite Dish	2
	Single Family Dwelling	4
	Storage/Warehouse	15
New Construction	Apartment	369
	Apartment Common Area	9
	Mercantile/Retail Store	2
	Office Building	2
	Public Parking Garage	7
	Storage/Warehouse	1

**Table 2: Grading Permits Issued (November 1, 2011–June 30, 2013)**

Permit Number	Development Type	Project Name
G02014774	Residential	365 Baltimore Ave.
G02014519	Commercial	Academy Yard
G02014777	Commercial	Odenton Gateway
G02014971	Commercial	Odenton Gateway
G02014778	Commercial	Odenton Gateway, Lot 3 (amended plat)
G02014475	Commercial	Walgreens Parking Lot
G02013673	Commercial	Smitty's Eastern Excavating Co.
G02012850	Commercial	Odenton Town Center @ Seven Oaks 15, 16, Res. Parcel & Parcel 77

**Table 3: Occupancy Permits Issued (November 1, 2011 – June 30, 2013)**

Project Name	Use Description	Number of occupancy permits issued
Academy Yard	Apartment	42
Academy Yard	Public Parking Garage	1
Bonaventure	Single Family Attached	6
Odenton Gateway	Apartment	252
Odenton Gateway	Public Parking Garage	6
Odenton Gateway- Medical Office Building	Office Building	1
Odenton Gateway – CVS Pharmacy	Mercantile/ Retail Store	1
Severn Oaks – Columbia Bank	Office Building	1
Town Center Commons	Condo/ Single Family Attached	14
Village at Odenton Station	Apartment	235
Village at Odenton Station	Public Parking Garage	2
Walgreens, Store #12559	Mercantile/ Retail Store	1

**Table 4: Completed Development Projects in the Odenton Town Center**

Project Name and Project #	Location	Description	Built Sq. Footage	Year Completed	Notes
The Haven at Odenton Gateway S2008-079 P2008-0181 P2011-0085 (Amended Plat) P2011-0091 (Amended Plat)	MD 175 and Sappington Station Road	18-acre development featuring medical office buildings, retail, and apartments	420,000 sf	2012-13	Development includes CVS, Patient First, John Hopkins/ Anne Arundel Medical Offices, and Haven Apartments.
Walgreen Store C2008-0081	Piney Orchard Parkway at MD170/ MD 175	Walgreen pharmacy	14,820 sf	2012	Operating.
7-11 Store C2011-0017	MD 175 and Odenton Road	7-11 convenience store on a former gas station site	2230 sf	2012	Operating.
Royal Farm C2007-0092	Blue Water Blvd. and MD 175	Gas station and convenience store	5000 sf	2010	Operating.
Bonaventure S1993-197 P2007-0241	MD 175	Townhomes	60,000 sf	2010-2011	Occupied.
Seven Oaks office building C2009-0084	Seven Oaks Shopping Center	3 story office building	68,000 sf	2011	Construction completed and property is on the market.
Village at Odenton Station C2006-0050 P2006-0152	Town Center Boulevard (Morgan Road) and Duckins Street	235 apartments and 60,000 square feet of retail space	367,620 sf	2012	Apartments and six retail spaces are leased, and a dentist office is operating. Additional retail space is being marketed.

