

# 2023 ODENTON TOWN CENTER ANNUAL REPORT

Prepared for the Odenton Town Center  
Advisory Committee | October 2023



Anne Arundel County  
Office of Planning and Zoning

## Table of Contents

- 3. Introduction
- 3. OTCAC Yearly Summary
- 4. County Planning Initiatives
- 5. OTCAC Priority Projects
- 8. Development Activity
- 9. Adequate Public Facilities Monitoring
- 14. Population and Employment Forecasts
- 14. 2022 Holding Capacity
- 14. Capital Projects and Public Infrastructure
- 20. Appendix A: Development Projects

## List of Tables and Maps

- 6. Table 1. Odenton Town Center Priority Projects
- 8. Table 2. Building and Occupancy Permits Issued
- 8. Table 3. Grading Permits Issued
- 8. Table 4. Completed Development Projects
- 11. Table 5. School Utilization Chart by Feeder System
- 12. Table 6. Present and Projected Full-Time Student Enrollment by Year
- 13. Table 7. Sewer Allocation Report: Patuxent Sewer Service Area
- 13. Table 8. Water Demand Projections: Kings Heights/Odenton Water Pressure Zone (2022)
- 14. Table 9. OTC Population and Employment Forecasts
- 14. Table 10. 2022 Holding Capacity - Vacant Parcels
- 14. Table 11. 2022 Holding Capacity - Underutilized / Redevelopment Parcels
- 15. Table 12. Anne Arundel County Capital Improvement Projects
- 18. Table 13. MDOT-SHA Capital Improvement Projects
- 19. Map 1. Anne Arundel County and MDOT-SHA Capital Improvement Projects
- 20. Table 14. Odenton Town Center Development Projects
- 24. Map 2. Odenton Town Center Development Projects

*Approved by the Odenton Town Center Advisory Committee on September 26, 2023.*

## I. Introduction

The 2023 Odenton Town Center (OTC) Annual Report summarizes the Odenton Town Center Advisory Committee (OTCAC) points of discussion, major projects, planning priorities, priority projects, development activity, adequate public facilities monitoring, and capital projects that have occurred in the OTC between July 1, 2022 and June 30, 2023. The Annual Report is required by the 2016 OTC Master Plan and is recommended as a requirement in the 2023 Odenton Town Center Master Plan (OTCMP) update. The report tracks development progress and serves as a tool for identifying future needs or opportunities that could be implemented by Anne Arundel County, the OTCAC, and the private sector.

## II. OTCAC Yearly Summary

The OTCAC is an appointed body of citizens and stakeholders who advises the County on planning, policy, and development in the OTC. The OTCAC holds monthly public meetings to review development proposals and discuss priorities for the area.

The following summarizes major projects or points of discussion that occurred during OTCAC meetings from July 2022 through June 2023.

- **Natural Environment:** Many residents and members of the OTCAC strongly supported the protection of the natural environment and climate resilience within the OTC. They address these topics most often by advocating for renewable energy facilities, electric vehicle (EV) charging stations to support growing market demand of EVs, protection and expansion of existing greenspace, and supporting 100% native plantings for all development projects. Some members of the OTCAC shared that there should be more focus on the implementation of innovative stormwater management practices and future-proofing to ensure the OTC is on the forefront of site design and innovation.
- **Built Environment:** The OTCAC and community members expressed support for more public amenities to support increased pedestrian connectivity, safety, transit service, and reduction of traffic congestion. During development presentations, OTCAC members identified where they believe pedestrians would most likely traverse to access business entrances and advocated for developers to consider safety

measures and site design when planning for pedestrians. Additionally, OTCAC members frequently asked questions during development presentations about on-site circulation, on-site parking, and vehicle queuing to ensure consideration was given for OTC traffic congestion.

- **Healthy Communities:** The OTCAC frequently addressed the need of creating a sense of place within the town center. Public areas that could support local artists were well received by the OTCAC and local residents during development presentations. With support from the OTCAC and town center residents, the Department of Recreation and Parks (DRP) began planning for the proposed Odenton Library Community Park. The project provides a key need identified in the OTCMP to provide more recreation access for all residents. For more information on the proposal see the OTCMP.
- **Healthy Economy:** The OTCAC expressed concerns about struggling retail space and uses that were not favorable for specific OTC zoning districts. While the OTCAC members recognized that national businesses would be able to operate out of certain spaces, the OTCAC and members of the public advocated for more support to help locally owned businesses. Additionally, OPZ anticipates that future Code amendments will incentivize developers to redevelop existing commercial spaces in addition to the OTC commercial sector continually recovering from the impacts of COVID pandemic.

The Odenton Town Center Master Plan and Code Update were reviewed by the OTCAC on April 26, 2023 and on July 25, 2023 as follows:

- **OTC Master Plan and Code Update:** The Office of Planning and Zoning (OPZ) first presented the Planning Advisory Board (PAB) Draft of the 2023 OTCMP on April 26, 2023. On May 10, 2023, the PAB reviewed public testimony and provided a recommendation of approval of the OTCMP. During this time, OPZ worked with the Office of Law to draft Code amendments that would move all development requirements from the Master Plan to the County Code. The Office of Law determined that certain design requirements were not suitable for the Code. An additional chapter was created in the OTCMP for these development requirements. This new chapter was presented to the OTCAC on July 25, 2023 and to the PAB on July 26, 2023.

From July 2022 through June 2023, the OTCAC considered the following new proposed development projects. See Appendix A and Map 2 for more information.

- **Odenton MARC Station Parking Garage:** On August 30th, 2022, Anne Arundel County announced a partnership with the Maryland Department of Transportation (MDOT) and Maryland Economic Development Corporation (MEDCO) to construct a parking garage in the West Lot of the Odenton MARC Station. The garage will accommodate approximately 1,000 parking spaces, including 22 spaces for electric vehicles (EV), 12 ADA spaces, and van parking. Once construction has been completed, a developer will be able to execute the community's visions for a walkable, mixed-use transit-oriented development (TOD) on the northern section of this site. Modifications for the project include elimination of Sketch Plan application to proceed directly to the Final Plan application. The OTCAC took no position on this modification because modification requests to the County Code are outside the purview of the OTCAC. See page 8 for more information on the proposal. **Map ID 8**
- **Sheetz - Odenton:** On January 31st, 2023, the applicant presented a plan for a 6,000 square-foot Sheetz convenience store and gas station at 8289 Telegraph Road. The site is currently improved with an auto repair business and outdoor vehicle storage. The applicant requested a modification to combine the preliminary plan and site development plan process. The OTCAC took no position on this modification because modification requests to the County Code are outside the purview of the OTCAC and highlighted the site based on development constraints as they relate to the OTCMP. **Map ID 11**

From July 2022 through June 2023, the OTCAC considered updates to or held Community Meetings on the following development projects that already had approvals or had been introduced during a previous year. See Appendix A and Map 2 for more information.

