



ANNE
ARUNDEL
COUNTY

M A R Y L A N D

**ANNE ARUNDEL
COUNTY
DEVELOPMENT
ACTIVITY IMPACT ON
SCHOOL FACILITIES**



2019 Annual Report

Anne Arundel County Office of
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GIS and Record Research
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EXECUTIVE SUMMARY

On December 8, 2003 Bill No. 43-03 regarding Subdivisions - Adequacy of Public Facilities for Schools went into effect and set the standards and process for evaluating new development in Anne Arundel County in determining the adequacy of public school capacity. As part of the Bill and as a requirement of Article 17-5-504 of the Anne Arundel County Code, the Office of Planning and Zoning is to annually prepare a report on development activity that impacts public school facilities. On December 21, 2007, Bill No. 90-07 amended Bill No. 43-03, requiring the Planning and Zoning Officer to develop the School Utilization Chart and eliminating the requirement that the Chart be approved by the Board of Education. On May 21, 2018, Bill No. 15-18 was adopted, requiring the school utilization chart process be updated to include data regarding open seats based on the proposed reductions in available school capacity due to new proposed developments.

This is the thirteenth annual report since Bill No 43-03 went into effect. This report evaluates the subdivision and building permit activity between November 9, 2018 and November 8, 2019. The data is categorized by approved major and minor subdivision and residential site development plan projects, sketch plan and modification to sketch plan approvals and preliminary plan approvals, age restricted projects, projects placed on the school waiting list, and building permits issued and completed.

With this reporting period, the number of projects and units on the school waiting list has continued to increase from last year, reversing a steep declining trend that occurred in the County between 2014 and 2017. This year the number of units on the waiting list as of November 8, 2019 has increased by 39%. The number of building permits issued in the county during this review period is 28% higher than last year and the number of permits completed in the county in 2019 increased by 14% from the previous reporting period. The increase can be attributed to a strong housing market. Since the 2008 recession, this reporting period represents the second highest number of new residential building permits completed. 2016 had the highest number of completed building permits since then. There is increased uncertainty about the next reporting period, particularly given the COVID-19 pandemic. The number of building permits issued and completed could be decreased in the next reporting period, although the County has continued its development and permitting services and has not yet seen a sharp decline in these activities.

The data continues to indicate that the Adequacy of Public Facilities for Schools legislation is not significantly impacting the number of permits issued or completed for new residential units. Two subdivisions, both within the Two Rivers PUD, were approved for 160 age restricted residential units, representing a large increase since 2018. Approved age restricted units represent 15% of the total number of new units in approved subdivision.

Unlike the most recent previous years, 36% of all preliminary plans, sketch plans or modifications or final residential subdivision and site development plan units were exempted from the requirement for the adequate public facilities for schools. The number of units approved through the sketch plan process has increased by 11% and final non-age restricted projects approved have decreased by 41%.

In general, the majority of new development over the past year has been approved in the Arundel, Glen Burnie, and Meade school feeder districts. Future development based on projects approved through the sketch plan process will be concentrated in the Annapolis, Glen Burnie, and Meade feeder districts. In terms of building permits issued, 78% are located in the Arundel, Meade, North County, and Old Mill school feeder districts. The highest percentage of permits issued and completed in the 2018-2019 reporting period were for Townhouses, 43% of issued permits. 37% of permits were also completed during the time period.

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- May 1, 2019

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BACKGROUND

The purpose of this document is to fulfill the requirements of Article §17-5-504 of the Anne Arundel County Code that requires the Office of Planning and Zoning to prepare an annual report on development activity that impacts school facilities in Anne Arundel County. This is the thirteenth annual report covering the period from November 9, 2018 to November 8, 2019.

Bill No. 43-03 (regarding Subdivisions-Adequacy of Public Facilities for Schools) was introduced to the Anne Arundel County Council in July 2003. The Bill was signed by the County Executive and went into effect on December 8, 2003. The Bill called for the review of all subdivisions for adequate school capacity and development of a School Utilization Chart by the Board of Education that determines if schools are “opened” or “closed”, provided a calculation for determining future capacity, and specified when the determination of school adequacy should take place. The Bill required an interim standard and the creation of a school waiting list. In addition, it required the Office of Planning and Zoning to produce an annual report describing the number and type of dwelling units on the waiting list that is to be submitted to the Board of Education, the County Executive, the County Council and the Planning Advisory Board.

In 2005, Bill No. 3-05 was adopted effectively restructuring the County Subdivision Regulations. The bill included the exemption of the residential development in the core of Odenton Town Center (O-COR) and the Parole Town Center Growth Management Area from the Adequate Public Facilities School requirement.

On December 21, 2007, Bill 90-07 became effective, requiring the Planning and Zoning Officer to be responsible for the development of the School Utilization Chart and eliminating the requirement that the Chart be approved by the Board of Education.

Bill 65-08 was adopted August 7, 2008 amending the Development Regulations to allow an exemption, “from the requirements for adequate public facilities for schools for no more than three lots in a subdivision for single family detached dwellings or for no more than three dwelling units shown on a site development plan under specified requirements.” .

Bill 15-18 was adopted on May 21, 2018 amending the requirements for adequate public schools by "amending the standards for determining adequate school facilities to require consideration of projected enrollment from proposed development; requiring the school utilization chart process be updated to include data regarding open seats based on the proposed reductions in available school capacity due to new proposed developments; providing for the termination of this Ordinance; making certain technical and stylistic changes; providing for a delayed effective date; and generally relating to subdivision and development."