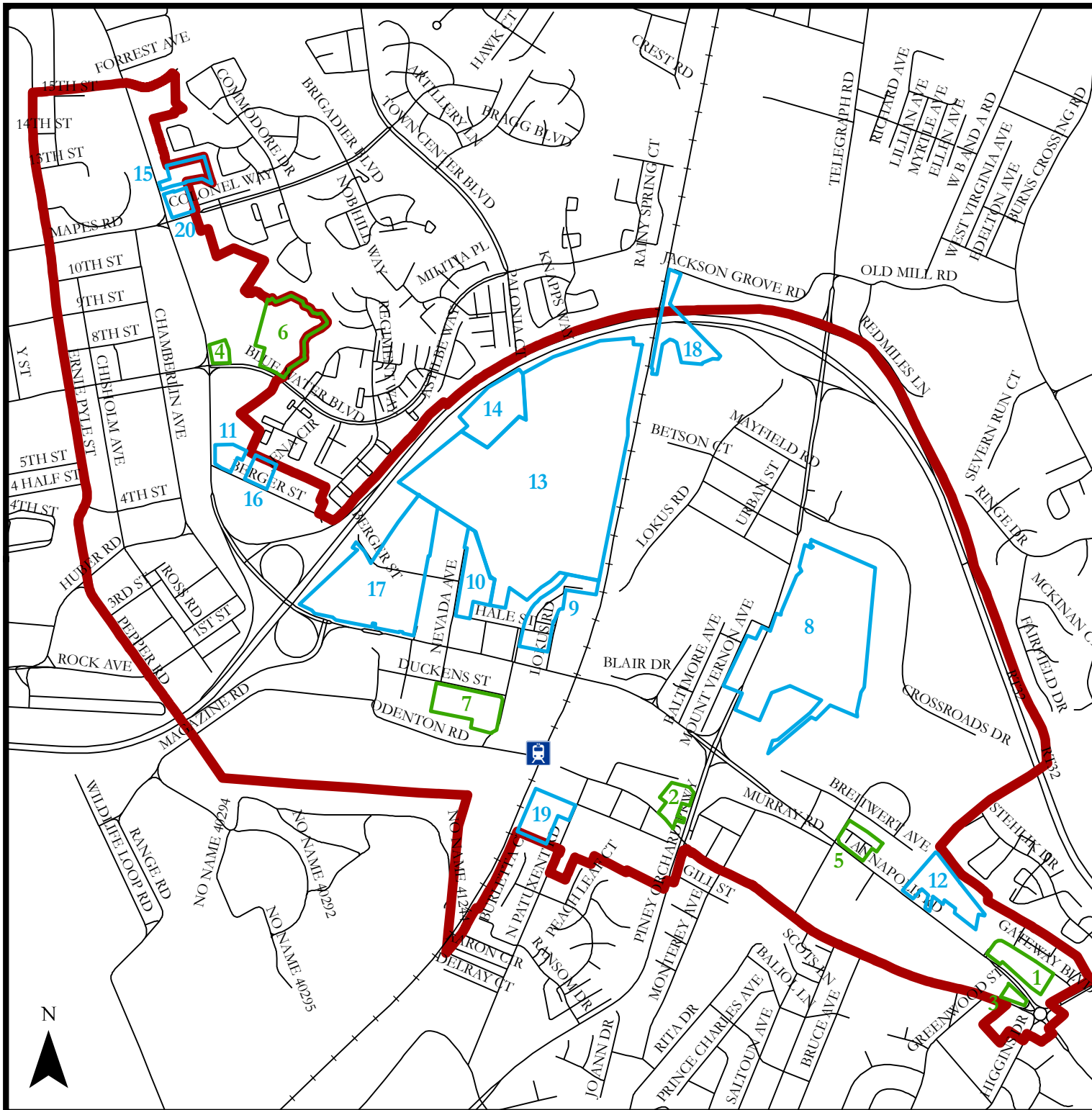
**Table 5: Odenton Town Center Development Projects in the Pipeline**


<b>Project Name and Subdivision #</b>	<b>Location</b>	<b>Project Description</b>	<b>Building Square Footage</b>	<b>Development Review Phase</b>	<b>Modifications Granted</b>	<b>Comments</b>
Academy Yard (Nevamar Properties) S1987-449 P2011-0030 P2009-0086 (Amended Plat)	Telegraph Road north of MD 175/ MD 170 intersection	54-acre mixed use project; Phase 1 consists of 471 upscale apartment units on 18.5 acres	740,000 sf	Phase I Final Plan and Plat approved	wetland and stream buffer disturbance, steep slopes and buffers, and landscape manual	Apartment approved in Phase I are being leased. Most of the buildings' exterior work is complete. Interior work on going. A development application has not been submitted for the mixed use phase.
Town Center Commons C2006-0031	Town Center Blvd. north of MD 175	Townhomes and hotel; Phase 1 consists of 104 townhome units on 5.5 acres	304,000 sf	Phase I Final Plan and Plat approved	wetland disturbance, road frontage improvements	Construction of Phase I townhomes began in 2011. It is approximately ¾ complete and currently being marketed. Developer is proposing more townhomes on the former hotel site and is seeking modification approval for street-level live/work retail units along Hale Street.
Novus Apartments S2008-022 P2008-0049	Nevada Ave. and Hale St.	6.6-acre development of approximately 200 apartments with 10,000 sf of retail	217,000 sf	Final plan review	Specimen tree removal, construction of private road, disturbance to the 25' wetland buffer	The developer plans to break ground in 2013-2014. Currently completing road survey and finalizing construction financing. County may have to work with developer by means of a capital project to bring Hale St. and Nevada Ave. up to OTC standards.
Meade Center C2007-0057	MD 175 in North Odenton, opposite Ft. Meade	Mixed use project with retail and office, possibly residential units	TBD	Site Plan Terminated on 9/14/2011	No modifications have been granted	Developer plans to submit a revised site plan in 2013 with a phased development proposal. First phase will include a steakhouse restaurant.
Winmark Center (Odenton Health and Technology) S1999-039 P2008-0034	MD 175 across from Odenton Shopping Center	4 story office building with surface parking on 3.4 acres	64,000 sf	Final Plan and Plat approved	Forest Conservation Requirements, wetland and buffer disturbance, steep slope disturbance, specimen tree removal	Office space is currently on the market. Construction will begin as soon as 50 percent of the building is leased.

