

# 2023 PAROLE TOWN CENTER MASTER PLAN (PTCMP)

## 2026 BIENNIAL REPORT REPORTING PERIOD: DECEMBER 2023 - DECEMBER 2025

*By 2040, Parole will be a vibrant, walkable community, and will serve the region as an economic hub. Parole will offer a variety of job opportunities; services; commercial, dining, and entertainment options; and housing for all ages and incomes. The area will continue to attract creative redevelopment that responds to community needs. Landscaping will beautify the environment, while pedestrian plazas provide new spaces to gather. A safe, pleasant bicycle and pedestrian network will offer alternatives for traveling within and around the area, while appealing, functional roadways and new transit investments will manage the area's higher levels of traffic and mitigate an auto-dominant character. Enhancements to the Town Center's natural resources will better integrate these critical features with the built environment. This well-designed urban community will absorb much of the County's growth pressure while respecting and enhancing its less urban surroundings.*

### **PTCMP Vision Statement**

February 2026  
Prepared by the Office of Planning and Zoning



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# INTRODUCTION

Encompassing over 1,400 acres just west of the City of Annapolis, the Parole Town Center is designated as one of Anne Arundel County's three Town Centers and a key Targeted Growth Area for the region. In October of 2023, the County Council adopted Bill 64-23, which adopted the Parole Town Center Master Plan (PTCMP) as an update to the 1994 Parole Urban Design Concept Plan. The PTCMP provides a community vision for the Parole Town Center as a vibrant, dense environment with safe bicycle and pedestrian networks linking well-designed, human-oriented development. The PTCMP outlines a series of strategies and recommendations to guide development and redevelopment within the Town Center and shaped a subsequent update to the County Code's development allowances and requirements for projects located within the Town Center with a series of revisions to the Parole Town Center zoning overlay (§ 17-7-901 through 909 and § 18-14-401).

The 2025 Biennial Report provides an overview of progress in the two years since the Parole Town Center Master Plan's adoption, from November 30, 2023 (the date the adopted Plan became effective) through the end of December 2025. The Report is intended to demonstrate how the County and its partners are following through on the commitments made in the PTCMP's adopted strategies, and helps identify additional needs such as investment, legislation, or staff resources.

This Biennial Report is developed by the Office of Planning and Zoning (OPZ), in collaboration with State and County agencies. The structure of the report mirrors the organization of the County's General Development Plan (Plan2040) and includes summary statistics on the status of implementation strategies, highlights of progress, and key performance indicators. A matrix of the PTCMP's strategies and their implementation status is included in the appendix.



# NATURAL ENVIRONMENT

The Natural Environment section of the PTCMP focuses on preserving and protecting the existing pockets of green infrastructure within the Town Center, expanding the area's tree canopy, and protecting the region's water resources. Four overarching goals and twelve subsequent strategies provide direction for protecting and enhancing the area's environmental features, and expanding access to these areas by area residents and visitors. Many of the strategies reinforce the existing work of County or State agencies in protecting environmental features.



# STATUS OF NATURAL ENVIRONMENT STRATEGIES

With twelve strategies focused on the Natural Environment, implementation is ongoing for the majority of these strategies. These include environmental policies that are implemented through development approvals, such as working with developers to ensure mature trees are maintained in redevelopment, or ensuring open space is incorporated into project design. Strategies dedicated to a specific plan or study, such as parking or street tree master plans, have not yet started.



Natural area near Anne Arundel Medical Center

Figure 1. Status of Natural Environment Strategies

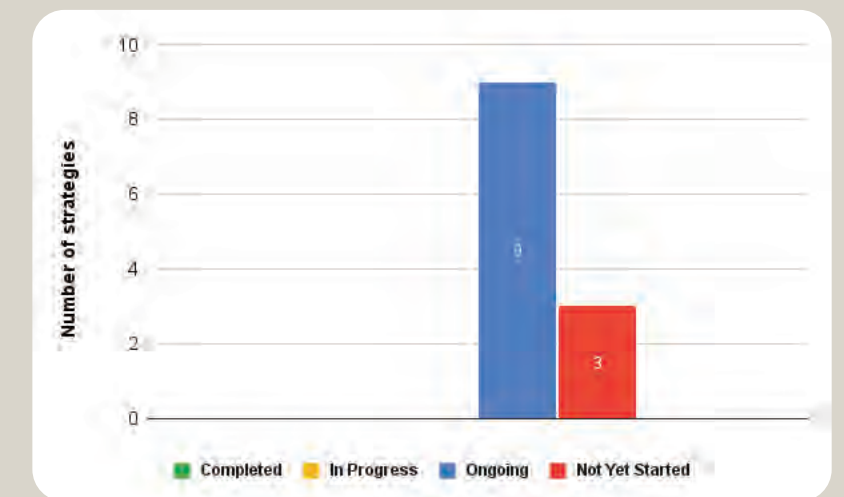
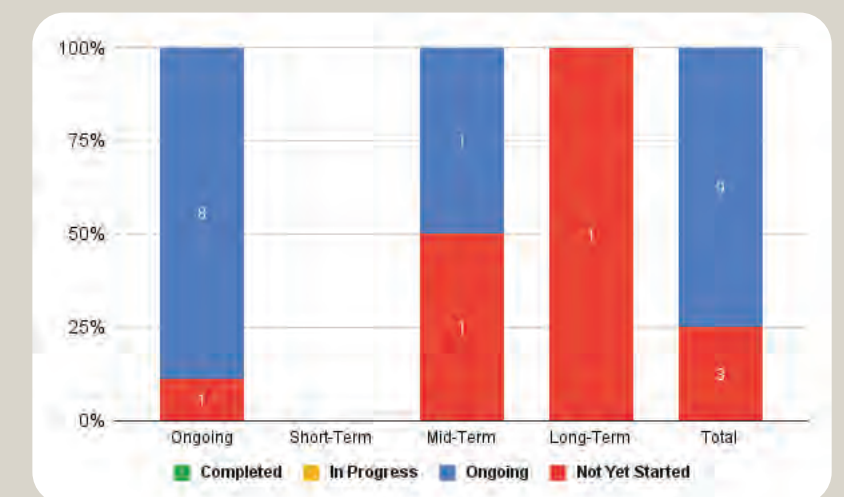


Figure 2. Status of Strategies by Timeframe



Short-Term = 0-5 years, Mid-Term = 5-10 years, Long-Term = 10+ years.



# PROGRESS HIGHLIGHTS

## Modern Stormwater Facilities

Several new developments within Parole, as well as older properties that have redeveloped, have incorporated landscaped stormwater facilities that beautify properties while providing water quality and quantity benefits. Particularly where these gather stormwater from parking and road areas, they encourage more water absorption into the ground, rather than sending water through culverts to outlets in streambeds.