The Board of Education (BOE) is required by State law to annually update the Educational Facilities Master Plan (EFMP) in accordance with their six-year Capital Improvement Plan. The EFMP is required to include five mandatory elements. Two key elements are the current estimates and 10-

year projections of population and enrollment data and current and projected facility utilization. The information provided in this report will be used by the BOE in updating its forecast of student enrollment and facility utilization. It will also aid in the development of the BOE Capital Program.

Process

Under the adopted legislation, a project for residential development (with the exception of age restricted and subdivisions of three or less lots) is generally reviewed for school adequacy at the time of the Sketch Plan for major subdivisions, Final Plan for minor subdivisions, or Site Development Plan approval. In some instances the projects are reviewed for school adequacy at the time of Preliminary Plan approval. Major subdivision projects that do not need to go through Sketch Plan review can apply for a modification to the Sketch Plan process and proceed directly to Final Plan. These projects may become vested at the time of the modification approval or at the Preliminary Plan approval. Under special circumstances vesting for school adequacy of major subdivisions may be deferred until the Final Plan.

The capacity of a school is determined by using the latest school utilization chart as determined by the BOE and adopted by the County Council. If a project is found to be in a closed school feeder district, it is placed on the school waiting list and remains there for a period of up to six years. If a determination is made that school capacity exists before the six year time period elapses, the project will be removed from the list and allowed to proceed through the development process. At the end of the six year time period, the project is entitled to approval for adequacy of school facilities and may continue in the development process.

School Utilization Chart

Article §17-5-202 of the Anne Arundel County Code requires the Planning and Zoning Officer to prepare a school utilization chart based on projected enrollments and capacities as determined by the Board of Education and to submit the school utilization chart for approval by ordinance of the County Council. The Council may only approve or reject the chart in its entirety. The Chart has changed a number of times since the legislation went into effect. Some projects, which were originally placed on the School Waiting List, were later removed due to a change in the chart, redistricting (attendance boundary adjustments), eligibility under the new school exemption legislation, or the conversion of a project to an age restricted development. A copy of the latest chart effective May 1, 2019 can be found in Appendix E.

RESIDENTIAL DEVELOPMENT ACTIVITY NOVEMBER 9, 2018 – NOVEMBER 8, 2019

Major and Minor Final Plats and Residential Site Development Plans

Table 1 shows that between November 9, 2018 and November 8, 2019, the Office of Planning and Zoning approved 33 projects resulting in 1,038 new units, which represents a 22% decrease in projects and a 31% decrease in units compared to the 2017-2018 reporting period. Two projects were approved as age restricted, an increase of one from the previous reporting period. The number of new age restricted units on the list increased from 4 to 160.

**TABLE 1. All Residential Subdivision Final Plats
and Site Development Plans Approved for the Period: 11/09/2018 – 11/08/2019**

	NON-AGE RESTRICTED		AGE RESTRICTED		TOTAL PROJECTS	TOTAL NEW UNITS
	NUMBER OF PROJECTS	NUMBER OF NEW UNITS	NUMBER OF PROJECTS	NUMBER OF NEW UNITS		
MAJOR SUBDIVISION PROJECT	21	806	2	160	23	966
MINOR SUBDIVISION PROJECT	9	14			9	14
SITE DEVELOPMENT PLAN	1	58			1	58
Grand Total	31	878	2	160	33	1,038

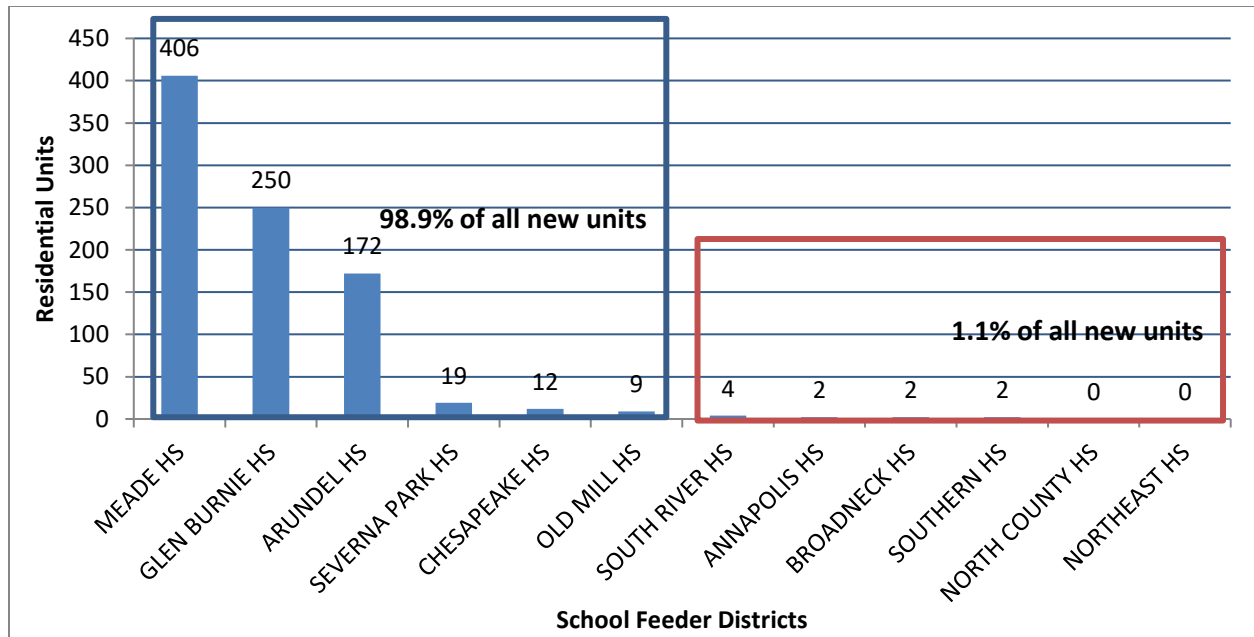
Out of the 878 non-age restricted units approved, 31% (272 units) are multifamily (apartment condos, apartments), 31% (275 units) are townhouses and 38% (331) single family or single family condos. The multifamily units approved decreased nearly 60% from the previous reporting period (684 vs. 272). Townhouses also decreased by 61%. Single family units approved increased by 181% (118 vs. 331). Table 2 shows the distribution of new units by development type for each school feeder district.