Project Name and Subdivision #	Location	Project Description	Building Square Footage	Development Review Phase	Modifications Granted	Comments
TOD Project at MARC Station	MARC station	24-acre development with residential and retail uses and parking garages with more than 5,100 spaces, including 3,500 spaces for MARC commuters	TBD	Concept planning	No modifications have been granted	The developer, State and County have signed a Memorandum of Understanding (MOU) for the development of this project. The County is preparing to conduct a garage location, impact, and funding strategy study. Funding strategies will involve both the capital cost of construction along with the ongoing operating costs. There is an ongoing retail study of the Odenton area to determine a defensible amount of retail commercial development and logical locations at which it should occur.
Independence Park at Odenton Town Center S1985-330 P2009-0088	South of MD 32 and West of Amtrak rail line	Extension of Town Center Boulevard and subdivision of five bulk parcels to be developed with office, retail and residential uses	TDB	Final plan approved	Removal of specimen trees, wetland and buffer disturbance, flood plain disturbance	Current project includes extension of Town Center Boulevard, scheduled for completion by August 2014. Future applications will be submitted for the development phases.
Odenton Town Center at Seven Oaks C2007-0046	Southwest quadrant of Town Center Blvd. and MD 32	Seven-story parking garage with two six-story office buildings	615,000 sf	Site Plan approved	None	Project is on hold pending completion of utility infrastructure projects and extension of Town Center Boulevard.
Royal Inn – Ft. Meade C2009-0024	MD 175 – North Odenton	Redevelop existing hotel and possibly add office component	62,600 sf	Preliminary Plan	None	Preliminary plan has been on hold with no recent activity.
Berger Square C2006-0077	Berger St. – North Odenton	Construction of 4 buildings with 44 condo units	26,400 sf	Site Plan Terminated; to be resubmitted	None	Project has been terminated due to the permits not being issued by the required date. Applicant has since presented a concept plan for Homes For America Apartments.

<b>Project Name and Subdivision #</b>	<b>Location</b>	<b>Project Description</b>	<b>Building Square Footage</b>	<b>Development Review Phase</b>	<b>Modifications Granted</b>	<b>Comments</b>
Broadstone at Odenton S2010-074 P2010-0176	Hale Street and Baldwin Road	Three apartment buildings totaling 212 units and a club house/ health club retail component	218,180 sf	Final Plan review	Land use mix requirements – retail on the ground floor; minimum right-of-way width requirements	Applicant is working with County to get the right-of-way needed for Baldwin Road and Hale Street. May entail a capital project for a section of road along Baldwin Road.
Odenton Business Park, Lot 4 C2008-0066	West of Locus Street	A graveled parking and storage area on lot 4	Site Area: 5.12 acs.	Site Plan Approved	Review time extensions	No further activity at this time.
Odenton Station S2012-027 P2012-0081	South west corner of North Patuxent Road and Becknell Ave.	48 townhomes including five live/work units, 3 new single family homes and one existing single family home	Site Area: 5.68 Acres	Sketch Plan approved	Remove two specimen trees; OTCMP road and streetscape standards; reduced drive aisle width; forest conservation easement width; reduced landscape buffer width	Live/work units will be used to fill the retail use requirement. The OTC Committee did not support the proposed development density and did not vote in favor of the approved Sketch Plan.
Highs Dairy G02012055	1624 Annapolis Road, at Charter Oaks Blvd.	Gas station, car wash, and convenience store	3,500 sf	Preliminary Plan Review	None	The site was previously approved as a BP operation. The developer has added an outdoor dining area and enhanced landscape plan.
1572,LLC & 1566,LLC c/o Gardner Center,LLC	1572-1566 Annapolis Road	Retail space fronting on MD 175, with pad site and possible car wash in rear	Retail Stores 21,800 sf; retail pad site 1,660 sf; back lot car wash 3,500 sf	Concept plan. No application filed with OPZ yet.	None	The OTC Oversight Committee supported the design and recommended a reduction of the total parking area by (6) spaces to accommodate additional landscaping. They also support the proposed reduction in landscaping along the north side of the property.

