



ANNE ARUNDEL COUNTY GOVERNMENT RELATIONS OFFICE

To: Members, Anne Arundel County Council

From: Ethan Hunt, Director of Government Affairs /s/
Via Amy Gowan /s/

Date: October 5, 2026

Subject: Resolution No. 36-26: RESOLUTION approving the revision of certain terms and conditions of the private disposition of certain County-owned property in Glen Burnie, Maryland, known as 7409 Baltimore-Annapolis Boulevard

This summary was prepared by the Anne Arundel County Government Relations Office for use by members of the Anne Arundel County Council during consideration of Resolution No. 36-26.

Summary

This Resolution modifies the terms and conditions related to the disposition of up to 34.0008 acres County-owned property located at 7409 Baltimore-Annapolis Boulevard, Glen Burnie, MD 21061, which was approved by Resolution 16-25 on July 7, 2025.

Background

Resolution 16-25 approved the surplus determination and the proposed terms and conditions of sale of the property to Sawmill Partners LLC. At that time, it was specified at that time that the ultimate unit count will depend upon site engineering as the project proceeds through environmental investigation and the development review process. The approved term sheet placed limitations upon unit variation by housing type and ownership requiring:

- 120 “for-sale” multi-family condominiums with 20% set aside at 80% area median income (“AMI”)
- 90 for-sale two-over-two condominiums with 15% set aside at 80% AMI
- 36 rental townhomes with 20% set aside at 75% AMI

The terms also include off-site improvements namely:

- Accessible path to B&A Trail via Linden Lane including crossing improvements of B&A Boulevard.

- Improvements along B&A Boulevard between Linden Lane and Dorsey Road/MD 176 to provide sidewalk meeting current width and ADA requirements.
- Improvements to provide pedestrian crossing of B&A Boulevard at Dorsey Road/MD 176 and connection to B&A Trail Extension.
- Current CIP project to extend end of B&A Trail on south side of Dorsey Road/MD 176 to the Cromwell Light Rail Station, including pedestrian crossing of Dorsey Road at B&A Boulevard.

Purpose

The purpose of this resolution is to modify certain terms and conditions associated with the surplus and disposition of +/-34 acres County-owned property located at 7409 Baltimore-Annapolis Boulevard, Glen Burnie, MD 21061. The modifications are based upon the discovery of certain site conditions informed by environmental investigation, testing, soil excavation, demolitions of existing structures and parcel boundary reconfiguration.

Activities to date:

Through a \$300,000 Department of Housing and Community Development (DHCD), Strategic Demolition Grant, AAEDC retained the services of Geotechnical Associate (GTA), Berg Demo Group and Reliable Contracting to demolish the vacant garage building, conduct environmental testing, dispose of contaminated soil and backfill the site with suitable soil. This work occurred over the course of approximately nine months in 2026, in conjunction with additional environmental testing and site work conducted by Sawmill Partners LLC.

The results of this work and subsequent site investigations identified conditions that warrant modifications to the original development concept. Transitioning from multifamily condominiums to townhomes provides greater flexibility in the placement and configuration of units to respond to site conditions, while also allowing the project to be responsive to current market considerations. The proposed revisions to the site layout, unit type, and unit count are intended to improve the project's overall feasibility while maintaining the original redevelopment objectives for the property.

Additionally, a property survey completed as part of the project due diligence identified a title issue involving a portion of the property (7405 Baltimore Annapolis Blvd.) originally contemplated for inclusion in the redevelopment site. The project boundary will be adjusted to reflect existing property ownership, removing this area from the redevelopment plan. The resulting reduction in the developable footprint contributes to the proposed reduction in the overall unit count.

Terms and Conditions Modifications

1. Change the minimum density to 220 units (currently 246), with a 15% variance in unit count
2. Change MPDU percentages to 20% for all rental units and 15% for all for sale units. The prior concept plan proposed 20% for all for sale multi-family, 15% for all for sale townhouse units and 20% for all rental units, however; the multifamily units are no longer proposed.
3. Extend the Feasibility Period (currently set to expire on October 7, 2026) by 60 days

Fiscal Impact

Please see the Fiscal Note the Budget Office has prepared for an explanation of the fiscal impact of this Bill.

Additional Information

The Government Relations Office is available to answer any additional questions regarding this Resolution. Specific questions should be directed to Greg Swain, Office of Law, or Amy Gowan, President/CEO of AAEDC. Thank you.

cc: Honorable Steuart Pittman, County Executive
Christine Anderson, Chief Administrative Officer
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