

## Odenton Town Center Development Activity

April 11, 2025

| 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<br>P2021-0067 00 NF | Annapolis Rd.                    | 150-unit four story apartment building, with 1,875 square-feet of office.                                 | 149,146 sf             | March 29, 2022  | Construction underway.   | 16867: time extension approved.<br>16764: specimen tree removal approved.<br>16763: forest clearing approved.<br>Bonus Program: streetscape standards, landscaping, parking space size, active and semi-active frontage, permitted uses, development area approved.   |
| 2            | Meade Center<br>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 in Site Development Plan review. | 13314, 13674: parking, public use, landscaping, forest conservation, phasing plan approved.<br>15313: skip community meeting denied and skip SDP for revised site plan approved.<br>15494: skip community meeting and sketch plan approved.<br>15597: time extension approved.<br>17352: combine Preliminary Plan and Site Development Plan review approved.<br><b>Bonus Program: Roadway and Streetscape standards approved.</b> |
| 3            | Broadstone at Odenton<br>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.   | -   |

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| 4            | Broadstone at Odenton, Bulk Parcel A (Starbucks)<br>P2022-0014 00 NS | Northwest corner of Annapolis Rd. and Baldwin Rd. | Starbucks restaurant.            | 1,890 sf                                   | May 25, 2021  | Final Plan approved 12/11/2024.     | 17029: time extension approved.<br>17278: clear a forested area more than 35-wide and 10,000 square feet approved.<br>Bonus Program: request to locate parking adjacent to a Grid Street and along street edge approved.  |
| 5            | Wawa<br>C2023-0046 00 PP   | Baldwin Rd. and Annapolis Rd.                     | Convenience store and gas pumps. | 5,915 sf convenience store and gas station | December 10, 2024   | Site Development Plan review.       | 17338: combine Preliminary Plan and Site Development Plan review approved.<br>17558: setbacks and parking lot locations pending.<br>Bonus Program: Landscaping, active frontage, building orientation, setbacks, and parking pending.   |
| 6            | Odenton Town Center at Seven Oaks, Lot 4<br>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 approved 4/8/2025.      | 15530: relief from the design manual, setbacks, forest conservation, wetlands buffer superseded.<br>15530AA: wetlands buffer pending.<br>16847: mix of use requirement denied.<br>16236, 16850, 17157, 54321, 17402, 54321: time extension approved.<br>Bonus Program: mix of use requirement approved. |
| 7            | Hale Street Property<br>C2021-0050 00 NC                             | 1412 – 1420 Hale St.                              | 179-unit apartment building.     | Site area - 3.03 acres                     | June 28, 2022   | Project terminated.                 | 16733: combine Preliminary Plan and Site Development Plan review approved.  |
| 8            | Odenton Junction<br>C2024-0048 00 PP<br>C2024-0050 00 PP             | 1457 Hale Street                                  | 122-unit apartment building.     | Site area - 2.67 acres                     | June 25, 2024   | Preliminary Plan review.            | 17629: Activity space pending.<br>17630: Forest conservation pending.<br>17631: Activity space pending.<br>17632: Forest conservation pending.<br>17732, 17733: Time extension approved.  |

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| 9            | MARC Parking Garage<br>C2024-0030 00 NC                          | Southeast corner of MD 175 and Town Center Blvd. | Construct a 1,000+/- space parking garage.   | Site area - 12.9 acres            | October 24, 2023  | Site Development Plan review.       | 17541: combine Preliminary Plan and Site Development Plan review approved.<br>17767: Landscape Manual pending.<br>17768: disturb wetland buffer pending.<br>17769: Specimen trees pending.                                  |
| 10           | Ferguson Trenching<br>P2024-0036 00 NS                           | 1405 Odenton Rd.                                 | Subdivide the parcel into 3 lots with a lot for the existing Ferguson Trenching Operation, a lot for the historic house along Odenton Road, and a lot for a new training facility. | 11,000 sf (new training facility) | April 30, 2024  | Sketch Plan review.                 | -   |
| 11           | Sheetz<br>C2023-0015 00 NS                                       | 8289 Telegraph Rd.                               | Gas station and convenience store with a drive-thru  | 6,100 sf                          | January 31, 2023  | Project terminated.                 | 17176: combine Preliminary Plan and Site Development Plan review approved.<br>17177: remove specimen trees denied.<br>Bonus Program: Roadway Typical Sections and Streetscape Requirements and parking lot location denied. |
| 12           | Mary's Meadows f.k.a. Academy, Lots 1, 26-45<br>P2022-0002 00 NS | 351 Baltimore Ave.                               | 28 multi-family units.   | 44,800 sf                         | May 30, 2023  | Final Plan review.                  | 17206: Roadway sections approved.   |

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| 13           | Academy Yard Phase II<br>S1987-449<br>C2017-0024 00 NC<br>P2017-0057 00 NF<br>C2022-0038 00 PP | 8335, 8339 Telegraph Rd. | 298 multifamily units, 37 townhome units, and 44,500 sf of commercial. | 349,000 sf             | October 24, 2023  | Preliminary Plan review.            | 15274: mix of uses, building height, road standards, building setbacks, and parking lot locations pending.<br>16951: forest clearing pending.<br>16952: Stream buffer pending.<br>16953: non-tidal wetland disturbance pending.<br>15477, 15666, 16292, 16611, 17050, 17212: time extension approved.<br>Bonus program: Modified mixed-use percentages, single-use phases, future phase timeline, building setbacks, road sections, parking lot locations, building height pending. |
| 14           | Taco Bell<br>C2024-0025 00 NC  | 1219 Annapolis Rd.       | Taco Bell restaurant.  | 1,965 sf               | April 30, 2024  | Site Development Plan review.       | 17533: Combine Preliminary Plan and Site Development Plan process approved.   |
| 15           | Bonaventure Lots 7A-12A<br>G02019608<br>G02020095  | 1189-1199 Breitwert Ave. | Six single-family dwellings.   | Site area - 1.35 acres | October 26, 2021  | Grading permit phase for two lots.  | 17171: skip preliminary plan and site development plan process approved.<br>17496: skip preliminary plan and site development plan process approved.  |
| 16           | AutoZone #6782<br>C2019-0008 00 PP   | 1181 Annapolis Rd.       | Retail building.   | 6,886 sf               | February 25, 2020   | <b>Project terminated.</b>          | 16119A/Bonus Program: building setback, parking lot location, and stormwater best management practice requirements <b>withdrawn</b> .<br>17538: time extension approved.  |

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| 17           | Starbucks; Odenton Shopping Center<br>C2022-0005 00 PP | 1161 Annapolis Rd. | Starbucks restaurant. | 3,167 sf      | January 25, 2022  | Construction underway.              | 16773R: Combine Preliminary Plan and Site Development Plan process approved.<br>17400: Site Perimeter Buffer requirements approved. |

*Note: changes from previous version denoted in purple*