- **Academy Subdivision Lots 1, 26-45, Block 9:** The project was originally presented to the OTCAC in 2021. In May 2023, the applicant returned to present a revised site layout that would provide 28 over-under condominium units. The applicant requested a modification to the sidewalk width requirement along Pine Street. The OTCAC recommended approval of the project and approval of the request for modification to

2016 OTCMP development requirements to allow the proposed road improvements to match the improvements of the adjacent development. **Map ID 12**

- **Meade Center:** The project was originally presented on August 29th, 2017. In May 2023, the applicant returned to present a revised site layout that would provide a 10,380 square-foot retail building and a 2,250 square-foot drive-thru restaurant. The applicant requested a modification to combine the preliminary plan and site development plan process. The OTCAC took no position on this modification because modification requests to the County Code are outside the purview of the OTCAC. **Map ID 2**

### III. County Planning Initiatives

The following list identified the major planning priorities initiated or led by the County in the OTC between July 2022 and June 2023.

- **Preliminary Draft of the Odenton Town Center Master Plan:** OPZ continued to work with the OTCAC, County partners, and community stakeholders to update the 2023 OTCMP. Key updates include increased transparency and coordination between staff, community members, developers, and others who are involved in the OTC. Additionally, the update recommends strengthening the urban character and the sense of place in the OTC.

Public comment on the Preliminary Draft of the OTCMP concluded Spring 2022. The majority of the comments OPZ received pertained to increased walkability, adequate public facilities (APF) measures, compatible permitted uses, public transit, incorporation of the history of Odenton, environmental conservation, implementation of stormwater management practices, support for local businesses, and more coordination between the County and Fort Meade. The draft plan was introduced to PAB on April 26, 2023. The PAB accepted written testimony on the draft plan from April 26th through May 9th, 2023 and recommended approval of the plan May 10, 2023. OPZ presented a new chapter, Development Requirements, to the PAB on July 26th, 2023. This chapter was in response to the internal County review that determined certain requirements were not suitable for the Code and needed to be included in the OTCMP. After the PAB presentation, written testimony on the new chapter was accepted from July 26th

through August 2nd, 2023. The PAB recommended approval of this chapter on August 9, 2023. OPZ anticipates the OTCMP will be introduced to County Council in Fall 2023.

- **Updates to Article 17 and 18 of the County Code & Design Requirements:** The 2016 OTCMP includes a majority of the regulatory language for development in the OTC. During development of the 2023 OTCMP, the goal was to migrate existing regulations in the 2016 OTCMP to Articles 17 and 18 of the County Code. The purpose of this transition was to separate policy from law, improve clarity, eliminate redundancies, support a more flexible development review process, and support a more responsive process for updating regulations as needed. OPZ worked with the Office of Law to draft Code amendments that would move all development requirements to the County Code. During review, it was determined that certain design requirements were not suitable for the Code. An additional chapter, Development Requirements, was created to bring those requirements back into the OTCMP.

OPZ held a public comment period for the proposed amendments to the County Code from July 14 to August 2, 2023. OPZ anticipates the OTCMP will be introduced to County Council in Fall 2023.

- **Anne Arundel County Public Schools (AACPS) Phase 1 Redistricting:** The Phase 1 Redistricting Study is an analysis of school boundaries and feeder patterns for AACPS. Many schools are experiencing enrollment growth or are projected to grow as new residential developments are completed. At the same time, other schools in the County are very under-utilized or over-utilized which can lead to difficult learning environments for students. Additionally, utilization discrepancies can stress school and district budgets. The comprehensive redistricting process will redraw school boundaries to plan for growth, balance facility utilization, rationalize boundaries, and reduce travel distances for students.

The Phase 1 Redistricting Study will impact the Meade and Old Mill feeder systems and is anticipated to be completed and implemented November 2023 for the SY25 school year. The Phase 2 Redistricting Study will impact the Arundel High feeder system and is anticipated to begin February 2025.

## IV. OTCAC Priority Projects

Table 1 identifies capital projects needed to serve existing and planned development in the OTC in accordance with the OTCMP. The table identifies projects recommended for inclusion in the County's six-year Capital Budget and Program and/or the State's Consolidated Transportation Program. Some items will be funded full or partially by private developers. See Tables 12 and 13 for current Anne Arundel County and SHA capital projects and additional details on the project.

**Table 1. Priority Project List**

<b>Top Priority Projects (Funded or Partly Funded)</b>			
<b>Project</b>	<b>Description</b>	<b>Funding Sources</b>	<b>2023 Status</b>
Odenton Community Park	Design and build a community park that is central to Odenton Town Center.	County	The project is in the construction document phase. It is expected to be put out to bid in Spring 2024.
MARC Station Parking Garage & Transit-Oriented Development	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 garage project is currently in design development phase with construction anticipated Winter 2024.
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.	Design and acquisition: County Construction: County and/or private developers	The project is in the design stage and has completed 60% design. Right-of way acquisition process to begin in the coming months.
<b>Supporting Priority Projects (Funded or Partly Funded)</b>			
<b>Project</b>	<b>Description</b>	<b>Funding Sources</b>	<b>2023 Status</b>
MD 175 Improvements: Mapes Road/ Charter Oaks Boulevard to MD 170	Complete improvements along MD 175 from Mapes Road/Charter Oaks Boulevard to MD 170 to increase capacity. Includes intersection improvements, medians, sidewalks, and hiker/biker trail.	MDOT-SHA (current scope is Mapes Road to Nevada Avenue)	30% design complete. Remaining cost and timeline for project completion to be determined.
MD 175 Sidewalk: MD 170 to Sappington Station Circle	Complete a final design and construct a sidewalk along the south side of MD 175.	MDOT-SHA, County	30% design complete. The County is working with SHA for final design agreement. Estimate for construction is in 2025.
South Shore Trail	Design, acquire property, and construct a trail utilizing the abandoned WB&A Railroad between Annapolis and Odenton.	Federal, MDOT-SHA, County	Phase I is open. Phase II construction will begin in late fall 2023. Phase III feasibility study is complete. Phase IV is in design. Phase V(a) is open. Phase V may be addressed via a study to connect Poplar Trail to South Shore Trail.
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.	Federal, MDOT, County	There are 2 phases left for the WB&A Trail. The bridge phase is under construction. Phase IV, which is a spur, is expected to enter design this fiscal year.