**TABLE 2. All Residential Subdivision and Site Development Plan Projects Approved
Excluding Age Restricted, 11/09/2018 - 11/08/2019**

SCHOOL FEEDER DISTRICT / DEVELOPMENT TYPE	NUMBER OF PROJECTS	NUMBER OF NEW UNITS
ANNAPOLIS HS	2	2
MULTIFAMILY	0	0
SINGLE FAMILY	2	2
TOWNHOUSE	0	0
ARUNDEL HS	3	172
MULTIFAMILY	0	0
SINGLE FAMILY	3	172
TOWNHOUSE	0	0
BROADNECK HS	1	2
MULTIFAMILY	0	0
SINGLE FAMILY	1	2
TOWNHOUSE	0	0
CHESAPEAKE HS	3	12
MULTIFAMILY	0	0
SINGLE FAMILY	3	12
TOWNHOUSE	0	0
GLEN BURNIE HS	5	250
MULTIFAMILY	1	214
SINGLE FAMILY	4	36
TOWNHOUSE	0	0
MEADE HS	5	406
MULTIFAMILY	1	58
SINGLE FAMILY	1	73
TOWNHOUSE	3	275
NORTH COUNTY HS	0	0
MULTIFAMILY	0	0
SINGLE FAMILY	0	0
TOWNHOUSE	0	0
NORTHEAST HS	0	0
MULTIFAMILY	0	0
SINGLE FAMILY	0	0
TOWNHOUSE	0	0
OLD MILL HS	4	9
MULTIFAMILY	0	0
SINGLE FAMILY	4	9
TOWNHOUSE	0	0
SEVERNA PARK HS	2	19
MULTIFAMILY	0	0
SINGLE FAMILY	2	19
TOWNHOUSE	0	0
SOUTH RIVER HS	4	4
MULTIFAMILY	0	0
SINGLE FAMILY	4	4
TOWNHOUSE	0	0
SOUTHERN HS	2	2
MULTIFAMILY	0	0
SINGLE FAMILY	2	2
TOWNHOUSE	0	0
Grand Total	31	878

As illustrated in Figure 1, six of the twelve high school feeder districts had 99% of the total new units approved for the 2018-2019 reporting period. The Meade school feeder district ranks first, with 406 units approved, or 46% of the total.

FIGURE 1. Ranking of Subdivision & Site Development Plan Projects (Non-Age Restricted Units) Approved By School Feeder District, 11/09/2018 - 11/08/2019



Ranking second is the Glen Burnie high school district, which contains 250 (29%) of the approved units, followed by the Arundel school feeder district with 20% of the approved units. Completing the 99% percentile group are the Severna Park, Chesapeake, and Old Mill high school districts with 2%, 1%, and 1% respectively rounding out the rankings for 4th, 5th and 6th.

Distribution of the remaining 1% or 10 units were approved for each of the remaining six school feeder districts. North County and Northeast high school districts did not receive any new units this year.

Since the first report was published in 2005, the Meade high school feeder district garnered the highest number of new units with 10,135 units. Arundel high school district is in a distant second with 6,493 units. Since reporting began, the Chesapeake school feeder district has added the least amount of approved units with a total of 221 approved units.

As of November 2019, the Annapolis, Arundel, Glen Burnie, North County, and Old Mill high school feeder districts are closed. The units approved for these school feeder districts during this time period were either vested prior to the closing of the high schools, or received an exemption. See Appendix A for a list of approved major and minor subdivisions, and site development plan projects. Also, see Appendix C Table C-2b for projects that were removed from the school waiting list because of schools previously closed for capacity were reopened.

Preliminary Plan, Sketch Plan, and Modifications to Sketch Plan Projects

Between November 9, 2018 and November 8, 2019, 13 non-age restricted projects were vested for schools by the Preliminary Plan approval, Sketch Plan approval or modification to Sketch Plan approval process totaling 671 units (See Appendix B). Of this total, 2 projects were given preliminary approval totaling 3 units and 10 projects with sketch plan approval totaling 663 units. One project was approved for a total of 5 new units as a modification to skip the sketch plan review. It should be noted that 3 projects currently in Sketch Phase, totaling 39 units, on the list have not yet been vested for schools.

The projects approved consisted of the following development types (see Table 3, pg. 7):