# Figure 1 Odenton Town Center Development Projects



-  Odenton Growth Management Area Boundary
  -  Completed Development Projects
  -  In-Progress Development Projects
  -  MARC Station
- 1 The Haven at Odenton Gateway
  - 2 Walgreen Store
  - 3 7-11 Store
  - 4 Royal Farm
  - 5 Bonaventure
  - 6 Seven Oaks Office Building
  - 7 Village at Odenton Station
  - 8 Academy Yard
  - 9 Town Center Commons
  - 10 Novus Apartments
  - 11 Meade Center
  - 12 Winmark Center
  - 13 Independence Park at OTC
  - 14 OTC at Severn Oaks
  - 15 Royal Inn - Ft. Meade
  - 16 Berger Square
  - 17 Broadstone at Odenton
  - 18 Odenton Business Park, Lot 4
  - 19 Odenton Station
  - 20 Highs Dairy





### **III. APF Monitoring**

#### **Adequacy of Road Infrastructure**

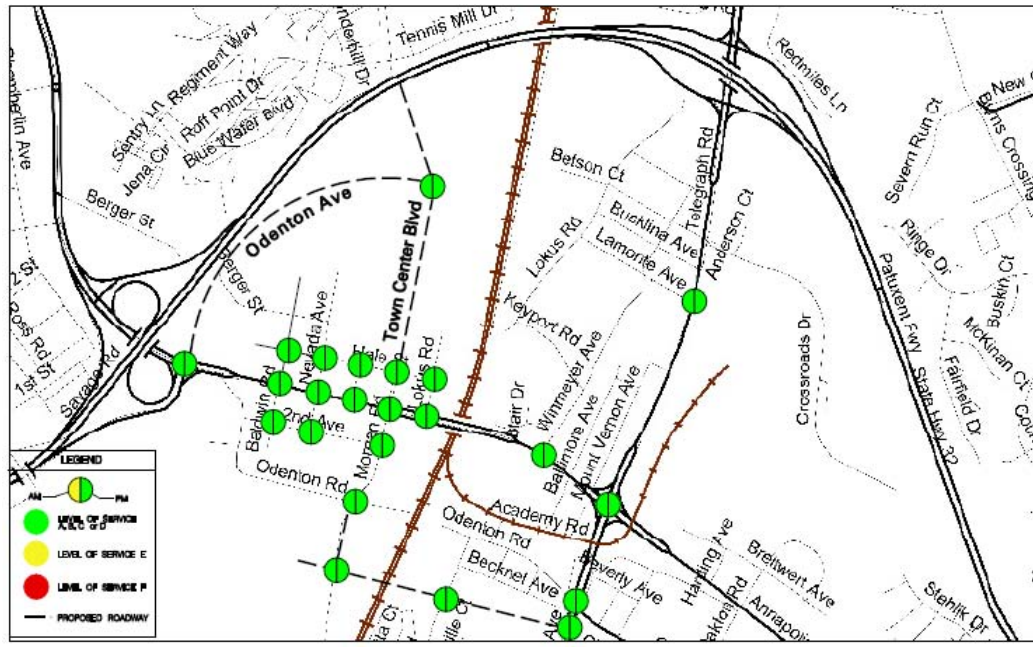
The Odenton Transportation Study completed in 2010 forecasted future traffic volumes and traffic patterns based on existing and future land uses, developed standards for roadway design elements and identified capital improvement project needs in the Town Center area. The existing and future level-of-service conditions determined by the study, as well as the future level-of-service with recommended improvements, are shown in Figures 2, 3, and 4. The study found that nine out of 19 intersections in the Town Center will fail in the future if no transportation improvements are undertaken. Based on the results of this study, the following preferred improvements have been identified:

1. New East-West Roadway Capacity - A new crossing of the AMTRAK/Penn Line is recommended (P2 alignment).
2. Transportation Systems Management (TSM) Options - One-ways street pairs, left-turn restrictions, and peak-hour parking restrictions are recommended (TSM Option B).
3. Traffic Control - Eight new traffic signals are recommended, as conditions warrant.
4. Upgraded Roadways - The following roadways are recommended for upgrade or extension: Nevada Avenue, Hale Street, Baldwin Road, Berger Street, Dare Street, and MD 170.
5. Access Management/Wayfinding Strategies - Management of access points along MD 175 and wayfinding signing to vehicular parking facilities within the OTC grid are recommended.
6. Pedestrian, Bicycle and Transit Access - Cycle tracks, bicycle lanes, bicycle wayfinding signing, pedestrian accommodations at new traffic signals, and new or upgraded amenities for transit users are recommended.
7. Transportation Demand Management (TDM) - To achieve a target 20% additional person trips managed, parking management, Transportation Management Association (TMA) participation, and monitoring are recommended.