Priority Projects Not Currently Funded			
Project	Description	Funding Sources	2023 Status
Bus Stop Improvements (supports TOD)	Enhance bus stops to include various amenities, including but not limited to waiting pad, benches, and a shelter.	MDOT-MTA, County	Specific funding has yet to be identified.
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	Partial sections will be improved by developers of Academy Yard.
Upgraded and New Bicycle and Pedestrian Crossings	MD 175 between the Dairy Queen/Post Office and the Sappington Station roundabout: Upgrade current bicycle and pedestrian crossings. Construct mid-block crossing to connect Odenton Health and Technology Campus to the Odenton Shopping Center.	MDOT-SHA, County	Specific funding has yet to be identified.
Odenton Road and North Patuxent Road Sidewalk	Provide bicycle and pedestrian improvements.	State, County, Private	Funding has yet to be determined.
Odenton Rail Spur	Create a hiker/biker trail connecting the Academy Yard project to the Odenton MARC train station	Private, County	Feasibility has yet to be determined.
Shared Use Path from Odenton Road at Sappington Station Roundabout North to BWI Trail	Create a shared use path linking the South Shore Trail at the Sappington Station roundabout to the BWI Trail.	County	A feasibility study was completed in 2022. Funding has yet to be identified.
Odenton Avenue	Design and construction of planned road connecting Annapolis Road (MD 175) and Town Center Boulevard. Project will create greater connectivity.	State, County, Private	Alignment concept has changed due to right of way acquisition. Site Plan for OTC at Seven Oaks routes Odenton Avenue east to a mid-point of Town Center Boulevard.
Nevamar Water Tower at Academy Yard	Ensure the water tower is maintained during the site's redevelopment, and allocate funding for the restoration of the water tower.	County, Private	The water tower is located on a property that is proposed for redevelopment. Requests to preserve and restore the water tower were made at several OTCAC meetings.

## V. Development Activity

Table 2 and 3 present data on the number of building permits, occupancy permits, and grading permits issued in the OTC from July 1, 2022 to June 30, 2023. Table 4 lists the development projects completed in the OTC within the year.

**Table 2. Building and Occupancy Permits Issued (July 1, 2022 to June 30, 2023)**

Building Permit Type	Project Name and Address	Building Permit	Occupancy Permit
Sign	Odenton Shopping Center	1	-
	Seven Oaks Shopping Center	4	-
	Shipley's Do-Nuts	1	-
	Village at Odenton Station	1	-
Single Family Dwelling	368 Winmeyer Avenue	1	-
Solar	Public Storage	1	-
Storage/Warehouse	Mayfield Self-Storage	1	-

**Table 3. Grading Permits Issued (July 1, 2022 to June 30, 2023)**

Permit Number	Location	Description
G02018651	368 Winmeyer Avenue, Odenton 21113	Grading and sediment control for a single-family house.
G02019395	1872 Mayfield Road, Odenton 21113	Demolish existing structures and construct a self-storage facility.

**Table 4. Completed Development Projects (July 1, 2022 to June 30, 2023)**

Project Name and Number	Location	Description
Cannery Crossing P2015-0048 00 NS	1374 - 1382 Odenton Rd.	Four single-family homes
Academy, Lot 48 G02018651	368 Winmeyer Ave.	One single-family home

## Odenton MARC Station Parking Garage and Transit-Oriented Development (TOD)

On August 30th, 2022, Anne Arundel County announced a partnership with the Maryland Department of Transportation (MDOT) and Maryland Economic Development Corporation (MEDCO) to construct a parking garage in the West Lot of the Odenton MARC Station. Construction of the garage is anticipated to be completed by 2025, thereby allowing a developer to execute the community's vision for a TOD at the MARC Station, with structure parking already in place. A TOD is a higher density development that is a mix of residential, employment, commercial, and civic uses designed to encourage multi-modal access to the station area.

The estimated cost is \$35 million funded by the Odenton Town Center Tax-Increment Financing (TIF) District (approximately \$31 million) and a \$4 million federal grant. The garage will accommodate approximately 1,000 parking spaces, including 22 spaces for electric vehicles (EV), 12 ADA spaces, and van parking. A shuttle loop is included in the design to provide an additional transit stop within the OTC. An estimated 2,000 to 3,000 square feet of retail space is to be provided as part of the construction of the garage and will be managed by MEDCO and a third party management company. Within the garage, bicycle parking is provided to activate the nearby connector trail and provide town center residents an alternative to accessing the garage. The facade design will keep the architecture in context with the surrounding architecture. Interiorly, space can be provided to support local art exhibits and artists. In addition to the proposed garage, the MARC station will also be renovated with construction anticipated to be completed in the beginning of 2025. The project will also provide a proposed road section and improvements for Town Center Boulevard that will help inform the future TOD development. The current proposed improvements include elimination of the grass median for a turning lane to access the garage, reduction of the single driving lane to provide a four-foot wide bike lane, and expansion of the planting area to separate the proposed bike lane and sidewalk. Additionally, it is expected that the new road section will help alleviate traffic as cars exit the area onto MD 175 and other parts of the OTC. The design is subject to change as the design team proceeds with the project.

The Odenton MARC Station Parking Garage, when built, has the potential to address multiple OTCMP strategies (pending adoption anticipated in early 2024) including but not limited to:

- Strategy BE1.1P: Encourage the redevelopment of surface parking lots into usable building space, a community amenity, or green space.
- Strategy BE1.3A: Create and implement a concept plan for the Odenton Town Center train station area, including the half-mile surrounding the Odenton MARC station.
- Strategy BE1.3D: Work with State representatives to construct a parking garage that will not preclude a future TOD on the Odenton MARC West Parking Lot site.
- Strategy BE5.1B: Coordinate with developers, State and County agencies, and community representatives to implement Odenton Town Center Transportation projects.
- Strategy BE5.2B: Transform the Odenton MARC Station in a multimodal transit hub.

## VI. Adequate Public Facilities Monitoring

The purpose of Adequate Public Facilities (APF) requirements is to provide a growth management process that will enable the County to provide adequate public schools, roads, water and sewer, and other infrastructure facilities in a timely manner and achieve growth objectives. APF requirements are designed to direct growth to areas where adequate public infrastructure exists or will exist, and to facilitate long range planning for public facilities.

Title 5 of Article 17 in the County Code regulates APF requirements. Additionally, the 2016 OTCMP and the draft Code revisions specify certain APF standards that are specific to the OTC and provides some flexibility in the development approval for projects in the Town Center, in that development projects can be vested for adequacy of public facilities at either Phase 1 Sketch Plan or Preliminary Plan phase or later in the review process. The following sections summarize the current project capacities of public facilities in the OTC including roads, schools, wastewater treatment and water supply systems.