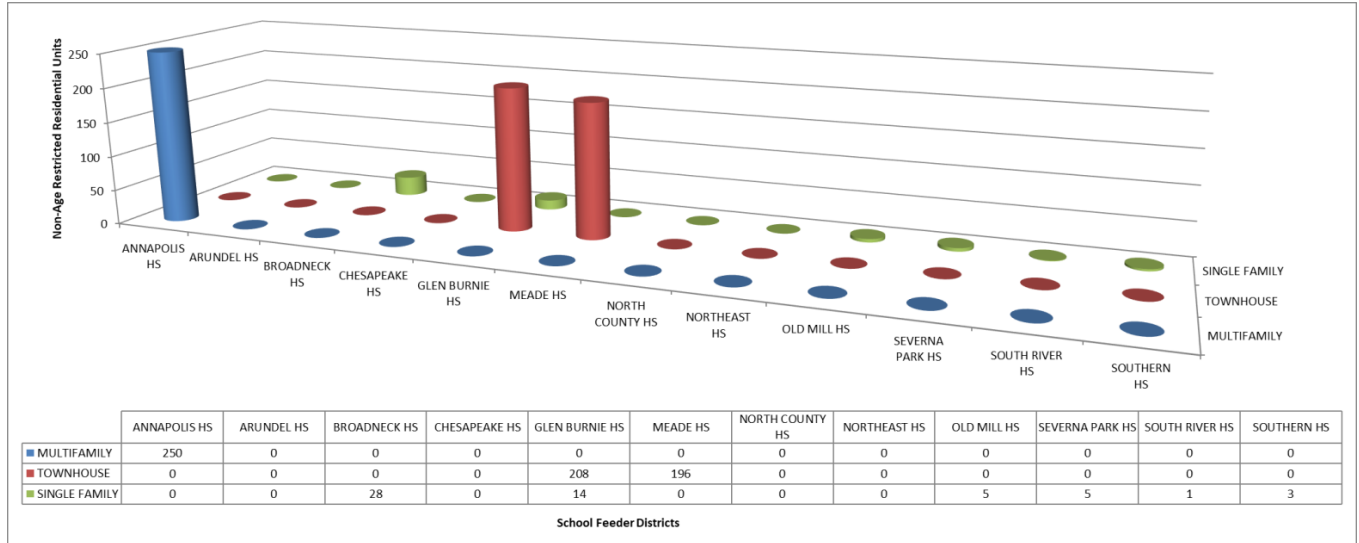
- 35% (250 units) are multifamily,
- 57% (404 units) are townhouse units, and
- 8% (56 units) are single-family.

Figure 2 (see pg. 8) illustrates the distribution of the new residential units, with 35%, 31%, and 28% of the total assigned to the three school feeder districts: Annapolis, Glen Burnie, and Meade. All three school feeder districts have a combined total of 668 new units (264 multifamily units, 404 townhouse units and 0 single family units). The Annapolis school district has one multifamily project (Twenty Five Fifty Five (2555) Riva Road), representing 250 units. The Glen Burnie school district has five projects making their way through the approval process to final, one being the Cromwell North townhouse development (176 units). The Meade school district ranked third (28%) and includes the Parkside Phase 1 mixed use development with 196 townhouse units.

TABLE 3. Summary of Approved Preliminary Plan, Sketch Plan and Modification to Sketch Plan
Subdivision Projects Affecting School Capacity, 11/09/2018 –11/08/2019

SCHOOL FEEDER DISTRICT / DEVELOPMENT TYPE	NUMBER OF PROJECTS	NUMBER OF NEW UNITS
ANNAPOLIS HS	1	250
MULTIFAMILY	1	250
SINGLE FAMILY	0	0
TOWNHOUSE	0	0
ARUNDEL HS	0	0
MULTIFAMILY	0	0
SINGLE FAMILY	0	0
TOWNHOUSE	0	0
BROADNECK HS	2	28
MULTIFAMILY	0	0
SINGLE FAMILY	2	28
TOWNHOUSE	0	0
CHESAPEAKE HS	0	0
MULTIFAMILY	0	0
SINGLE FAMILY	0	0
TOWNHOUSE	0	0
GLEN BURNIE HS	5	222
MULTIFAMILY	3	0
SINGLE FAMILY	0	14
TOWNHOUSE	2	208
MEADE HS	1	196
MULTIFAMILY	0	0
SINGLE FAMILY	0	0
TOWNHOUSE	1	196
NORTH COUNTY HS	0	0
MULTIFAMILY	0	0
SINGLE FAMILY	0	0
TOWNHOUSE	0	0
NORTHEAST HS	0	0
MULTIFAMILY	0	0
SINGLE FAMILY	0	0
TOWNHOUSE	0	0
OLD MILL HS	3	5
MULTIFAMILY	0	0
SINGLE FAMILY	3	5
TOWNHOUSE	0	0
SEVERNA PARK HS	1	5
MULTIFAMILY	0	0
SINGLE FAMILY	1	5
TOWNHOUSE	0	0
SOUTH RIVER HS	1	1
MULTIFAMILY	0	0
SINGLE FAMILY	1	1
TOWNHOUSE	0	0
SOUTHERN HS	2	3
MULTIFAMILY	0	0
SINGLE FAMILY	2	3
TOWNHOUSE	0	0
Grand Total	16	710

FIGURE 2: Subdivision Projects in Review by School Feeder District
Approved Preliminary Plan, Sketch Plans & Modifications to the
Sketch Plan Subdivisions, 11/09/2018 - 11/08/2019



Age Restricted Projects

Two age restricted project (Table 4) received final approval during this reporting period. Two projects with 160 units were approved and are both located in the Arundel school feeder district.

TABLE 4. Final Plats Age Restricted Projects Approved
11/09/2018 –11/08/2019

PROJECT NAME	PROJECT NUMBER	SCHOOL FEEDER DISTRICT	RESIDENTIAL DEVELOPMENT TYPE	NEW UNITS
TWO RIVERS, RIVERVIEW AT, PAR I & BLK PAR S (AGE RESTRICTED)	P2018-0104-00-NF	ARUNDEL HS	SINGLE FAMILY	58
TWO RIVERS, REGENCY AT - PAR J, PHS 2, SEC A & B (AGE RESTRICTED)	P2018-0024-00-NF	ARUNDEL HS	TOWNHOUSE	102

Since the first published report in 2005, 3,655 units have been approved as age restricted, with an average annual rate of 228 new age restricted units approved from 2005 to 2019. Prior to the 2013 report, age restricted projects were trending downward. In 2013, the Two Rivers planned unit development (PUD) projects initially approved 2,060 age restricted units, which was a sharp increase. As of November 8, 2019, the number of age restricted units in Two Rivers has been revised to 950 units. Currently, there are no new projects proposed as age restricted at the

Preliminary Plan or Sketch Plan phase and it is expected the trend of fewer age restricted projects per year prior to 2013 will continue in future years.