Stormwater facilities and landscaping in the median of Towne Centre Boulevard (left) and along Harry S. Truman Parkway (right).

## Enhancing the Tree Canopy

Trees beautify the urban landscape while cleaning the air and shading pavement to reduce the urban heat island effect. New developments have planted street trees along several roadways, including Riva Road, Jennifer Road, MD 2, and others. Other developments have made efforts to preserve existing, mature trees, giving a more established look to a new development.



Sycamore trees planted along Riva Road with the Beacon Square project (left), and a preserved oak tree at Annapolis Mall (right).



# KEY INDICATORS

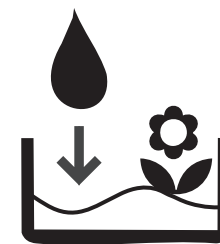
## Street Trees



# 3700 linear feet

of street trees planted or proposed with development projects in the report timeframe.

## Stormwater



# Twelve projects

incorporate landscaped bioretention areas, underground stormfilter and/or permeable paving

*Note: Data obtained from development applications.*



# BUILT ENVIRONMENT

The Built Environment section of the PTCMP addresses land uses by establishing a framework for regulatory guidance and describing the anticipated character of development in different parts of the Town Center. The section also includes a vision for enhanced mobility, with a connected bicycle and pedestrian network, transit amenities, and recommendations for roadway improvements. Four goals with 39 subsequent strategies aim to bring about the desired vision for the Town Center's urban fabric.



# STATUS OF BUILT ENVIRONMENT STRATEGIES

With 39 strategies, the Built Environment chapter is the most robust of the master plan. Updates to development regulations with the County Code led to completion of many of these strategies, while twelve other strategies reference ongoing procedural or development review work. Six strategies targeted for implementation within the five- to ten-year timeframe have not begun.



Beacon Square

Figure 3. Status of Built Environment Strategies

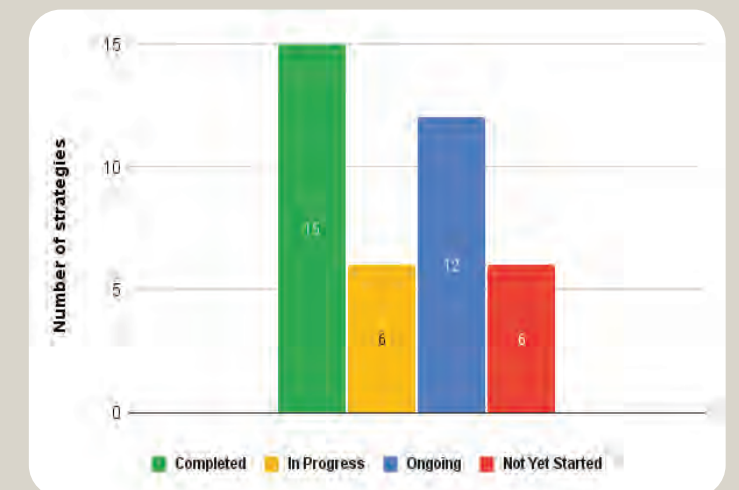
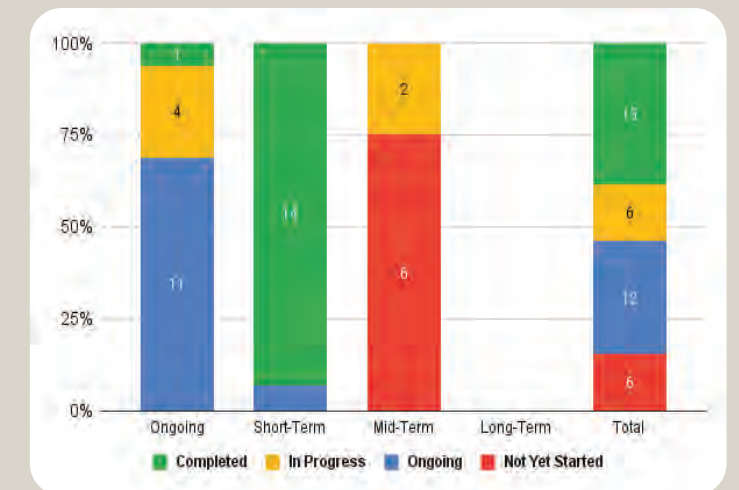


Figure 4. Status of Strategies by Timeframe



Short-Term = 0-5 years, Mid-Term = 5-10 years, Long-Term = 10+ years.



# PROGRESS HIGHLIGHTS

## Fewer Overhead Utilities

Some redevelopment projects move overhead utilities away from the streetfront, reducing visual clutter and beautifying the urban landscape. The pictures below show the before and after impact of Beacon Square placing utilities underground along Riva Road.



## More Bicycle Infrastructure

A key goal of the Parole Town Center Master Plan is a more robust and connected bicycle network and infrastructure. The Master Plan outlines priority areas for completion of the bicycle ways, and bicycle parking is now required with most development in Parole. At left, a cycle track on Jennifer Road, part of the South Shore Trail. At right, bicycle parking and a bike repair station has been installed at the Riva Road Farmers Market



# KEY INDICATORS

### Residential Development



In the Parole Town Center:

**175**

permits issued for multifamily residential units

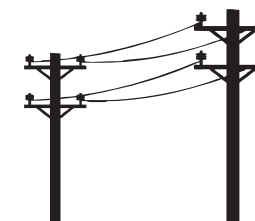
### Nonresidential Development



**11**

commercial projects in review or approved for development (three are part of a larger mixed use project)

### Utility Relocation



**738**

linear feet of relocated above ground utilities

*Note: Data obtained from development applications.*



# HEALTHY COMMUNITIES

The Healthy Communities section of the PTCMP emphasizes park and recreation facilities, and describes placemaking opportunities to bolster the availability of community amenities and access to them by area residents. Two goals and three strategies aim to accomplish work in these areas.



# STATUS OF HEALTHY COMMUNITIES STRATEGIES

With three dedicated strategies, the Healthy Communities recommendations are well underway. One strategy related to community amenities has been completed with Code updates, while two others are continually implemented through the development and redevelopment process and public investments in natural area access.