### Adequacy of Road Infrastructure

The following projects and plans address road capacity. Tables 12 and 13 provide additional details.

### MD 175 Improvements

The Maryland State Highway Administration (SHA) project to improve the existing capacity, traffic operations, intermodal connectivity, and vehicular and pedestrian safety along MD 175 between MD 295 and MD 170 has been completed between Llewellyn Avenue and Disney Road, but additional sections south of Llewellyn Avenue continue to be on hold.

### Grid Streets

The Odenton Grid Streets project follows up on the 2010 Odenton Transportation Study by studying existing and project traffic volumes, access control, safety, and mobility for vehicles, bicyclists, pedestrians, and transit users in the Core Area. The County hired STV, Inc. to prepare the traffic analysis, Schematic Design, Design Development, and construction documents for the grid streets for the streets listed below. The project is currently in the design development phase with the right-of-way acquisition process anticipated to begin in the coming months.

- Berger Street from Baldwin Road to Nevada Avenue
- Hale Street from Baldwin Road to Town Center Boulevard
- Duckens Street from Baldwin Road to Town Center Boulevard
- Baldwin Road from Berger Street to Duckens Street
- Nevada Avenue from Berger Street to Duckens Street
- Dare Street from Hale Street to MD 175

### Public Transportation Network

In addition to the MARC Penn Line, there are two bus routes, both operated by Anne Arundel County, which serve the Odenton area: the Crofton Connector and the AA-202. The Crofton Connector links Crofton Village to the Odenton MARC Station and facilities within Fort Meade. The AA-202 route connects the Odenton MARC Station to Arundel Mills, making stops at Fort Meade gates along MD 175. Anne Arundel County also participates in Guaranteed Ride Home, a program that provides free, reliable rides home up to four times per year to commuters who regularly walk, bike, carpool, or use transit to get to work.

### Transportation Plans and Studies

Several additional local and regional plans identify strategies to improve transportation in the OTC, including public transportation, bike and pedestrian infrastructure, and vehicular transportation.

- **Walk & Roll Anne Arundell (2023)**, is the recent update to the Countywide 2003 and 2013 bike and pedestrian master plans developed by the County's Office of Transportation (OOT). It was completed and adopted by the County Council in Spring 2023. The final plan includes capital improvement recommendations for the OTC, including shared-use pathways connections to Fort Meade at designated gates, upgraded and more frequent pedestrian crossings, community connections across major barriers such as MD 32 to connect to Fort Meade and residential developments, and sidewalk gaps filled in neighborhoods and connecting to schools.

### **Adequacy of Schools**

Table 5 indicates the status of public schools in the feeder systems serving students within the OTC boundary. The table includes school capacity and utilization on the 2024 project enrollment, as decided in Bill No. 90-22 (adopted in January 2023). Table 6 shows past and project enrollment for schools that serve students living within the OTC boundary.

### **Bill 52-23**

In 2020, a School AFP Workgroup was formed whose purpose was to examine the issue of school capacity and to provide recommendations on achieving adequate school capacity throughout the school system. Bill No. 52-23 was approved and enacted on July 13th, 2023 with changes that are based on recommendations from the School APF Workgroup. These changes include:

- Adding a definition of "affordable housing".
- Adding certain requirements and exemptions of workforce and affordable housing for passing the adequacy of public facilities tests.
- Amending certain standards of development to pass the test for school facilities.
- Amending the timelines for preparing a school utilization chart.
- Amending the tests for school capacity by requiring schools with enrollment at or greater than 100% of the State-Rated Capacity to be listed as closed on the annual school utilization chart.
- Amending the method for determining projected enrollment of a school.

**Table 5. School Utilization by Feeder System, Based on 2024 Projected Enrollment**

	School	2024 Projected Enrollment*	State-Rated Capacity	% Utilization	Status	Status Changed from Previous Year?
<b>Arundel Feeder System</b>	Arundel High	1,722	2,143	82.7 %	Open	-
	Arundel Middle	1,384	1,389	99.6 %	Closed	-
	Odenton Elem.	564	585	96.4 %	Closed	Yes
	Piney Orchard Elem.	1126	649	173.5 %	Closed	-
	Waugh Chapel Elem.	609	541	112.9 %	Closed	-
<b>Meade Feeder System</b>	Meade High	2,597	2,538	102.3 %	Closed	Yes
	MacArthur Middle	909	1,674	54.3 %	Open	-
	Seven Oaks Elem.	523	692	75.6 %	Open	-
<b>Old Mill Feeder System</b>	Old Mill High	2,674	2,369	112.9 %	Closed	-
	Old Mill Middle South	976	1,199	81.4 %	Open	-
	Ridgeway Elem.	576	635	90.7 %	Open	Yes

Note: Recommended closure occurs at 95% capacity for elementary and middle schools, and 100% capacity for high schools. Operating status is decided by the Anne Arundel County Council. See Bill No. 90.22 and the *2023 Anne Arundel County Educational Facilities Master Plan* for additional information.

**Table 6. Present and Projected Full-Time Student Enrollment by Year**

	School	State Capacity	Actual 2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
<b>Arundel Feeder System</b>	Arundel High	2,143	1,617	1,666	1,774	1,866	1,992	2,036	2,086	2,107	2,089	2,089	2,047
	Arundel Middle	1,389	1,286	1,404	1,391	1,433	1,416	1,457	1,445	1,443	1,463	1,471	1,475
	Odenton Elem.	585	575	563	586	568	562	563	569	575	578	581	584
	Piney Orchard Elem.	649	966	1,008	1,041	1,042	1,056	1,066	1,092	1,092	1,092	1,092	1,092
	Waugh Chapel Elem.	541	573	559	566	555	553	542	552	555	556	557	556
<b>Meade Feeder System</b>	Meade High	2,358	2,330	2,483	2,460	2,327	2,231	2,218	2,283	2,387	2,382	2,423	2,441
	MacArthur Middle	1674	878	857	844	870	933	1,011	1,018	1,026	986	1,014	1,036
	Seven Oaks Elem.	692	495	514	519	524	528	525	523	524	527	528	528
<b>Old Mill Feeder System</b>	Old Mill High	2,369	2,445	2,526	2,559	2,412	2,377	2,374	2,379	2,406	2,422	2445	2462
	Old Mill Middle South	1,199	979	951	954	939	934	924	922	930	933	939	942
	Ridgeway Elem.	635	598	590	583	568	585	591	599	602	606	607	607

Source: 2023 Anne Arundel County Educational Facilities Master Plan.