School Waiting List

Between November 9, 2018 and November 8, 2019, 4 projects totaling 64 units were added to the school waiting list (see Appendix C, Table C-2a). During the same time period, 3 projects totaling 25 units were removed from the School Waiting List (see Appendix C, Table C-2b). Two projects were removed because the schools in the South River feeder district are no longer closed. One project was voided in the Annapolis feeder district.

Table 5 shows 138 units on the school waiting list as of November 08, 2019. It is worth noting that the Tanyard Cove North, Sec. 3 project in the Glen Burnie school district was inadvertently left off of the school waiting list in 2017. It is still on the current waiting and the project includes 29 single family units. This increases the total number of units on the school waiting list in 2018 to 99. Given this adjustment to the 2018 number, there was a 39% increase in the total units on the school waiting list from 2018 to 2019. The three school districts with the most number of units on the waiting list are Glen Burnie, Old Mill, and Meade with 95, 28, and 8 units respectively.

TABLE 5. Summary of School Waiting List as of 11/08/2019

SCHOOL FEEDER District	NUMBER OF UNITS BY DEVELOPMENT TYPE			Grand Total
	APARTMENT	SINGLE FAMILY	TOWNHOUSE	
ANNAPOLIS	0	2	0	2
ARUNDEL	0	0	0	0
BROADNECK	0	0	0	0
CHESAPEAKE	0	0	0	0
GLEN BURNIE	0	59	36	95
MEADE	0	8	0	8
NORTH COUNTY	0	0	0	0
NORTHEAST	0	5	0	5
OLD MILL	0	4	24	28
SEVERNA PARK	0	0	0	0
SOUTH RIVER	0	0	0	0
SOUTHERN	0	0	0	0
Total	0	78	60	138

Building Permits

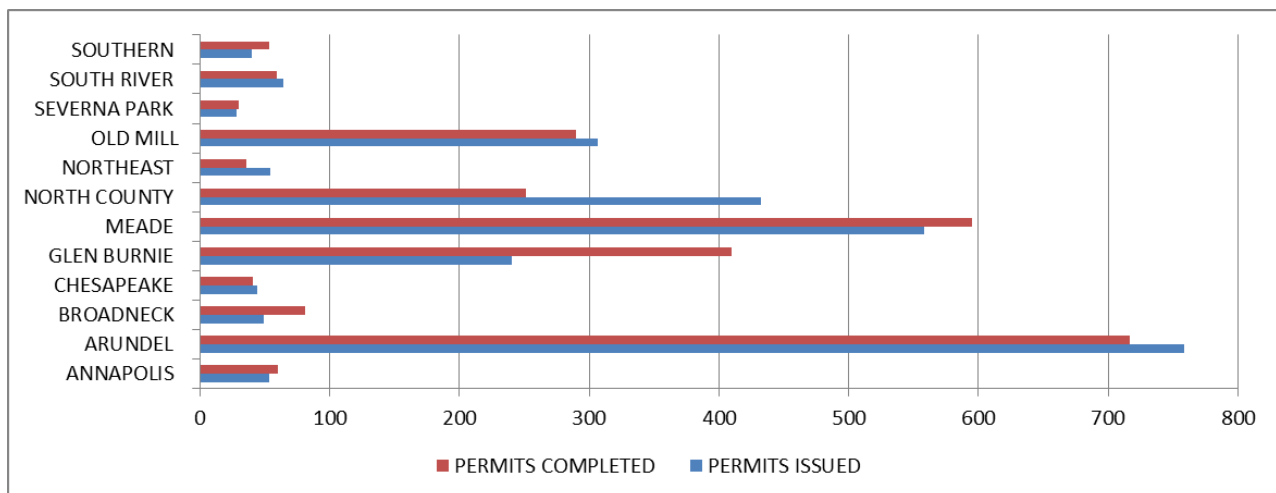
The County issued 2,628 residential building permits for new dwelling units between November 9, 2018 and November 8, 2019 (See Appendix D, Table D-1). This is a 28% increase over the number of permits issued in the last reporting period. Twenty-nine percent (759 units) of these permits are located in the Arundel school feeder district. In the previous reporting period, the highest percentage of permits issued were allocated to the Meade school feeder district with the Glen Burnie district ranked second. The distribution is different this year, with Meade, North County, and Old

Mill school feeder districts ranked 2nd, 3rd and 4th. Total permits issued for these districts are 558, 432, and 307 respectively. The Glen Burnie school feeder district ranks 5th, with 240 permits issued.

Thirty percent (224) of the building permits issued in the Arundel school feeder district are part of the Two Rivers Planned Unit Development (28 of those are within age restricted subdivisions).

Thirty-six percent of permits issued in the Meade school feeder district are located in the Parkside subdivision. In the North County school feeder district, 69% of the building permits issued were within the Element, Lot 6 Revision (2nd Amended Plat) subdivision. Figures 3 and 4 illustrate the spatial distribution of new residential permits issued and completed for this reporting period by school feeder district and within the County. Figure 4 illustrates each permit issued and completed as a dot. Dots do not represent the density of the units, and at this particular scale, dots can be perceived to be overlapping. The intent is to show the geographical distribution of permits in the County.