Outdoor amenity area - Annapolis Towne Centre

Figure 5. Status of Healthy Communities Strategies

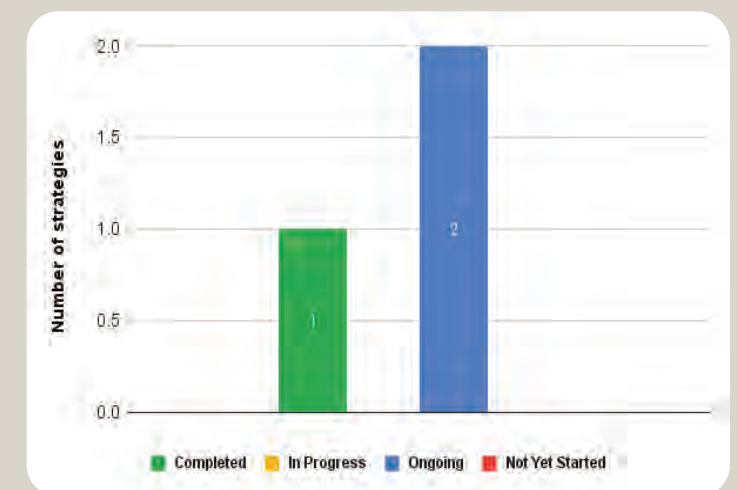
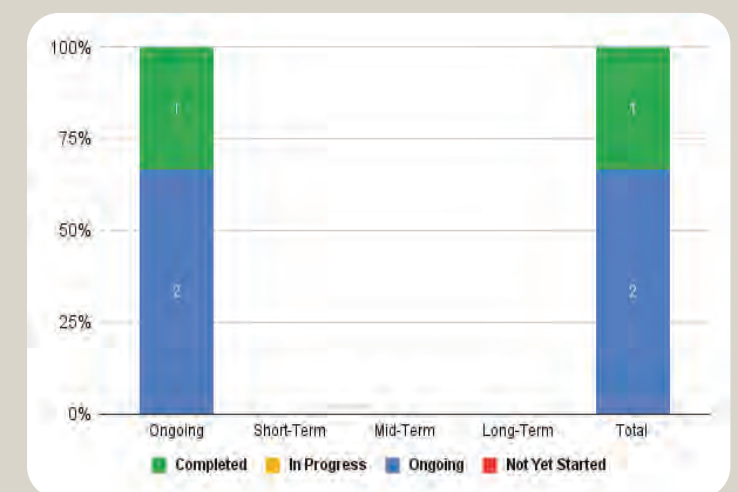


Figure 6. Status of Strategies by Timeframe



Short-Term = 0-5 years, Mid-Term = 5-10 years, Long-Term = 10+ years.



# PROGRESS HIGHLIGHTS

## Amenities for the Community

Community amenities provide an important sense of place, which is vital for an urban environment. Outdoor spaces in particular offer urban residents and visitors spaces to gather and help soften the urban context. New development requirements in Parole Town Center require outdoor open areas for most types of development, contributing to a network of amenities throughout the Town Center.

The images below show a range of amenities in Parole Town Center.

Clockwise from upper left:

- water feature at Annapolis Harbour Center
- pavilion and event space at Annapolis Town Center
- new public entry to Waterworks Park on Housley Road
- plaza area at Festival at Riva



# KEY INDICATORS

## Resident and community amenities

**112,527 square feet** of outdoor amenity areas, including

- courtyards
- plazas
- swimming pools
- forest trail



*Note: Data obtained from development applications*



# STATUS OF HEALTHY ECONOMY STRATEGIES

## HEALTHY ECONOMY

As one of the County's three Town Centers, the Parole Town Center is a key economic driver for Region 7 and for the County. The Healthy Economy section includes two goals and six strategies that reinforce the work of County agencies in promoting business development and infrastructure investment to support business and development in the Town Center.



Implementation of four of the six economic strategies are ongoing, reflecting the work of Anne Arundel Economic Development Corporation and the Anne Arundel Workforce Development Corporation, as well as public investments to support infrastructure in the Town Center. Two mid-term strategies have not yet started; these are related to potentially complex changes to the development process in the Town Center.



Westfield Annapolis Mall, one of the key commercial drivers in the Parole Town Center.

Figure 7. Status of Healthy Economy Strategies

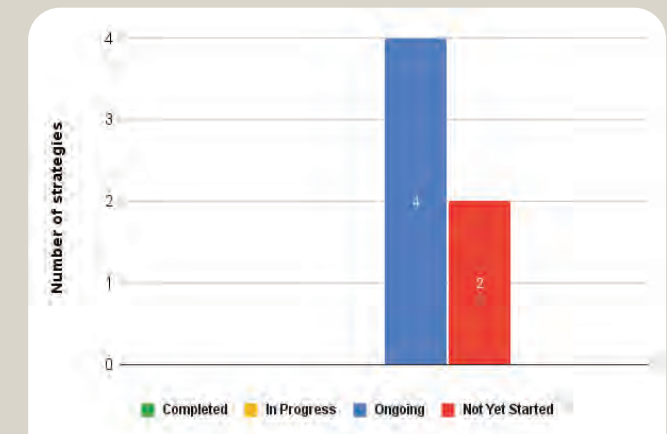
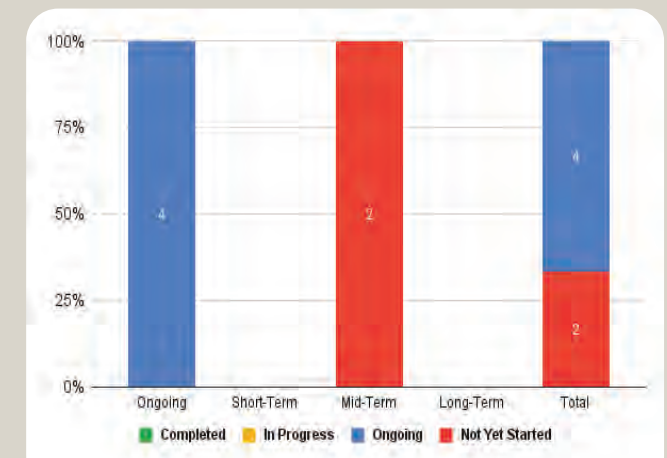


Figure 8. Status of Strategies by Timeframe



Short-Term = 0-5 years, Mid-Term = 5-10 years, Long-Term = 10+ years.



# PROGRESS HIGHLIGHTS

## Anne Arundel Economic Development Corporation

The Anne Arundel Economic Development Corporation (AAEDC) supports businesses and serves as a catalyst for business growth in the County. Their work includes providing investment and technical assistance, fostering community revitalization initiatives, and serving as a liaison for businesses to navigate development regulations and permitting. One avenue of business financing is the VOLT Fund, managed by AAEDC on behalf of the Maryland Department of Commerce. The VOLT Fund offers low interest loans for commercial real estate acquisition/expansion, improvements, equipment, and working capital.