The County will continue to work with the State and private developers to implement the recommendations of the transportation study.



**Figure 4: 2035 Projected Level of Service with Recommended Transportation Improvements**



## Adequacy of Schools

The current ten-year projections for schools that serve portions of the Odenton Town Center, based on the 2013 Educational Facilities Master Plan, are shown in Table 6.

**Table 6: Present and Projected Student Enrollment\***

School	State Capacity	Actual 2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Meade High	2208	2189	2190	2174	2172	2218	2294	2357	2394	2433	2493	2526
MacArthur Middle	1388	1049	1183	1177	1205	1222	1243	1281	1304	1312	1292	1278
Manor View Elem.	549	316	343	360	380	387	393	389	387	386	387	390
Pershing Hill Elem.	769	617	662	711	764	791	798	786	781	779	781	786
Seven Oaks Elem.	655	651	657	671	642	647	614	610	607	608	611	615
Arundel High	2025	1949	1951	1936	1929	1971	2036	2090	2124	2159	2211	2239
Arundel Middle	1071	860	885	879	900	914	928	955	973	981	966	955
Odenton Elem.	444	332	404	413	408	412	402	399	398	398	399	402
Piney Orchard Elem.	684	640	645	644	609	587	550	546	543	544	547	551

School	State Capacity	Actual 2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Waugh Chapel Elem.	568	519	550	544	541	544	539	534	531	531	533	535
Old Mill High	2440	2154	2153	2137	2133	2178	2252	2313	2352	2389	2446	2480
Old Mill Middle South	1072	648	715	711	729	739	752	775	789	794	781	772
Ridgeway Elem.	636	569	557	536	520	510	496	493	492	493	494	497

**\*Educational Facilities Master Plan, July 2013, Anne Arundel County Public Schools**

Table 7 indicates the status of the public schools in the feeder systems serving the OTC, based on the school utilization chart adopted in February 2013. Both Meade High School and Seven Oaks Elementary are currently closed to new student enrollment; all remaining schools are currently open. There are currently no development projects located in the OTC that are on the school waiting list.

**Table 7: School Utilization Chart (Effective February 24, 2013)**

School	Open/ Closed
Arundel High	Open
Meade High	Closed
Old Mill High	Open
Arundel Middle	Open
Old Middle South	Open
MacArthur Middle	Open
Manner View Elem.	Open
Odenton Elementary	Open
Pershing Hill Elem.	Open
Piney Orchard Elem.	Open
Ridgeway Elem.	Open
Seven Oaks Elem.	Closed
Waugh Chapel Elem.	Open

## **Adequacy of Sewer Infrastructure**

The summary of the most current sewer allocation report for the Patuxent SSA is shown in Table 8. The report indicates the current capacity available for allotment, the capacity allocated as of January 2013, the projected capacity needs for development projects under review but not yet approved; and the resulting remaining capacity. For the current report, capacity for the Halle property development has not been allocated pending completion of the Odenton Sewer Interceptor project.

Based on projections in the 2013 Water and Sewer Master Plan, with the planned capacity expansion of the Patuxent Water Reclamation Facility from 7.5 to 10.5 MGD (projected for completion in 2015) there will be available capacity at the Patuxent WRF to serve projected flows through year 2035.

**Table 8: Sewer Allocation Report—Patuxent Sewer Service Area (January 13, 2013)**

	Current	2013 Water & Sewer Master Plan Projections	
		2015	2020
Safe Capacity (GPD)	7,500,000	8,000,000	10,500,000
Flow (GPD)	5,558,000	6,320,000	7,040,000
Capacity Available for Allotment (GPD)	1,942,000	1,680,000	3,460,000

Capacity available for Allotment (gpd)	Allocated as of 1/23/13 (gpd)	Available Capacity (gpd)	Active Projects Under Review (gpd)	Resulting Capacity (gpd)	Potential Projects (gpd)
1,942,000	1,360,550	581,450	213,500	367,950	542,000

## IV. Capital Projects and Public Infrastructure

Development of the 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, which 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.