## Adequacy of Sewer Infrastructure

Table 7 shows a summary of the most current allocation report for the Patuxent Sewer Service Area, including current capacity available for allotment, the capacity allocated as of July 2022, the projected capacity needs for development projects under review but not yet approved, and the resulting remaining capacity. These tables reference data that is available in the 2022 Anne Arundel County Water/Sewer Master Plan.

**Table 7. Sewer Allocation Report: Patuxent Sewer Service Area (2023)**

	Current	2025	2030 (projected)		
Safe Capacity (GPD)	10,500,000	10,500,000	10,500,000		
Flow (GPD)	5,844,000	6,440,000	6,620,000		
Capacity Available for Allotment (GPD)	4,656,000	4,060,000	3,880,000		
Capacity Available for Allotment (GPD)	Allocated as of 04/22/2022 (GPD)	Available Capacity (GPD)	Active Projects Under Review	Resulting Capacity (GPD)	Potential Projects (GPD)
4,672,000	1,044,450	3,627,550	213,250	3,414,300	745,750

Source: 2022 Anne Arundel County Water/Sewer Master Plan, Page 4-4 and the April 20, 2023 Patuxent SSA Sewer Allocation Report

## Adequacy of Water Infrastructure

A development project to be served by public water will meet the test for adequate water fasciitis if the County determines that there is sufficient capacity in the water system to serve water demands from the development, including the source facilities (e.g. well fields), storage tanks, pumping stations, and distribution lines. The test must consider water supply demand to serve planned development in addition to fire flow.

The OTC is located in the Kings Heights/Odenton Water Pressure Zone (WPZ) in the County's public water system. This WPZ includes the OTC as well as the Piney Orchard, Seven Oaks, and Two Rivers Planned Unit Developments. The water supply sources for this WPZ consists of nine production wells which pump water to the Crofton Meadows II Water Treatment Plants (WTP). The most recent water demand projections for the WPZ are shown in Table 8 below. Since the County's public water system is interconnected, water can be transferred between water pressure zones as needed to address temporary peaks or fluctuations in demand. Table 8 provides the most recent information on the water demand projections.

**Table 8. Water Demand Projections: Kings Heights/Odenton Water Pressure Zone (2023)**

	2020	2025	2030	2035	Buildout*
Annual Average Day Demand (MGD)	2.76	3.07	3.38	3.52	8.37
Maximum Daily Demand (MGD)	4.42	4.91	5.41	5.63	14.2

\* Buildout conditions are forecasted based on all County land uses within a service area boundary whether or not they are actually connected to the system.

Source: 2022 Anne Arundel County Water/Sewer Master Plan, Page 3-6

## VII. Population and Employment Forecasts

Table 9 presents population and employment forecasts up to 2055. Working with the Baltimore Metropolitan Council (BMC), the County used historical growth and development trends, apportioned by Transportation Analysis Zones (TAZs), to develop the forecasts. BMC approved these forecasts – known as Round 10 – for publication in June of 2022.

**Table 9. OTC Population and Employment Forecasts**

	2022	2025	2030	2035	2040	2045	2050
Population <sup>1</sup>	4,422	4,785	5,499	6,252	6,944	7,562	8,146
Households <sup>2</sup>	2,659	2,949	3,389	3,812	4,151	4,455	4,733
Employment	5,097	5,346	5,787	6,247	6,684	7,179	7,643

1. 2020 population estimates based on 2020 decennial Census count

2. Actual 2020 counts from Anne Arundel County Address Point dataset

## VIII. 2022 Holding Capacity

The County Holding Capacity Model provides a generalized estimate of land available for development and redevelopment and potential for additional residential housing units. Tables 10 & 11 present the 2022 Holding Capacity Model results in the OTC zoning districts. The results estimate the total acres of land and number of residential units that may be developed based on a set of assumptions, including zoning, sewer service, and environmental constraints. The model does not take into account adequate public facilities, such as schools and sewer capacity, that are assessed during site development plan review.

The model identifies vacant and underutilized or redevelopable parcels and applies an estimated number of dwelling units based on recent actual projects in the OTC. Vacant properties are defined as parcels with an assessed value of improvements less than \$10,000. Underutilized or redevelopable properties have an assessed value of improvements greater than \$10,000 but less than assessed value of the land. Parcels were removed that were not likely to be developed for residential use because of ownership by public agency/utility, easements, or environmental constraints.

**Table 10. 2022 Holding Capacity - Vacant Parcels**

OTC Zoning District	Core	East Odenton	Historic	Industrial	North Odenton	Transition	Total
Acres	17.11	7.43	2.13	33.73	11.31	27.90	99.61
Units	347	45	15	589	199	155	1,350

Source: Final Results Holding Capacity 2022, Office of Planning and Zoning

**Table 11. 2022 Holding Capacity - Underutilized/Redevelopment Parcels**

OTC Zoning District	Core	East Odenton	Historic	Industrial	North Odenton	Transition	Total
Acres	21.74	38.08	31.06	145.33	27.65	24.27	288.13
Units	460	221	106	2,679	452	158	4,076

Source: Final Results Holding Capacity 2022, Office of Planning and Zoning

## IX. Capital Projects and Public Infrastructure

Development of 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 that 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.

### County Capital Improvement Program and MDOT-SHA Capital Projects

Table 12 provides a list and map of County's FY24 Capital Improvement Program projects that are located in or directly impact the OTC. Table 13 provides a list of current and future MDOT-SHA projects in or in the surrounding area of the OTC. The list also identified which projects have been recently completed. Map 1 identifies the locations of the County Capital Improvements and the MDOT-SHA Capital Projects.