**VOLT Fund** | Small, Minority, Veteran and Women-Owned Business Loan Program  
POWERED BY MARYLAND DEPARTMENT OF COMMERCE

**LOANS TO SMALL BUSINESSES**  
\$25,000 - \$500,000

- Priced at below current market interest rates (5%)
- Eligible purposes: business acquisition, commercial real estate acquisition, building improvements, equipment purchase, leasehold improvements, business start-up costs, and working capital
- Eligible entities include start-ups and existing businesses
- Use of standard underwriting practices; factors to be considered include repayment capacity, financial strength of the company and guarantors, industry and management experience, and collateral protection

**LOAN REQUIREMENTS**

- Personal credit (640 or above)
- Historical Debt Service Coverage Ratio (DSCR) of 1.00x or projections with assumptions showing 1.00x DSCR
- Collateral required when available
- All owners over 20% must personally guaranty the loan
- Life insurance maybe required on owner/guarantor where no valid succession plan is in place
- Minimum equity injection of 10% - 30% for start-up businesses

**LOAN PROCESS**

- Loan applications are available at [www.aaedc.org](http://www.aaedc.org)
- Loan processing time of 30 - 90 days
- Personal tax returns, personal financial statement, business tax returns and business financial statements required for underwriting
- Business plan with financial projections required for start-ups
- Settlement facilitated with the assistance of outside attorneys
- Post-closing: Servicing, loan monitoring, billing, and collections administered by AAEDC financial services staff

A loan program managed by the Anne Arundel Economic Development Corporation for the Maryland Department of Commerce

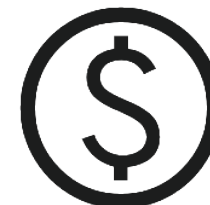


# KEY INDICATORS



10

VOLT Loans closed in Parole Town Center



\$1.2 million

in financing over the report period



*Note: Data obtained from Anne Arundel Economic Development Corporation*





# APPENDIX A - IMPLEMENTATION MATRIX

The matrix on the following pages includes the strategies adopted with the Parole Town Center Master Plan and provides a status update for the timeframe from the Master Plan's effective date in December of 2023 through the end of December 2025.

The key below defines acronyms used in the matrix.

## Acronyms

AACPS	Anne Arundel County Public Schools
AAEDC	Anne Arundel Economic Development Corporation
ACDS	Arundel Community Development Services
AAWDC	Anne Arundel Workforce Development Corporation
BOE	Board of Education
DRP	Department of Recreation and Parks
DPW	Department of Public Works
DPW-BWPR	Department of Public Works, Bureau of Watershed Protection and Restoration
I&P	Department of Inspections and Permits
OOT	Office of Transportation
OPZ	Office of Planning and Zoning
PTCMP	Parole Town Center Master Plan

Goals, Policies, & Strategies Updated January 2026		Responsible Department(s) Lead in bold	Timeframe	Performance Measures	Status Category	Status Update as of December 2025
<b>Natural Environment</b>						
<b>NE1</b>	Preserve, enhance, and restore sensitive areas, including habitats of rare, threatened, and endangered species, streams, floodplains, tidal and non-tidal wetlands, bogs, shorelines, steep slopes, and all applicable buffers.					
<b>NE1.1</b>	Protect and enhance the role that environmental features provide in mitigating stormwater runoff, improving water quality, and fostering wildlife.					
<b>a</b>	Continue investing in water quality improvement projects in Parole's watersheds.	DPW-BWPR	Ongoing	Implementation of identified projects	Ongoing	There are no new installations in the Parole area in the last two years.
<b>b</b>	Employ various strategies in development and redevelopment to protect sensitive environmental areas and features from adverse development impacts, including using innovative site and building design, improving building performance, maximizing buffer areas, minimizing grading, and preserving wooded areas.	OPZ, I&P	Ongoing	Number of development projects with referenced features	Ongoing	The PTCMP calls for preservation of environmental features and innovative environmental design in Town Center projects. The Incentive Program (§ 17-7-909 of the County Code) specifically lists various examples of natural resource conservation over other Code requirements as potential public benefit proffers that may earn additional development capacity or relief from other development requirements.
<b>c</b>	Expand protection of sensitive natural resources where possible, particularly in areas adjacent to existing protected areas.	OPZ, DRP, DPW-BWPR, I&P	Mid-Term	Acres of protected land	Ongoing	Code revisions now require that half of the open area required for development in the Town Center to be green area (§ 17-7-904), and the Incentive Program lists additional open areas for environmental enhancement as a potential public benefit proffer (§ 17-7-909).
<b>NE2</b>	Retain existing forest cover, increase forest replanting efforts and increase urban tree canopy.					
<b>NE2.1</b>	Expand the tree canopy and landscaping in the Parole Town Center. Aim to achieve a 50% tree canopy cover in the Parole Town Center by 2040.					
<b>a</b>	Maintain existing healthy and mature trees in their current state to the extent possible.	OPZ, I&P	Ongoing	Number of development projects with preserved trees	Ongoing	The Incentive Program (§ 17-7-909) specifically lists "preservation of naturally vegetated areas as a potential public benefit to be offered in exchange for some flexibility in development requirements.
<b>b</b>	Adhere to requirements of the County Landscape Manual and this Master Plan to enhance landscaping and tree canopy, and reduce impervious surface areas.	OPZ, I&P	Ongoing	Additional tree canopy; reduction in impervious surface	Ongoing	The PTCMP reinforces the requirements of the County Landscape Manual, with additional provisions that tailor tree tree requirements to the urban Town Center context.
<b>c</b>	Promote the planting of street trees along Parole Town Center roadways, as well as landscaping in medians, where practical. Clarify responsibility for maintenance of these areas prior to installation.	OPZ, DPW, I&P	Ongoing	Number of new street trees along Parole Town Center roadways	Ongoing	Several recent developments have added street trees along various roadways, including Beacon Square, 2510 Riva Road, and Aventon.
<b>d</b>	Consider developing a Street Tree Master Plan for the Parole Town Center that prioritizes certain corridors and expresses the desired character and performance of the new trees.	OPZ, DPW, I&P	Ongoing	Status of Plan	Not Yet Started	N/A
<b>NE3</b>	Expand, enhance and continue to protect the County's greenways and open space areas.					
<b>NE3.1</b>	Increase the amount of protected land in the Parole Town Center.					
<b>a</b>	Acquire land for parks and open space in and near the Parole Town Center in accordance with the Land Preservation, Parks and Recreation Plan and Plan2040 and enhance access for public use as appropriate.	DRP, DPW-BWPR, OPZ	Long-Term	Acres of land acquired	Not Yet Started	N/A
<b>b</b>	Encourage new development to provide publicly accessible open space that complements and expands the existing open space network.	OPZ	Ongoing	Amount of added open space	Ongoing	Updates to County Code (§ 17-7-904) define and require "Activity Space" as a type of accessible open area.