### Capital Improvement Program

Table 9 lists projects in or impacting the Town Center that are included in the County’s FY 2014 Capital Budget and Program.

**Table 9: FY 2014 County Capital Budget Allocations for the Town Center**

Project Number	Project Name and Description	Project Total	Prior Approval	Budget FY 2014	Budget FY15-19
<b>Projects within the OTC</b>					
H371200	Town Center Boulevard to Reece Road: This project creates a 0.42 mile link from Reece Road to Town Center Avenue constructed through the Seven Oaks PUD. The link is one of two connections needed to complete a new road linking Fort Meade at Reece Road with the MARC train station at Annapolis Road. The Seven Oaks community will have more direct access to the MARC station and the Odenton Town Center. <i>Future funding has not been allocated as the project will now be completed by the Halle Cos.</i>	\$245,000	\$245,000	\$0	\$0

<b>Project Number</b>	<b>Project Name and Description</b>	<b>Project Total</b>	<b>Prior Approval</b>	<b>Budget FY 2014</b>	<b>Budget FY15-19</b>
S805900	Odenton Town Center Sewer: This project includes right-of-way acquisition and the design and construction of sanitary sewer collectors and interceptor upgrades. Cost will be recovered through establishment of a defined sanitary district and associated surcharge imposed on development within the district.	\$12,740,000	\$12,740,000	\$0	\$0
W778400	Transmission Main- Odenton to Glen Burnie High Pressure Zone: This project will design and construct 32,000 feet of 36-inch water transmission main from the intersection of Waugh Chapel Road and Chapelgate Road to Disney Road.	\$29,286,000	\$29,286,000	\$0	\$0
W801600	Transmission Main – MD 32 @ Meade: This project provides for the design, right-of-way acquisition, and construction of approximately 28,000 linear feet of 24-inch water transmission main. Project extends along MD 32 from Brock Bridge Road to MD 175 where the new 36-inch transmission main is being constructed.	\$14,503,800	\$8,549,800	\$0	\$5,954,000
<b>Projects Outside of but Contributing to the OTC</b>					
H508400	Sidewalk/Bikeway Fund: This project consists of funds required to provide the County's share of costs for sidewalk/bikeway construction adjacent to State highways and to construct needed sidewalk links along County roadways. This project is also eligible for SHA funding to match County expense.	\$677,906	\$227,906	\$75,000	\$375,000
P372000	South Shore Trail: This project will design and construct a paved multi-use trail along the abandoned WB&A rail line between Annapolis and Odenton. Trail will be a component of the East Coast Greenway and American Discovery Trail. The project will be constructed in five phases.	\$9,406,000	\$2,998,000	\$3,255,000	\$3,153,000
P393600	WB&A Trail: This project will design and construct a paved multi-use trail along the abandoned WB&A rail line south of Odenton. The project will link the South Shore Trail in Odenton with the Patuxent River and an existing rail trail in Prince George's Co. The project will be constructed in five phases.	\$8,416,000	\$5,543,000	\$0	\$2,873,000

## Water and Sewer Capital Projects

**Water Transmission Line:** To adequately address water requirements in the Odenton Town Center and western portions of the County, the Department of Public Works is currently installing a 36-inch transmission main from Old Waugh Chapel Road, through the OTC and Seven Oaks, and north along Town Center Boulevard to the proposed Disney Road pump station.

This project is divided into four phases and the schedule for each phase is shown in Table 10 along with the estimated cost.

**Table 10: Phased Construction Schedule for OTC Water Transmission Line**

Project No.	Construction Bid	Construction Notice To Proceed	Conditional Acceptance	Estimated Cost
36" TM Odenton – Glen Burnie High Zone (W778400)	Project is being completed in four phases, as noted below			
Phase 1: Piney Orchard Pkwy to Hale Street via Patuxent/Odenton Rd. (W778804)	10/2010	3/2011	7/2012	\$3,613,000
Phase 2: Hale Street to Blue Water Blvd via Town Center Blvd. (W778805)	2/2011	7/2011	6/2013	\$5,900,000
Phase 3: Blue Water Blvd to Reece Road via Town Center Blvd. (W778806)	5/2011	1/2012	1/2013	\$5,499,000
Phase 4: Reece Road to Disney Road via cross-country (proposed development) (W778807)	1/2012	4/2013	1/2014	\$6,864,000

**Sewer Interceptor Upgrades:** A new gravity sewer interceptor is funded and under construction and will serve planned and future development in the OTC. Additionally, the Patuxent Water Reclamation Facility is currently being upgraded to ENR standards along with an expansion project to increase the plant capacity from 7.5 MGD to a 10.5 MGD based on future projected growth of the sewer service area. Schedules and costs for these projects are shown in Table 11.