**Table 12. Anne Arundel County Capital Improvement Projects**

Map #	Project #/ Contract #	Name	Budget				Status
			Total	Prior Approval	FY24	FY25-FY29	
1	The project will acquire rights of ways and construct Shared-Use Paths along Bluewater Boulevard from MD 175 to Portland Station Lane and along Milestone Parkway from MD 175 to Clark Road, including intersection improvements where necessary.						
	H587300/ H587301	Bluewater / Milestone Shared- Use Paths	\$4,228,000	\$0	\$1,016,000	\$3,212,000	The project is in the design stage and has completed 30% design.
2	This project provides for the design, right of way acquisition, and construction of approximately 28,000 linear feet of 24-inch water transmission main.						
	W801600/ W801602	MD Rte 32 @ Meade Phase 2 (02)	\$85,764,091	\$29,009,091	\$0	\$56,755,000	The County is proceeding with the schematic design phase.
3	This project is to design, acquire rights-of-way, and construct storm drain improvements, and to provide required plans for third party construction of road improvements, pedestrian and bicycle facilities, and streetscape improvements to grid streets within the Odenton Town Center area.						
	H563800/ H563801	Odenton Grid Streets	\$25,013,000	\$22,918,000	\$2,095,000	\$0	The project is in the design stage and has completed 60% design. Right-of-way acquisition process to begin in the coming months.
4	This project includes the design and construction of a West County Road Maintenance and Traffic Operations Facility to replace the existing Odenton Yard located at 1427 Duckens Street.						
	C580000/ C580001	West County Road Ops Yard	\$35,049,000	\$34,103,000	\$496,000	\$450,000	This project is in the Design Development Phase.
5	All surface parking spaces fronting the train platform on the west lot will be placed in a shared-use parking structure. Phase 1 would be creation of temporary use parking spaces to provide continuous use during construction. Phase 2 will comprise a mix of private residential units and commercial uses.						
	C565500	Odenton MARC TOD	\$35,600,000	\$19,100,000	\$11,500,000	\$5,000,000	The garage project is currently in design development phase with construction anticipated Winter 2024.
6	This project provides the design and construction of a community park adjacent to the Odenton Regional Library in Odenton. The park will include a dog park, amphitheater, playground, sport courts, trails, pavilions, and overlooks as well as parking, stormwater management, and utility expansion.						
	P584400/ P584401	Odenton Library Community Park	\$8,308,000	\$1,876,000	\$2,765,000	\$3,667,000	The project is in the construction document phase. It is expected to be put out to bid in Spring 2024.

Map #	Project #/ Contract #	Name	Budget				Status
			Total	Prior Approval	FY24	FY25-FY29	
7	This project will design, acquire right of way, and construct a sidewalk along Monterey Avenue between Odenton Road and June Drive.						
	H569600/ H569601	Monterey Ave. Sidewalk	\$4,782,000	\$3,922,000	\$860,000	\$0	The project is currently in design development phase with construction anticipated Spring 2024.
8	This project is for the design and construction for stormwater management infrastructure improvements necessary to comply with Federal and State clean water requirements.						
	B557800/ B557801	Picture Spring Branch	\$2,277,189	\$2,277,189	\$0	\$0	The project is on hold due to concerns with excavating material around Nevamar Pond. The County undertook a remediation project for treatment of the site. The treatment period last a couple of years with the final report received in 2022. The project is expected to re-start 2023.
9	This project funds a County contribution to the State project to design, acquire rights of way, and construct a sidewalk along the south side of MD 175 from the Sappington Station Roundabout to MD 170.						
	H580000/ H580001	Rte 175 Sidewalk	\$2,739,300	\$1,786,000	\$953,300	\$0	The project is in Phase 1 (30% Design). Working with SHA for final design agreement. Construction is expected to begin Fall 2024.
10	This project will design, acquire rights of way, and construct sidewalks on one side of Hammond Lane, Monie Road and Higgins Drive to provide a safe way for students from the community to get to Arundel Middle School.						
	H579700/ H579701	Odenton Area Sidewalks	\$2,577,000	\$2,577,000	\$0	\$0	It is in 30% design. Project is expected to begin construction Fall 2024.
11	Select a Route and Preliminary Design for a safe and accessible path to provide bike/pedestrian travel between the BWI Trail Loop and the Existing & Planned Odenton Town Center Master-planned trail system and the Adjacent WB&A trail.						
		BWI Trail Loop to Odenton Trail Feasibility Study	\$124,800	\$124,800	\$0	\$0	Final report completed. Any future phases of this project have yet to be funded.