Goals, Policies, & Strategies Updated January 2026		Responsible Department(s) Lead in bold	Timeframe	Performance Measures	Status Category	Status Update as of December 2025
<b>NE4</b>	Improve and protect surface water quality by reducing impacts from stormwater runoff, wastewater discharge and septic systems.					
<b>NE4.1</b>	Use redevelopment as an opportunity to retrofit impervious surfaces, enhance stormwater quality and quantity, and expand green space.					
<b>a</b>	Revise parking requirements as appropriate, based on findings and recommendations of a study of parking generation standards and requirements, to reduce the amount of impervious surface parking for development projects.	OPZ, OOT, I&P	Mid-Term	Status of Code updates	Not Yet Started	N/A
<b>b</b>	Employ innovative stormwater management techniques that simultaneously add greenspace, landscaping and beautification, where possible.	DPW-BWPR, I&P, OPZ	Ongoing	Number of projects providing referenced elements	Ongoing	County Code updates to § 17-7-909 allow for innovative stormwater techniques that exceed standard requirements to count toward Incentive Program relief. Examples of such stormwater management areas can be seen at recent developments, including Beacon Square, Annapolis Towne Centre, and others.
<b>c</b>	Require new development or redevelopment to address existing outfall instability and/or inadequacy issues downstream.	OPZ, DPW-BWPR, I&P	Ongoing	Number of projects providing referenced elements	Ongoing	The County Code (§ 17-5, Subtitle 7) requires all development to meet stringent outfall APF requirements.
<b>Built Environment</b>						
<b>BE1</b>	Focus and encourage carefully planned and high quality, dense development, redevelopment and revitalization in the Targeted Development, Redevelopment and Revitalization Policy Areas in the Parole Town Center while meeting environmental requirements.					
<b>BE1.1</b>	Align land use policies, development regulations and other programs and incentives to support development and business growth in Parole.					
<b>a</b>	Retain three general tiers of density in the Parole Town Center to ensure a transition of density to surrounding, lower density areas of the County.	OPZ	Short-Term	Status of Code updates	Completed	Section § 17-7-904 divides the Town Center into Subareas with tailored height and open area allowances. Additionally, there are lower height allowances within 100' of a residentially zoned and used property outside of the Town Center.
<b>b</b>	Coordinate current and long-range planning efforts with those of the City of Annapolis and surrounding areas of the County.	OPZ, I&P, OOT	Ongoing	Participation in meetings and information sharing	Ongoing	Staff from both localities is working to establish an ongoing process of engagement across the jurisdictional boundary.
<b>c</b>	Monitor infrastructure and facilities needs and invest in identified infrastructure improvements to support residential and non-residential growth.	OPZ, DPW, OOT, BOE	Ongoing	Track investment in infrastructure projects in Parole	Ongoing	Several efforts are underway in the Town Center to support infrastructure capacity. Examples State and local budget allocations for a safety study on West Street, a connection of the Poplar Trail to the South Shore Trail, and various improvements carried out with approved development projects.
<b>d</b>	Provide flexibility in development regulations to allow for creative development proposals, individual site limitations, and rapid response to changing market forces.	OPZ, I&P, OOT	Ongoing	Status of Code updates	Completed	Code updates to development provisions of the Parole Town Center Zoning Overlay (§ 17-7, Subtitle 9) permit flexibility primarily through the Incentive Program, where additional public benefits may be proposed with development in exchange for flexibility in some development requirements.
<b>e</b>	Enhance the Incentive Program to provide greater flexibility for projects in meeting the Vision of this Master Plan, while ensuring development and redevelopment more reliably achieves a mixture of desirable land uses, quality design, and public amenities.	OPZ	Short-Term	Status of Code updates	Completed	Updates to section § 17-7-909 of the County Code expand the example list of potential public benefits that may be offered in excess of general Code requirements in exchange for relief from certain development requirements.
<b>f</b>	Amend the Plan2040 Development Policy Area and Planned Land Use maps through the Region 7 planning process to align with the recommended Parole Town Center boundary and Planned Land Use along Bestgate Road.	OPZ	Short-Term	Status of Region Plan process	Completed	Changes to Development Policy Area and Planned Land Use designations have been incorporated based on further analysis during the Region 7 planning effort. Additional changes along Generals Highway are recommended with the draft Region 6 Plan, which is anticipated for review and adoption by the County Council in spring of 2026.

Goals, Policies, & Strategies Updated January 2026		Responsible Department(s) Lead in bold	Timeframe	Performance Measures	Status Category	Status Update as of December 2025
<b>BE1.2</b>	Prepare for the impacts of evolving technologies, market shifts and climate change to development and transportation to enhance Parole's resiliency to change.					
<b>a</b>	Adapt guidelines and regulations, and coordinate with State and other agencies, to ensure infrastructure and new development accommodates new technologies such as connected and automated vehicles and electric charging stations.	<b>OPZ, OOT, DPW</b>	Mid-Term	Status of updates to Code, DPW Design Manual, and other relevant guides	In Progress	§ 17-7-908 requires electric vehicle charging stations for multifamily and mixed use developments, as well as some business complex developments. County transportation staff is coordinating with regional workgroups on advancing new technologies.
<b>b</b>	Update development regulations for the Parole Town Center to permit greater flexibility in development proposals while maintaining the Vision for a compact and multimodal community.	OPZ	Short-Term	Status of Code updates	Completed	Code updates to development provisions of the Parole Town Center Zoning Overlay (§ 17-7, Subtitle 9) require urban scale development and multimodal connectivity, while maintaining the Incentive Program, where additional public benefits may be proposed with development in exchange for flexibility in some development requirements.
<b>c</b>	Promote building and site development and redevelopment that incorporates carbon neutral and net zero energy, waste and water use technology, as well as strategies to improve resiliency to climate change impacts.	<b>OPZ, I&amp;P</b>	Ongoing	Number of development projects with referenced features	Ongoing	Code updates, particularly in § 17-7, Subtitle 9, require environmentally friendly features with development, including electric vehicle charging and multimodal infrastructure, and encourage green amenities such as enhanced stormwater technology or LEED certification through the Incentive Program.
<b>BE2</b>	Promote vibrant, high-quality development of attractive and human-oriented buildings, sites and public spaces in the Parole Town Center for opportunities to live, work, learn and play without the daily use of a car.					
<b>BE2.1</b>	Facilitate density and a robust mix of uses throughout Parole, particularly in the Core and Urban Center.					
<b>a</b>	Revise development regulations to allow for mix of uses by-right throughout the Town Center.	<b>OPZ</b>	Short-Term	Status of Code updates	Completed	§ 17-7-905 of the County Code allows for a mix of uses by-right throughout the Parole Town Center.
<b>b</b>	Revise the overlay provisions for permitted uses in the Town Center - Expand permitted uses in the Town Center to include a wider range of uses appropriate to the urban context. - Provide additional provisions for new gas stations, self-storage facilities, auto sales, and other uses as appropriate to adapt these to the urban context. - Prohibit uses from the Parole Town Center that do not align with the Vision in this Master Plan. Allow for viable existing uses to continue as legal grandfathered uses.	<b>OPZ</b>	Short-Term	Status of Code updates	Completed	§ 17-7-905 of the County Code is updated to incorporate these provisions for permitted uses in the Parole Town Center.
<b>BE2.2</b>	Promote the retrofit of suburban development patterns through redevelopment that features high-quality urban design that is less auto-oriented, more dense and more oriented to people.					
<b>a</b>	Add detail to Open Area requirements in the County Code to ensure that green space and activity areas are provided with development and redevelopment.	<b>OPZ</b>	Short-Term	Status of Code updates	Completed	Open Area requirements for the Parole Town Center were updated with revisions to the Code; see § 17-7-904. Development projects may seek some relief to these requirements through the Incentive Program per § 17-7-909.
<b>b</b>	Develop minimum and maximum setback requirements in the Town Center to promote urban scale. Consider 0-foot minimum setbacks and 35-foot maximum setbacks in most parts of the Town Center.	OPZ	Short-Term	Status of Code updates	Completed	Bulk regulations for the Parole Town Center were updated as noted; see § 17-7-904 of the County Code.
<b>c</b>	Incorporate active frontage elements into the site and building design of development and redevelopment projects along identified roadways.	OPZ, I&P	Short-Term	Number of development projects with active frontage features	Ongoing	Section 3.2.1.3.5 of the PTCMP identifies various roadways for active frontage treatment. Both the Shoppes at Riva and Beacon Square provide some active frontage elements along Riva Road.