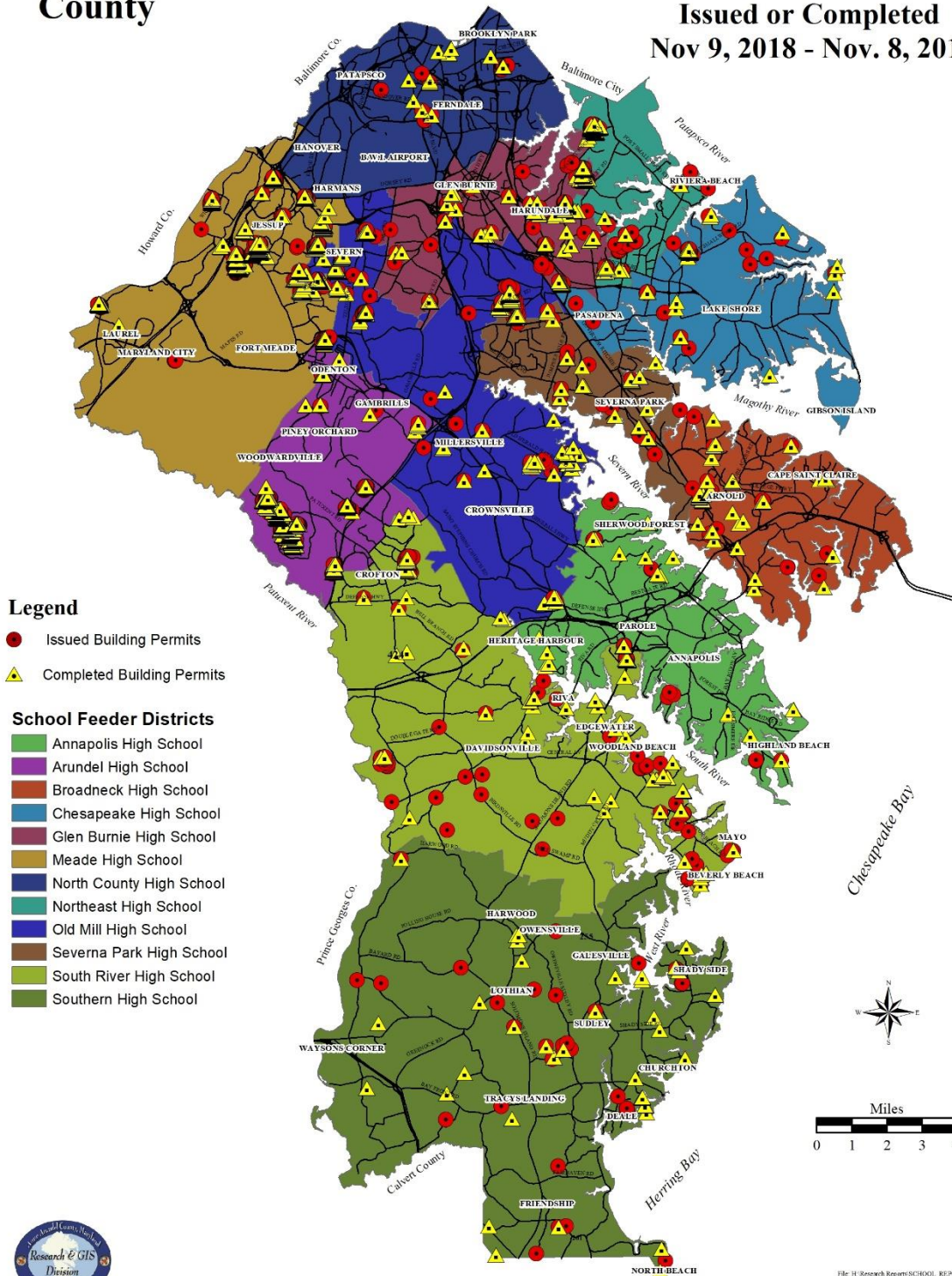
FIGURE 3. Permits Issued and Completed, 11/09/2018 – 11/08/2019



Out of the total 2,628 permits issued in the County (Appendix D, Table D-1), 40% (1,060 units) were single family attached or townhouses, 34% (892 units) were single family detached units, and 26% (676 units) were multifamily units. These permits were issued between November 9, 2018 and November 8, 2019 and 37% of those that were issued were also completed within the same time period. This represents a lower percentage of issued permits that were also completed than the 2017-2018 reporting period. Last year, 47% of the building permits issued were completed in less than one year. Although the percentage is significantly lower during this reporting period, the total number of building permits issued and completed in this reporting period is slightly higher in this reporting period (975 (2018-2019) vs. 963 (2017-2018)).