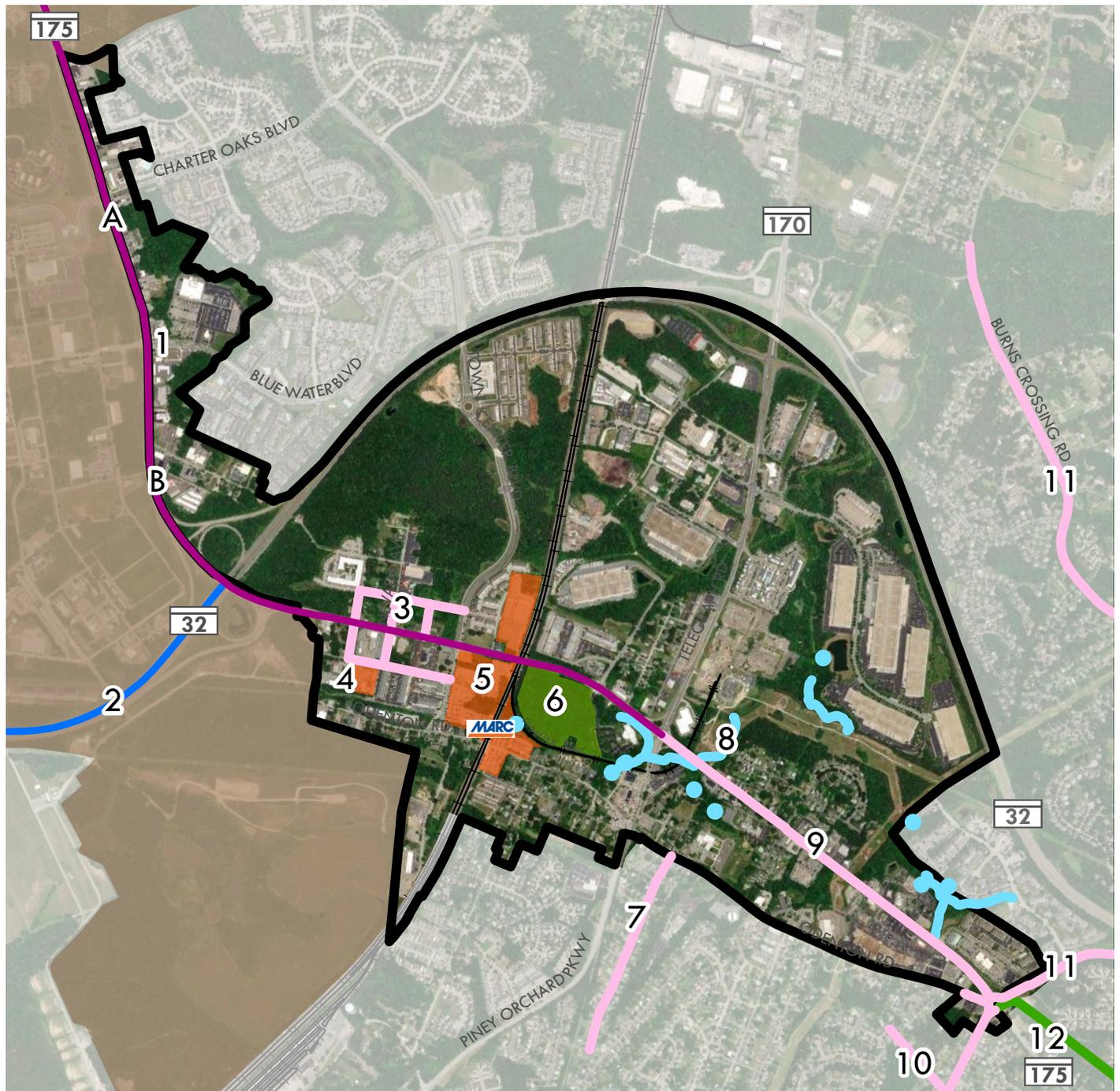
Map #	Project #/ Contract #	Name	Budget				Status
			Total	Prior Approval	FY24	FY25-FY29	
12	This contract includes the design and construction of Phase II of the South Shore Trail utilizing the abandoned WB&A railroad from MD 175 and Sappington Station Road to Bonheur Avenue. The trail will ultimately connect with the Colonial Annapolis Maritime Trail on the east end and the WB&A Trail on the west. The trail will be a component of the East Coast Greenway and the American Discovery Trail. Budget below reflects total project project.						
	P372000/ P372005	South Shore Trail Phase II Design/Construction	\$42,592,843	\$15,969,843	\$11,558,000	\$15,065,000	The project is currently out for bid. Construction is expected to begin Fall 2023.
Outside Map Range	This project will provide for a new elementary school within West County.						
	E809200	West County Elementary School	\$50,266,000	\$37,652,000	\$12,614,000	\$0	Construction is 33% complete.
Outside Map Range	This project is to design and construct an aquatic center for the West Planning Area for recreational and competitive swimming.						
	P579900/ P452500	West County Swim Center at Provinces Park	\$22,373,000	\$2,916,000	\$1,000,000	\$18,457,000	The project is in the design development phase. Alternative locations are being reviewed for proposed site.
Outside Map Range	This project will upgrade the sewer sump station including the replacement of pumps and valves along with upgrade controls.						
	S791800/ S7918179	Severn Run Sewer Pumping Station Upgrade	\$140,547,382	\$61,047,382	\$12,000,000	\$67,500,000	The project is currently in the design phase. It is expected to be put out to bid in 2024.
Outside Map Range	The project creates a 0.23-mile link from Reece Road to Town Center Boulevard constructed through Ft. Meade property.						
	H371200/ H371203	Town Center Blvd. to Reece Road	\$12,359,269	\$1,191,269	\$11,168,000	\$0	The project is in 50% design. Project is expected to begin construction Summer 2025.
Outside Map Range	This project is for design, permitting and construction of improvements to the existing multi-use park - Odenton (GORC - Gambrills Odenton Recreation Council) Park.						
	P576200	Odenton Park (GORC)	\$8,910,000	\$8,360,000	\$550,000	\$0	The project is expected to be completed Fall 2023.
	-	-	<b>\$502,246,467</b>	<b>\$251,761,167</b>	<b>\$69,767,300</b>	<b>\$180,718,000</b>	-

**Table 13. MDOT-SHA Capital Improvement Projects**

Map ID	Project #	Name	Description	Total Cost	Status
<b>A</b>	AA436_21	MD 175 (MD 295 to MD 170)	The study will seek to improve the existing capacity, traffic operations, intermodal connectivity, and vehicular and pedestrian safety of MD 175, while supporting existing and planned development in the area. In addition, this project will serve to accommodate future transportation needs in and around Fort Meade, and it will improve connectivity between Odenton and MD 295.	\$96,700,000	Remaining phases for the project are on hold.
<b>B</b>	AA436_54	MD 175 (West of Reece Road to East of Disney Road)	Widen MD 175 from Disney Road to Reece Road, from the existing two/four lane roadway to a six lane roadway (1.1 miles). Bicycle and pedestrian facilities will be provided.	\$22,618,000	Project completed.
<b>TOTAL</b>	-	-	-	<b>\$119,318,000</b>	-

Source: MDOT-SHA

Map 1. Anne Arundel County and MDOT-SHA Capital Improvement Projects



**Capital Project**

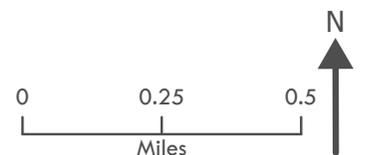
**County Projects**

- Roads
- Trails
- Watershed Protection
- Water and Sewer
- Recreation & Parks
- General County

**MDOT - SHA Projects**

- Roads

- Odenton Town Center
- Fort George G. Meade



August 2023

## Appendix A. Current Development Projects

Table 14 lists the current status of ongoing development projects in the OTC, including development review status, bonus program, and modification information. Map 2 shows the locations of these projects.

**Table 14. Odenton Town Center Development Projects** (as of August 17, 2023)

### Odenton Town Center Development Activity

August 17, 2023

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	Grading Permit phase.	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.
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	Sketch Plan review.	17029: time extension approved. Bonus Program: request to locate parking adjacent to a Grid Street and along street edge pending.

**Odenton Town Center Development Activity**

August 17, 2023

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
5	7-Eleven C2019-0042 00 PP	Baldwin Rd. and Annapolis Rd.	Convenience store and gas pumps.	3,484 sf convenience store and six gas pumps	July 28, 2020	Site Development review.	15936A: combine Preliminary Plan and Site Development Plan review approved. 16384: disturbance to nontidal wetlands pending. 17112: time extension approved. 17265: time extension approved.
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. 16850: time extension approved. 54321: time extension approved. 17157: time extension approved. Bonus Program: mix of use requirement approved.
7	Hale Street Property C2021-0050 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 Lot Consolidation -	Southeast corner of MD 175 and Town Center Blvd.	Lot consolidation.	Site area - 12.9 acres	October 4, 2022	Lot consolidation recorded.	-
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	July 25, 2023	Application not yet submitted.	
9	Odenton Business Park, Lot 4 C2018-0011 00 PP	8280 Lokus Rd.	Mixed-use office/warehouse building.	29,830 sf	May 24, 2022	Construction is complete.	16896R: skip Preliminary Plan and Site Development Plan approved.