Goals, Policies, & Strategies Updated January 2026		Responsible Department(s) Lead in bold	Timeframe	Performance Measures	Status Category	Status Update as of December 2025
<b>d</b>	Incorporate the urban form elements of gateways, vistas, view corridors, and landmarks as indicated in this Master Plan for redevelopment projects.	OPZ, I&P	Ongoing	Number of development projects with active frontage features	Ongoing	Section 3.2.1.3 of the PTCMP outlines areas for various urban form elements and provides examples for potential incorporation in future projects. Buildings at Beacon Square, for example, provide urban form features terminating the view from Town Centre Boulevard.
<b>e</b>	Ensure development and redevelopment incorporate urban and pedestrian-friendly site design principles. Ensure coordination of development with existing and planned multimodal networks, site interconnections, and nearby amenities.	<b>OPZ, DPW, I&amp;P, OOT</b>	Ongoing	Number of development projects with referenced features	Ongoing	Section 4.2.1.5 of the PTCMP outlines site design requirements that are required per § 17-7-903 of the Code. The Avention project, for example, incorporates strong pedestrian-oriented site design between buildings on site and to the public sidewalk along Riva Road.
<b>f</b>	Develop a Signage and Wayfinding Plan for the Parole Town Center to help orient access to placemaking amenities.	<b>OPZ</b>	Mid-Term	Status of Wayfinding Plan and implementation	Not Yet Started	N/A
<b>g</b>	Consider establishing a committee of local property owners, business owners, and Town Center residents to identify, prioritize, and advocate for implementation of community-scale placemaking projects.	OPZ, AAEDC	Mid-Term	Status of advocacy group	Not Yet Started	N/A
<b>h</b>	Promote site design that minimizes the visual impact of parking and service areas. At a minimum, these areas should be placed at the rear or side of a building and screened from public view.	OPZ, I&P	Ongoing	Number of development projects with referenced features	Ongoing	Section 4.2.1.6 of the PTCMP encourages minimizing the visual impact of parking and service areas, with detailed recommendations for development projects. Recent development at 2077 Somerville Road minimized the impact of surface parking on surrounding properties by placing parking to the side and rear of the building.
<b>i</b>	As opportunities arise, move overhead utilities off the public streetfront by placing them underground or along alleyways and at the rear of buildings, to the extent feasible.	OPZ, I&P, DPW	Ongoing	Linear feet of overhead utilities moved off public streetfront	Ongoing	Certain projects have moved overhead utilities; most were completed prior to the PTCMP update. Approx 738 feet of utilities along Riva Road have been moved underground with Beacon Square.
<b>j</b>	Revise development regulations to incorporate architectural standards for building form, building facades, and additional provisions for signage.	OPZ	Short-Term	Status of Code updates	Completed	Section 4.2.1.7 of the PTCMP outlines architectural requirements that are required per § 17-7-903 of the Code.
<b>k</b>	Evaluate the use of a form-based ordinance for the Parole Town Center to facilitate redevelopment and revitalization.	OPZ	Mid-Term	Status of evaluation	Not Yet Started	N/A
<b>BE3</b>	Provide for a variety of housing types and designs to allow all residents housing choices at different stages of life and at all income levels in the Parole Town Center.					
<b>BE3.1</b>	Prioritize providing workforce and affordable housing opportunities within Parole, particularly near transit facilities.					
<b>a</b>	Evaluate strategies to incentivize or require workforce and affordable housing units, including omitting affordable housing units from density calculations, expanding incentive criteria for workforce and affordable housing, and expedited site plan review for projects with affordable housing.	<b>OPZ, ACDS</b>	Short-Term	Status of evaluation	Completed	Section 17-7-906 of the County Code requires a percentage of new dwelling units in Parole Town Center be affordable to households at or below the region's median income. Bill 72-24 adopted similar moderately priced dwelling provisions that apply Countywide.
<b>b</b>	Revise the incentive program to allow smaller lots to achieve maximum residential density without mixed-use requirements.	<b>OPZ</b>	Short-Term	Status of Code updates	Completed	Code updates allow for mixed-use development by-right throughout the Town Center. All projects in the Town Center may seek relief from development regulations that may limit residential density (such as setbacks, buffer or open areas, etc.) via the Incentive Program.