**Table 11: Construction Schedule for OTC Sewer Projects**

Project	Construction Bid	Construction Notice To Proceed	Conditional Acceptance	Estimated Cost
Patuxent WRF ENR Upgrade (S804100)	6/2011	11/2011	9/2013	\$13,000,000
Patuxent WRF expansion from 7.5 to 10.5 MGD (S806500)	6/2013	10/2013	10/2015	\$62,796,000
Odenton Town Center Sewer (S805900)	Project is being completed in four phases, as noted below			
Odenton Town Center Sewer Interceptor- Leg 1 (S805902)	8/2012	10/2012	1/2014	\$3,140,000
Odenton Town Center Sewer Interceptor- Leg 2, 3, & 5 (S805903)	8/2012	10/2012	1/2014	\$3,444,000
Odenton Town Center Sewer Interceptor – Leg 4, 6, &7 (S805904)	8/2012 & 3/2013	6/2013	3/2014	\$2,421,000

<b>Project</b>	<b>Construction Bid</b>	<b>Construction Notice To Proceed</b>	<b>Conditional Acceptance</b>	<b>Estimated Cost</b>
Odenton Town Center Sewer – Severn Run PS Improvements (S805905)	7/2013	12/2013	12/2014	\$879,250

## **MD 175 Capital Projects**

MD 175 west of the Baltimore Washington Parkway is under permit for construction as a condition of development approval for Corporate Office Properties Trust’s National Business Park. The project will also widen and realign the Brock Bridge Road approach to MD 175 and provide a five-lane section along MD 175 from Brock Bridge Road to the Baltimore Washington Parkway interchange. Parkside, a planned mixed use development, has already constructed a five-lane section of MD 175 from the east side of the Baltimore Washington Parkway interchange to Ridge-Rockenbach Road (MD 713).

SHA is scheduled to complete their widening of MD 175 between Ridge-Rockenbach Road and Disney Road by Fall 2013. SHA is also scheduled to initiate construction of intersection improvements along MD 175 from Reece Road to Mapes-Charter Oaks Boulevard in Spring 2014 with completion in approximately 18 months following. Both improvements include sidewalks and a multi-purpose trail.

## **V. Priority Project List**

Table 12 identifies capital projects needed to serve existing and planned development in the Odenton Town Center in accordance with the Master Plan. The table identified projects recommended for inclusion in the County’s six-year Capital Budget and Program.

## **VI. Planning Initiatives**

### **OTC Retail Study**

In 2013 Anne Arundel Economic Development Corporation (AAEDC) retained a consultant to conduct a retail market analysis of the Odenton Town Center. The study purpose is to assess prospects for retail development in the area currently and over a five-year time horizon, based on an analysis of supply and demand and the OTC’s role within the region. An achievable supply/demand balance will be evaluated based on several factors including the amount and type of residential and employment development planned in the OTC. To be completed by Fall 2013, the study results will be useful for planning purposes as well as retail business attraction and/or retention efforts.



## Master Plan Review

In accordance with provisions in the OTC Master Plan, a five-year review will be conducted in 2014. The review will provide an opportunity to assess whether the Plan goals and objectives are being achieved, and whether any amendments to the Master Plan are needed in order to facilitate implementation of the Plan. Planning guidance, functional controls, design standards, and procedures will be evaluated during the process.