Anne Arundel County

**Figure 4.
New Residential Building Permits
Issued or Completed
Nov 9, 2018 - Nov. 8, 2019**



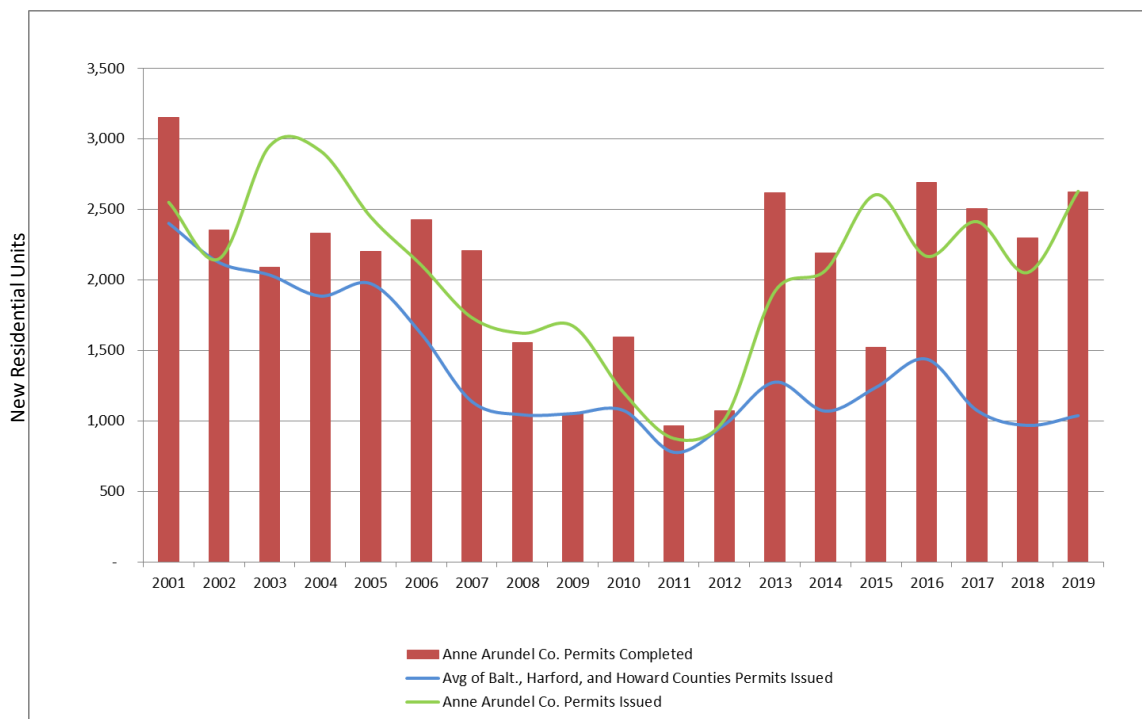
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Between November 9, 2018 and November 8, 2019, a total of 2,623 building permits were completed (Appendix D, Table D-2). This is a 14% increase (326 units) since the last reporting period (2017-2018). Of the permits completed, 36% (957 units) were single-family detached units, 43% (1,127 units) were single-family attached units (townhouse), and the remaining 21% (539 units) were multifamily units. Twenty-seven percent (717 units) of the permits completed are located in the Arundel school feeder district, 23% (595 units) located in the Glen Burnie school feeder district, 11% (290 units) in the Old Mill school feeder district, 10% (251 units) in North County school feeder district, and the remaining 23% are distributed throughout the county at concentrations from 1% to 5%.

CONCLUSIONS

As illustrated in Figure 5, for the last nineteen years, new residential building permits issued continue to be above the average compared to our nearby counties. In comparison to the previous reporting year, the county experienced increases in both completed permits (14%) and issued permits (26%). Overall completed and issued permits in Anne Arundel County have been consistent with levels experienced in the early 2000's prior to the economic down turn a little more than a decade ago. In comparison, issued permits for surrounding jurisdictions have recovered slightly since the downturn with a flat line trend far below levels seen before the downturn.

FIGURE 5. New Residential Building Permits Issued and Completed Compared to Average nearby Counties, 11/9/2001 – 11/8/2019



The County approved 33 final projects (1,038 new age and non-age restricted residential units) between November 9, 2018 and November 8, 2019 compared to 43 projects (1,500 units) for the previous reporting period. Eighty-five percent (878) of the total units approved during this report period affected school capacity with the majority (69%) of those units are designated as single family detached or townhouses (Figure 6).

Since 2007, the number of units placed on the school waiting list has steadily declined (Figure 7) with the exception of a small increase in 2011 and a much larger increase in 2013 which can be attributed to five significant projects totaling 1,225 units located in the Meade school feeder district. These projects were removed from the waiting list back in 2014 when the Meade feeder district was re-opened according to the school utilization chart. Open space in the school was converted to conventional classrooms, thus increasing rated capacity. Over the last six years the number of projects on the waiting list has dropped significantly. As of November 8, 2019, there are a total of 138 units associated with 9 projects in 5 feeder districts (Annapolis, Glen Burnie, Meade, Northeast, and Old Mill) on the school waiting list. The Nirvana subdivision project is located in the Meade feeder district, which is listed as open on the school utilization chart. The project is on the school waiting list because the elementary school is closed (Hebron-Harman Elementary School). Similarly, there is a project in the Northeast school feeder district (Oak Pointe, Bulk Parcel A) that is on the school waiting list because the middle and elementary schools are closed (George Fox Middle, Solley Elementary).

FIGURE 6: Final Subdivisions & Site Development Plans Approved Affecting School Capacity, 11/09/2004 - 11/08/2019

