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**Andrea E. Mansfield**  
**Chair, Odenton Town Center Advisory Committee**

October 28, 2020  
Mr. Steve Kaii-Ziegler  
Anne Arundel County Office of Planning and Zoning  
2664 Riva Road, 4th Floor  
Annapolis, MD 21401

Dear Mr. Kaii-Ziegler:

The Odenton Town Center Advisory Committee (OTCAC) recognizes this to be an important time of the year in Anne Arundel County's budget planning process. In our effort to be proactive advocates for the goals and objectives of the Odenton Town Center Master Plan, we respectfully submit this set of recommendations for consideration by appropriate county agencies and for key investments in Capital Projects for the OTC in Fiscal Year 2022 and out years.

As part of the Committee's deliberative process to formulate these recommendations, we heard from representatives of the Anne Arundel County Department of Recreation and Parks, the Anne Arundel Economic Development Corporation (AAEDC), representatives from Fort George G. Meade, and area developers. The Committee has categorized comments and recommendations into two categories: 1) Priority Planning Initiatives; and 2) Priority Capital Projects. These priorities are summarized below, with greater detail, as well as activities of the OTCAC, provided in the Odenton Town Center 2020 Annual Report on pages 3 - 7.

### **Business Attraction Strategies and Community Identity**

With the planned addition of over 1,000 apartments, condominiums, and townhouses to the Odenton Town Center, the OTCAC has observed a noticeable lack of commercial entities such as restaurants, commercial recreational facilities, and other establishments designed to ensure that when people move to Odenton, they have the ability to obtain most of what they need in Odenton. In addition, the OTCAC has continued to discuss the need to establish an identity for Odenton to create a sense of community and place. To meet the needs of new and future residents and create a sense of community, the OTCAC plans to collaborate with the Anne Arundel Economic Development Commission to bring together a focus group of business and community stakeholders to discuss these matters and identify strategies to attract business and create a community identity.

This effort could also be used to inform the update of OTC Master Plan, which is set to begin in the near future.

### **Amenity and Green Space Analysis**

The OTCAC has discussed the need for more meaningful activity space that contributes to the community and requested more information regarding public and private amenities. The 2016 OTCMP identifies these amenities; however, only provides a general overview. County staff will research (ex. livable communities), review, and provide an updated amenity analysis based on specific amenities (both public and private).

A challenge to creating more meaningful activity space is the number of developers and/or property owners with parcels in the town center area. Instead of focusing on meeting the requirements for their single property, they need to be encouraged to think of Odenton as a whole and to potentially partner with other developers to provide more community focused activity space. To create a more holistic approach for the provision of amenities and connecting adjoining properties' amenity spaces, other communities with similar challenges and opportunities will be explored. This will help inform the OTCAC's recommendations when applicants require a modification or apply for the Bonus Program.

Lastly, a sensible approach to transit and the management of automobile traffic and parking plays a role in making open spaces more attractive in the community. More focus should be placed on the integration of public transportation as we work to create a vibrant live/work community with a strong pedestrian environment.

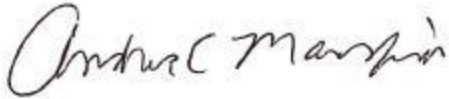
### **Priority Capital Project List**

The OTCAC has identified eleven capital projects, three of which are top priority: 1. Odenton Library Community Park; 2. Transit Oriented Development (TOD); and 3. Grid Streets in the town Center Core. These projects are described in more detail in the attached chart and in the Odenton Town Center 2020 Annual Report. Rationale for financing these priorities is cited in different sections of the OTC Master Plan. Each priority project contributes to one or more of the OTC Master Plan Goals. While funds were allocated to do the feasibility study for the Odenton Library Community Park, funds are not budgeted for planning and construction of the park. The OTCAC has been working with the community to build broad based support for the park and strongly urges funds be provided in the fiscal year 2022 budget and the project be expedited. Six of the projects are funded or partly funded in the budget. The remaining four should be further studied and/or added to the budget as appropriate to address immediate needs that fit within the overarching goals of the OTC Master Plan.