Goals, Policies, & Strategies Updated January 2026		Responsible Department(s) Lead in bold	Timeframe	Performance Measures	Status Category	Status Update as of December 2025
<b>BE4</b>	Provide a well-maintained multimodal transportation network that is safe, efficient, environmentally sensitive and provides practical and reliable transportation choices and connections for all users.					
<b>BE4.1</b>	Prioritize investments in safe multimodal connectivity within Parole Town Center and between it and the surrounding region.					
<b>a</b>	Invest in improvements to enhance the capacity of all modes on Parole-area roadways, including by implementing the recommendations of the Parole Mobility Study.	OOT, DPW, OPZ	Ongoing	Number of roadways improvement projects	In Progress	Various roadway capacity improvements are being studied or are underway, including widening of I-97 to MD 32 and developing a parallel road to a portion of Riva Road. A shared-use path is underway for Jennifer Road, from the Medical Center to Admiral Drive.
<b>b</b>	Use development, redevelopment and public investment as opportunities to implement a well-connected bicycle and pedestrian network and facilities throughout Parole.	OOT, DPW, I&P, OPZ	Ongoing	Number of bicycle/pedestrian projects implemented	In Progress	Roadway section details outlined in the PTCMP, as well as targeted corridor studies, particularly along Riva Road, have helped new projects fill in gaps in the bike/ped network. Recent examples include a shared use path along portions of the Riva Road streetfront.
<b>c</b>	Prioritize the implementation of the findings and recommendations of targeted transportation studies in the Parole area to enhance the network for all modes. Coordinate with the City of Annapolis on all cross-jurisdictional recommendations.	OOT, DPW, OPZ	Ongoing	Number of transportation projects implemented	In Progress	Current projects include the Safe Routes to Transit study, which is prioritizing projects to improve access to transit stops in Parole and beyond; and implementation of a shared use path on Jennifer Road.
<b>d</b>	Provide improvements to identified intersections to enhance accessibility and safety for all modes.	DPW, OOT, OPZ	Mid-Term	Number of improved intersections	In Progress	Intersections on Riva Road at Towne Centre Boulevard and at Forest Drive have implemented safety improvements for bicyclists and pedestrians .
<b>e</b>	Enhance the safety and user experience of bicyclists and pedestrians on facilities beneath overpasses. Consider artistic treatments and add placemaking amenities, as approved by relevant agencies.	OOT, OPZ	Mid-Term	Number of projects to improve facilities beneath overpasses	Not Yet Started	N/A
<b>f</b>	Implement transit improvements, including the multimodal center, prioritization of transit vehicles on roadways and at intersections, bus facility upgrades, enhanced service, and transit-supportive policies.	OOT	Ongoing	Number of transit improvements implemented	In Progress	The South County Call and Ride service has expanded into the Parole Town Center, and a BWI Express route has been added between the Town Center and the airport.
<b>BE4.2</b>	Mitigate congestion on Parole roadways.					
<b>a</b>	Advance Transportation Demand Management strategies, including promotion of alternative transportation use and teleworking by area employees, during hours of peak congestion.	OOT	Ongoing	Track implementation of TDM strategies	Ongoing	County Office of Transportation actively promotes TDM and alternative transportation through rideshare and carpool coordination efforts, regional partnerships, and community and employer engagement within the Town Center and beyond.
<b>b</b>	Employ and invest in Transportation Systems Management and Operations strategies in Parole and the surrounding area, including signal system coordination and enhanced management of active and event traffic.	DPW, OOT	Ongoing	Track implementation of TSMO projects	Ongoing	County DPW implemented adaptive technologies along Riva Road in 2025.
<b>c</b>	In coordination with the MDOT State Highway Administration and the City of Annapolis as needed, implement Access Management strategies for identified roadways, including requirements for shared alleys, drive lanes, frontage roads, parking connections and coordination between adjoining properties.	OOT, I&P, OPZ	Ongoing	Track implementation of actions	Ongoing	Bollards have been installed on Riva Road, from MD 665 to Admiral Cochrane Boulevard to limit left turn movements and improve safety.
<b>d</b>	Develop APF standards and Traffic Impact Study procedures that are tailored to the urban context.	OOT, DPW, OPZ	Short-Term	Status of Code and DPW Design Manual updates	Completed	Bill 81-25 updated APF and TIS standards in the County Code in December 2025.

Goals, Policies, & Strategies Updated January 2026		Responsible Department(s) Lead in bold	Timeframe	Performance Measures	Status Category	Status Update as of December 2025
<b>BE4.3</b>	Align design criteria for roadways, buildings, and sites in Parole in accordance with the County's Complete Streets policy to reflect an urban context for multiple modes of travel.					
<b>a</b>	Incorporate urban typologies appropriate for a Town Center context into the County's DPW Design Manual to guide future development of road, bicycle and pedestrian facilities in the Parole Town Center.	DPW, I&P, OOT	Short-Term	Status of DPW Design Manual updates	Completed	Urban road typologies were incorporated into the Anne Arundel County Design Manual in 2024, for use in the design of public features in development projects.
<b>b</b>	Use the table of recommended typical section details of the Parole Mobility Study, Appendix H, to guide implementation of roadway, bicycle and pedestrian facilities within Parole.	OOT, OPZ, DPW	Ongoing	Number of identified projects implemented	Ongoing	The recommended typical section details were adopted by reference with the Parole Town Center Master Plan. Additionally, general urban street design typologies were incorporated into the Design Manual in 2024.
<b>c</b>	Evaluate and revise current parking generation standards and requirements to better align demand and supply and deliver efficient, urban-scale parking. Consider ideas such as reduced parking minimums, shared parking, and structured parking requirements.	OOT, OPZ	Mid-Term	Status of parking evaluation	Not Yet Started	N/A
<b>d</b>	Study the potential for a Public Parking District system to fund, construct and operate public parking in Parole Town Center. Consider establishing a Parking Authority to coordinate these efforts.	OOT, OPZ	Mid-Term	Status of study to determine need and feasibility of Parking District system	Not Yet Started	N/A
<b>e</b>	Require bicycle parking with all development projects.	OOT, OPZ	Short-Term	Status of Code updates	Completed	Updates to the County Code require bicycle parking with development in Parole Town Center (§ 17-7-908).
<b>Healthy Community</b>						
<b>HC1</b>	Provide for a diverse range of accessible public recreational facilities to serve the needs of all Town Center residents.					
<b>HC1.1</b>	Prioritize investments for parks and recreational facilities in and near the Parole Town Center and strengthen access to these facilities.					
<b>a</b>	Use development, redevelopment and public investments as opportunities to provide recreational amenities and connect people to open space. Coordinate the amenities with identified connections within the parks and greenspace network to enhance access.	OPZ, DRP, OOT, DPW	Ongoing	Number of projects enhancing amenity access	Ongoing	Several recent developments provide outdoor recreational areas for residents and visitors. Aventon, at 2557 Riva Road, is one example, with private outdoor courtyards for residents and a more public recreation area at the front of the site on Riva Road.
<b>b</b>	Provide linkages, signage, and gateways to parks, trails, and natural areas through public investments and during the development and redevelopment process.	DRP, DPW, OPZ	Ongoing	Number of development projects providing identified features	Ongoing	The City of Annapolis and the County have coordinated to enhance the trailhead at Waterworks Park, on the west side of Housley Road. Recent investments include extending the sidewalk from the Housley Road on-street parking to the trailhead, as well as adding a marked pedestrian crossing with signage.
<b>HC2</b>	Provide for community amenities to foster a sense of community.					
<b>HC2.1</b>	Encourage new development to include community amenities that support placemaking, such as parks, gathering spaces, and public art.					
<b>a</b>	Offer density bonuses through the incentive program for development and redevelopment projects that include community amenities that support placemaking.	OPZ	Ongoing	Status of Code updates	Completed	Updates to development provisions within the Parole Town Center maintain the Incentive Program (§ 17-7-909), with density bonuses in exchange for public benefits, including placemaking amenities.