**Table 12: OTC Priority Projects**

PRIORITY INITIATIVES FOR FY 2015								
Priority	Project Title	Project Description	Project Budget			Project Schedule		
			Total Cost	FY 2014	Funding Sources	Current Status	FY 2015 Goals	Estimated Completion
1	Transit Oriented Development (TOD)	Complete a Master Development Plan and Agreement for a multi-use, high-density TOD complex that enhances transit use and provides a nucleus for the OTC.	Multiple stakeholders			MOU with Osprey and partners has been extended multiple times due to financial issues related to private construction of structured parking.	Establish and publicize a firm program (scope and timeline) for the TOD program to move forward per the existing MOU Agreement, or cancel and/or renegotiate a new agreement.	2017
2	Design of MD 175 through the Town Center Core and East Odenton	Complete the design of MD 175 from MD 32 to the Sappington Station roundabout. This will allow SHA to require individual developments to contribute to the ultimate road design. Current SHA policy only requires developments to offset their individual impacts on MD 175 until the design is completed.	\$5M (for design)  \$20M (for improvements)	N/A	State Highway Administration	Design is approx. 30% complete. SHA has identified the section of MD 175 from MD 32 to MD 170 as Phase 4 of 7 and design is not presently contemplated in any near-term SHA capital budgets. Preliminary plans exist for improvements from MD 170 to Sappington Circle but no design costs have been allocated. Without the design, the Town Center may miss the opportunity to build MD 175 as conceived in the Master Plan because new developments will be built without accommodating that design.	County to work with SHA to prioritize the completion of Phase 4 design and modify current SHA policy of enforcing only project-specific impact abatement for proposed projects along MD 175 in the Core and East Odenton. Prioritize funding for design of additional section between MD 170 and Sappington Circle to accommodate growth in East Odenton.	2018
3	Central Gathering Place	Complete a concept plan for a central public park, plaza, or green that can serve as a focal point of public activity for the OTC.	N/A			There is concern that the OTC may become a series of individual developments without the common elements necessary for a truly vibrant community.	Establish a public forum to solicit input regarding the most appropriate type of gathering space. Undertake a cost/benefit analysis as it related to public/private funding and/or land availability. Include the final recommendations in future updates to Master Plan (if appropriate.)	2015
4	Street Light and Banners	Revise Master Plan Specification for street light poles within OTC to include brackets for community banners.	N/A			Described in Master Plan but needs to be revised.	Include in next revision to Master Plan.	2015
5	Odenton Shopping Center	Prevent shopping center from becoming blighted and encourage redevelopment as vibrant retail center for East Odenton	N/A		Private, County and AAEDC.	Increasing vacancy at once-active shopping center. Significant concerns raised to OTCOC by community members.	Pursue incentives through AAEDC - Modify Master Plan (if appropriate).	

**Table 12: OTC Priority Projects**

ADD TO CAPITAL IMPROVEMENT PLAN FOR FY 2015								
Priority	Project Title	Project Description	Project Budget			Project Schedule		
			Total Cost	FY 2014	Funding Sources	Current Status	FY 2015 Goals	Estimated Completion
1	Public Garages	Provide structured parking garage(s) at TOD/MARC Station and other strategic locations as necessary to support both mass transit and town center uses.	\$70M (for construction)	Study Funded	County, State, Consider Parking District	Current MOU with Osprey et al (2006) to plan, design & construct up to 3500 public spaces for shared used when not needed for MARC passengers. Financial assumptions for deal no longer valid and garage cost is not financially feasible. County will complete a parking study (already funded) in 2014 to determining best solution.	County should prepare to allocate funding in FY 2016 for parking garage construction per the recommendations of the Parking Study. Consider alternative funding mechanisms as recommended by the study.	2016 (Initial phase of garage construction)
2	Complete Design of All County-Owned Grid Streets in the Town Center Core per Master Plan Design Standards	Complete the design of all streets and begin capital budgeting and planning for Right-of-Way acquisition and construction of all County-Owned Grid Streets per the OTC Master Plan. Specifically include the design all grid street intersections with MD 175 including a signal warrant study.	\$5M (total design cost for all grid streets)	N/A	Design (by County)  Construction (by County and/or Private Developers)	Conceptual design is identified in the Master Plan and County "Grid Streets" study. Design is needed as Town Center Boulevard is expected to dramatically increase traffic in the Town Center Core starting in 2014.	Complete engineering and establish program of County Improvements and probable developer improvements	2016
3	Odenton Shopping Center and Odenton Health & Technology Intersection	Improve pedestrian safety. Create signalized crosswalks. Relocate intersection and traffic signals to align Odenton Shopping Center with Odenton Health & Technology campus.	\$250,000 (design and construction)	N/A	Private, State and County	Conceptual design is complete. The Odenton Gateway project has generated a significant increase in pedestrian traffic crossing MD 175 and existing pedestrian crossing options have been observed by residents to be unsafe. Installing pedestrian improvements requires participation by private property owners.	Establish communication with Odenton Shopping Center owners to determine their willingness to cooperate with County/State proposed improvements.	2015
4	Town Center Boulevard	New boulevard with sidewalks from Seven Oaks to Annapolis Road (MD 175).	\$1,825,300	Privately Funded	Private	In permit phase. Subject to DRRR with Halle Companies.	Start Construction upon completion of sewer and water infrastructure.	2014