Odenton Town Center Development Activity

August 17, 2023

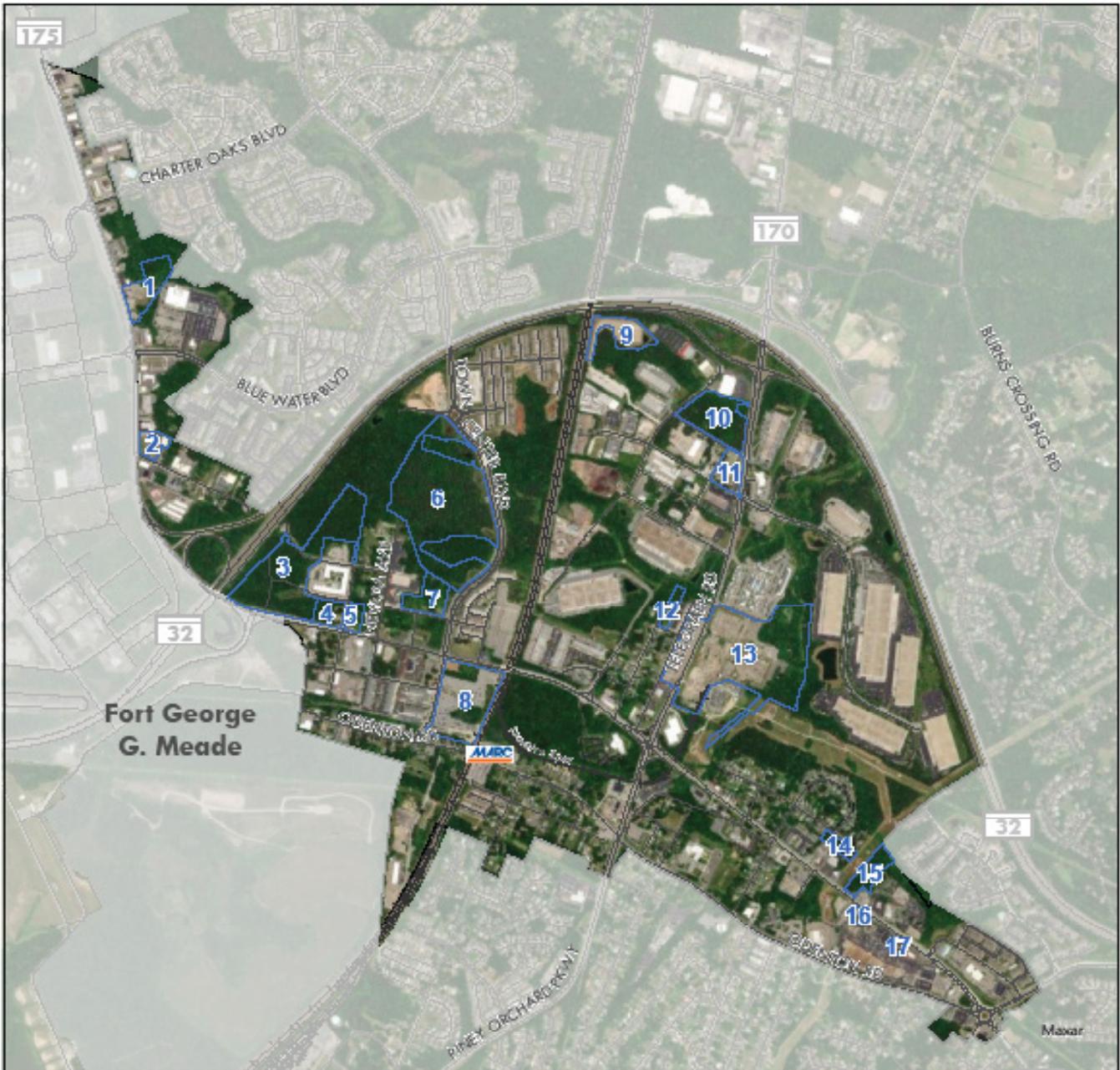
Map Location	Project Name	Location	Project Description	Building Area	Date last presented to the Odenton Town Center Advisory Committee	Development Review Phase and Status	Bonus program / Modification Status
10	Mayfield Self Storage C2019-0085 00 PP	Mayfield Rd.	Self-storage facility.	26,635 sf	October 29, 2019	Construction is underway.	16316: time extension approved. 16173R: remove two specimen trees approved. Bonus Program: streetscape standards and internal pedestrian circulation approved.
11	Sheetz C2023-0015 00 NS	8289 Telegraph Rd.	Gas station and convenience store with a drive-thru	6,100 sf	January 31, 2023	Preliminary Plan review.	17176: skip preliminary plan process approved. 17177: remove specimen trees denied.
12	Academy, Lots 1, 26-45 P2022-0002 00 NS	351 Baltimore Ave.	28 multi-family units.	44,800 sf	May 30, 2023	Preliminary Plan review.	17206: Roadway sections approved.
13	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	January 25, 2022	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: 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. 17050: time extension approved. 17212: time extension approved.
14	Bonaventure Lots 7A-12A -	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.

**Odenton Town Center Development Activity**

August 17, 2023

<b>Map Location</b>	<b>Project Name</b>	<b>Location</b>	<b>Project Description</b>	<b>Building Area</b>	<b>Date last presented to the Odenton Town Center Advisory Committee</b>	<b>Development Review Phase and Status</b>	<b>Bonus program / Modification Status</b>
15	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	Site Development Plan approved 8/17/11.	15326: skip SDP and retest adequate public facilities pending. 15305, 16104, 16468, 16827: Time extension approved. Deadline is 12/20/23 to have permit issued.
16	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.
17	Starbucks; Odenton Shopping Center C2022-0005 00 PP	1161 Annapolis Rd.	Starbucks restaurant.	3,167 sf	January 25, 2022	Application not yet submitted.	16773R: Combine Preliminary Plan and Site Development Plan process approved.

**Map 2. Odenton Town Center Development Projects** (as of August 17, 2023)



**Project Name**

August 17, 2023

- |   |  |
|---|--|
| 1 - Blue Oaks at North Odenton                | 10 - Mayfield Self Storage                                   |
| 2 - Meade Center                              | 11 - Sheetz  |
| 3 - Broadstone at Odenton                     | 12 - Academy, Lots 1, 26-45                                  |
| 4 - Starbucks                                 | 13 - Academy Yard Phase 2                                    |
| 5 - 7-Eleven                                  | 14 - Bonaventure Lots 7A-12A                                 |
| 6 - OTC at Seven Oaks, Lot 4                  | 15 - Odenton Health and Technology Campus and Winmark Center |
| 7 - Hale Street Property                      | 16 - AutoZone  |
| 8 - MARC Lot Consolidation and Parking Garage | 17 - Starbucks   |
| 9 - Odenton Business Park, Lot 4              |  |