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Thank you for your consideration of these priority planning initiatives and capital funding requests. We look forward to continuing our work with the County to achieve the goals of the OTC Master Plan.

Sincerely,

A handwritten signature in cursive script that reads "Andrea E. Mansfield".

Andrea E. Mansfield  
Chair, Odenton Town Center Advisory Committee

CC: Council Member Andrew Pruski, Anne Arundel County Council  
Rick Anthony, Director Recreation and Parks

Project Title	Project Description	Funding Sources	2020 Status
<b>Top OTCAC Priority Current / Ongoing Projects (Funded or Partly Funded)</b>			
Odenton Library Community Park	Design a central OTC park.	County	A feasibility study was completed in September 2020.
Transit Oriented Development (TOD)	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 Tax Increment Financing District was established by legislation as a financing tool and funding is allocated in the Capital Budget.
Grid Streets in the Town Center Core  (Berger Street, Hale Street, Duckens Street, Baldwin Road, Nevada Avenue, Dare Street)	Complete the design, right-of-way acquisition, and construction for all streets per the OTCMP to the maximum extent practicable. Project will create greater connectivity as well as bicycle and pedestrian amenities.	County to fund design and acquisition; construction funded by County and/or Private Developers (through required streetscape improvements)	The project is in Design Development.
<b>Additional Current / Ongoing Projects (Funded or Partly Funded)</b>			
MD 175 Improvements: Mapes Road/Charter Oaks Boulevard to Nevada Avenue	Complete improvements along MD 175 from Mapes Road/Charter Oaks Boulevard to Nevada Avenue to increase capacity. Includes intersection improvements, medians, sidewalks, and hiker/biker trail.	MD SHA	Design is approximately 30% complete. Funding for final design has not been allocated by SHA in the draft FY20-25 Consolidated Transportation Program.

Project Title	Project Description	Funding Sources	2020 Status
WB&A Trail	Design and construction of a paved multi-use trail on portions of the roadbed of the former WB&A Railroad. The trail will link the South Shore Trail in Odenton with the Patuxent River and an existing rail trail in Prince George's County.	State, County	Phases I - III are complete. Phase IV - Strawberry Lake Way to Annapolis Road is partially open and operational. Phase V - A pedestrian bridge over the Patuxent River will be a cooperative effort by MDOT, Prince George's County, and Anne Arundel County. Funding is in place for a cooperative design effort among State and Local agencies.
South Shore Trail	Design, acquire property, and construct a trail utilizing the abandoned WB&A Railroad between Annapolis and Odenton.	State, County	Phase I is complete. Phase II is in design. The feasibility study for Phase III and IV and the MD 3 Crossing are complete. Phase Va is complete.
MD 175 Improvements: MD 170 to Sappington Station Circle	Complete a final design and construct a sidewalk along the south side of MD 175.	County, MD SHA	Funding for construction is in the FY21 budget.
<b>Priority Projects Not Currently Funded</b>			
Pine Street Extension	Planning, design, and construction of Pine Street between MD 170 and Winmeyer Avenue. Extension will provide greater connectivity.	Private, County	Partial sections will be improved by developers of Academy Yard.
MD 170 Streetscape	Retrofit MD 170 to include bicycle and pedestrian amenities.	State, County, Private	Apply design standards per OTCMP Roadway Typical Sections and Streetscape Requirements.

Project Title	Project Description	Funding Sources	2020 Status
Odenton Road and North Patuxent Road Sidewalk	Provide bicycle and pedestrian improvements.	State, County, Private	Funding has yet to be determined.
Odenton Avenue	Design and construction of planned road connecting Annapolis Road (MD 175) and Town Center Boulevard. Project will create greater connectivity.	Private, State, and County	Alignment concept is complete and most right-of-way is reserved. Funding for design, acquisition, and construction has yet to be determined.