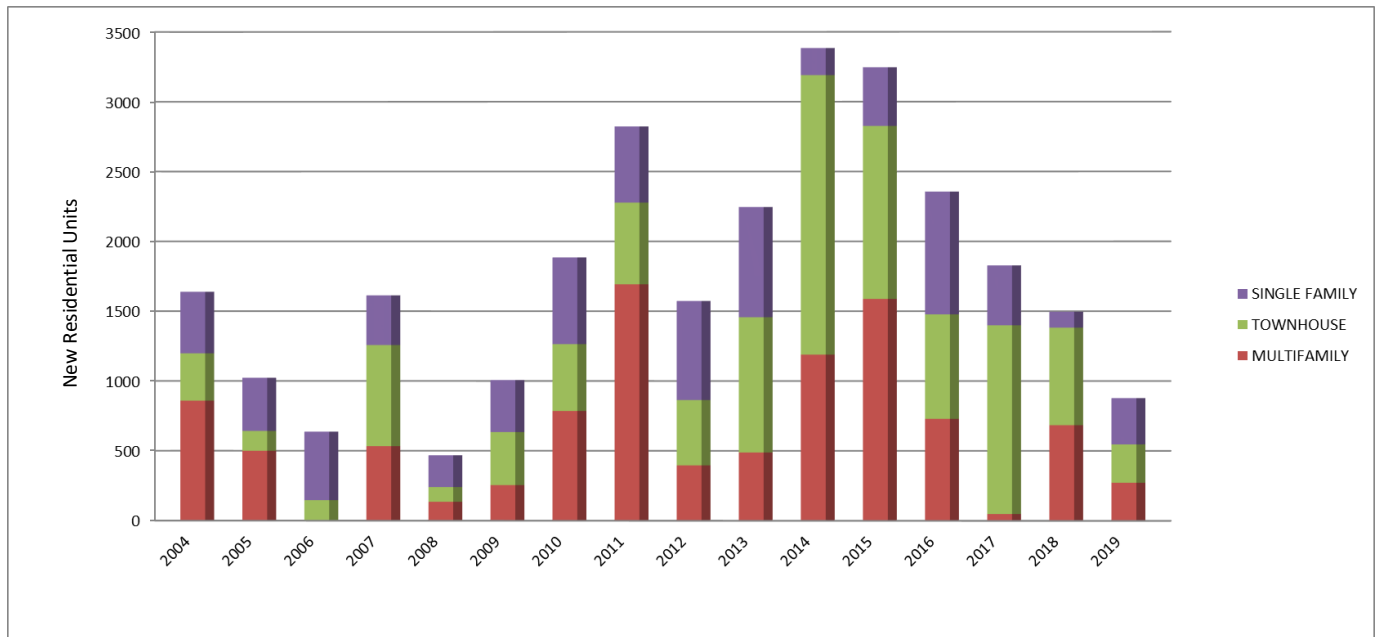
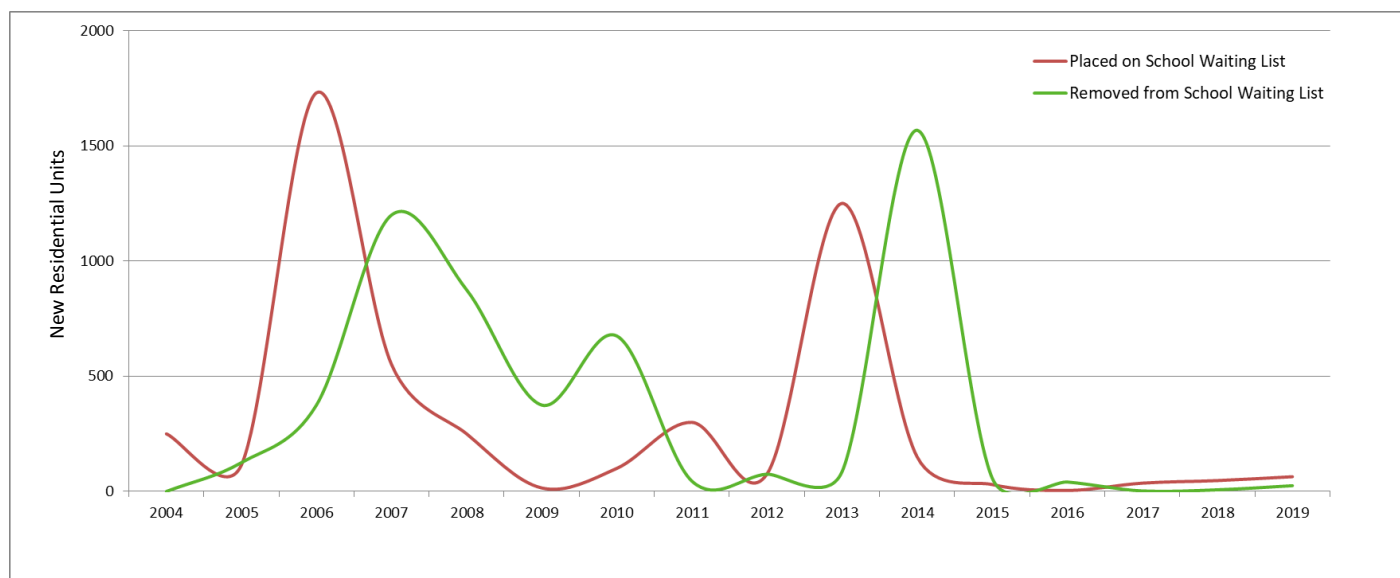


FIGURE 7. Residential Units Placed on or Removed from the School Waiting List, 11/09/2003 - 11/08/2018



The number of non-age restricted units added to the pipeline¹ through the Preliminary Plan, Sketch Plan and modification to Sketch Plan approval has increased slightly by 11% from the previous review period. Of the 710 units approved during this report period, 94% (668 units) are located in the Annapolis, Glen Burnie, and Meade school feeder districts. For the eighth consecutive year, no age restricted projects were approved at the pre-final phase.

Overall, development activity remains consistent with the state of the economy in the region. The number of new unit permits issued is still significantly higher than the average for surrounding counties. The drop in number projects in the pipeline may have something to do with the continued decline in land available for development within the county and the initial release of pent up demand that was observed during the recovery of great economic downturn from a decade ago rather than an indication of a pending economic downturn. The COVID-19 pandemic situation is having an impact on the overall US economy, and may have a significant impact on development activity in Anne Arundel County over next reporting period (November 9, 2019 – November 8, 2020). However, as of the time of this report, subdivision activity and building permit activity does not seem to be significantly impacted by the situation.

¹ Pipeline refers to a snap shot of the set of development projects “in motion” somewhere between application to completion.