**Goals, Policies, & Strategies**  
Updated January 2026

		Responsible Department(s) Lead in bold	Timeframe	Performance Measures	Status Category	Status Update as of December 2025
<b>Healthy Economy</b>						
<b>HE1</b>	Promote economic development that supports smart growth and provides opportunities for Town Center residents to work near where they live.					
<b>HE1.1</b>	Promote development and redevelopment in the Parole Town Center.					
a	Continue to use incentives such as financing tools to encourage investment, new development and redevelopment in Parole.	AAEDC, OPZ	Ongoing	Number of incentives and statistics on use	Ongoing	AAEDC has closed 10 VOLT Loans in the Parole Town Center, totalling \$1,196,000 in financing during the reporting period.
b	Examine ways to implement an expedited development review process across all County agencies for development proposals in the Town Center.	OPZ, I&P, DPW	Mid-Term	Status of evaluation	Not Yet Started	N/A
c	Prioritize the Capital Program to promote adequate public facilities and infrastructure necessary to support development and redevelopment in the Town Center.	DPW, OOT, OPZ	Ongoing	Number of capital projects funded in Parole	Ongoing	Various projects have been or are being funded in Parole Town Center, including a multimodal transit center, study for a possible parallel road to Riva Road, and studies for various multimodal roadway connections within the Town Center.
d	Develop additional legal and financial tools that provide future development guarantees in return for substantial private investments in necessary infrastructure in the County's Capital Program.	AAEDC, OPZ	Mid-Term	Development of identified tools	Not Yet Started	N/A
e	Identify employment gaps among the region's residents and support workforce development programs to address these gaps.	AAWDC, AAEDC	Ongoing	Number and type of programs and services	Ongoing	Anne Arundel Workforce Development Corporation works with partners and employers throughout the region and County to develop and help administer workshops, trainings, and apprenticeships in various business, health care, and County government environments.
<b>HE2</b>	Attract, retain and expand upon the diversity of businesses and industries that will provide jobs, income and a tax base that is sustainable.					
<b>HE2.1</b>	Focus efforts to support and expand businesses and industries in the Town Center.					
a	Continue working with various partners to market resources and attract companies to the Parole Town Center.	AAEDC	Ongoing	Track outreach efforts	Ongoing	AAEDC continues to form close relationships with key stakeholders, especially in the wake of ownership and management changes in the major retail hubs in the Town Center.

# APPENDIX B - RESOURCES AND LINKS

The following list provides resources relevant to the Parole Town Center Master Plan and this Biennial Report.

[Anne Arundel County Report a Concern](#)

[AAEDC Data Resources](#)

[Annual Action Plan](#) (Arundel Community Development Services, Inc.)

[Educational Facilities Master Plan](#) (Anne Arundel County Public Schools)

[Land Preservation Parks and Recreation Plan](#) (Anne Arundel County DRP)

[MDOT SHA Report a Concern](#)

[Parole Town Center Master Plan](#) (Anne Arundel County OPZ)

[Transit Development Plan](#) (Anne Arundel County OOT)

[Walk and Roll!](#) (Anne Arundel County OOT)

[Water and Sewer Master Plan](#) (Anne Arundel County OPZ)

# APPENDIX C - DEVELOPMENT PROJECTS

		December 2023 - December 2025				
Project Name	Description	Processed under 1994 Plan or 2023 Plan?	Plat approved	Location	Residential Units	Commercial square footage
Dash In, 2575 Riva Rd C2022-0022	Redevelopment; Gas station, convenience store and car wash	1994	1/31/2024	southwest corner of Riva Road at Truman Parkway	0	7,300
2557 Riva Road (mod) C2022-0058	Redevelopment; retail building and restaurant	1994	4/24/2024	south side of Riva Road, west of Admiral Cochrane Drive	0	6,630
Cracker Barrel (Annap Restaurant Park, Lot 2) C2023-0011	Redevelopment; restaurant	1994	6/26/2024	south side of Jennifer Road, north of Generals Highway	0	11,000
Camden Square FD-R-2025-0004	Apartment building with structured parking	1994	in process	179 Jennifer Road	240	--
Everleigh at Annapolis Towne Centre (mod) C2023-0034	Redevelopment; adult independent apartments with structured parking	1994	12/18/24	Riva Road at Towne Centre Boulevard	175	--
Annapolis Upgrade, 2023 Industrial Dr C2023-0049	Redevelopment: replacement of underground storage tanks, containment area, and other infrastructure	1994	1/29/25	east side of Industrial Drive, north of Bestgate Road	0	2,417
179 Defense Hwy C2023-0052	Landscape buffer for towing storage yard	1994	3/26/25	south side of Defense Highway, west of Nichols Road	0	--
Toys R Us, Lot 1 C2022-0053	Redevelopment; Storage warehouse	1994	11/25/24	south side of Generals Highway, west of the US 50 on-ramp	0	15,447
Westfield Annapolis Mall, Dicks Sporting Goods C2025-0026	Redevelopment; retail store	2023	in process	east side of Annapolis Mall	0	--
DSG House of Sport Turf Field FD-2025-0006	Redevelopment; turf field	2023	in process	east side of Annapolis Mall, west of the Mall Ring Road	0	--
Three Mile Oak, Lots 42, 43 FD-2025-0019	Redevelopment; restaurant and drive through coffee shop	2023	in process	corner of Defense Highway and Oak Court	0	871
Sams Club Fuel Station Expansion FD-2025-0025	expand existng fuel pump station	2023	in process	west side of Generals Highway, south of Housley Road	0	14,420
Aventon Annapolis, Lot 2 Towne Row P2023-0024	Redevelopment; age restricted townhouses	1994	6/13/23	south side of Riva Road, west of Admiral Cochrane Drive	18	--
Orville Bowen Property (Mixed Use) P2023-0008	Gas station / Convenience store and 320-unit multifamily structure	1994	in process	north side of Riva Road, east of Truman Parkway	320	5,051
119 Womack Drive	Apartment building with structured parking and additional parking for nearby office building	1994	in process	east side of Womack Drive at Spruill Road	328	--