



# Odenton- Severn Sustainable Community

## Application for Designation Renewal

Application Submitted to the  
Maryland Department of Housing  
and Community Development

October 2019



**CHECKLIST AND TABLE OF CONTENTS**

**APPLICANT:** Anne Arundel County

**NAME OF SUSTAINABLE COMMUNITY:** Odenton-Severn

Please review the checklist of attachments and furnish all of the attachments that are applicable. Contents of the application should be tabbed and organized as follows:

- ☐ **Section A - Sustainable Community Renewal Applicant Information**
- ☐ **Section B – Sustainable Community Renewal Report (Projects, Strategies and Partners)**
- ☐ **Section C – Sustainable Community Renewal Action Plan Update (Matrix)**
- ☐ **Section D – Sustainable Communities Workgroup Roster**
- ☐ **Section E – Signature Letter (acknowledging Disclosure Authorization and Certification)**
- ☐ **Section F – CD-ROM:** The CD-ROM should include the following contents:
  - If requesting a boundary modification, map in pdf format of the proposed Sustainable Community
  - **GIS shapefiles of the modified Sustainable Community boundary** (if requesting a modification) and other GIS related data
  - Pictures (jpeg format) of your accomplished projects of the last five years (as indicated in Section B)
  - Digital copy of completed Sustainable Communities Renewal Application

**I. SUSTAINABLE COMMUNITY RENEWAL APPLICANT INFORMATION**

**Name of Sustainable Community:**

Odenton-Severn

**Name of Renewal Applicant:**

Anne Arundel County

**Applicant's Federal Identification Number:** 52-6000878

**Applicant's Street Address:** 44 Calvert Street

**City:** Annapolis

**County:** Anne Arundel

**State:** MD

**Zip Code:** 21404

**Phone Number:** 410-222-7450

**Fax Number:**

**Web Address:** www.aacounty.org

**Sustainable Community Renewal Application Local Contact:**

**Name:** Lynn Miller

**Title:** Assistant Planning and Zoning Officer

**Address:** 2664 Riva Road

**City:** Annapolis

**State:** MD

**Zip Code:** 21401

**Phone Number:** 410-222-7431 **Fax Number:** 410-222-7255 **E-mail Address:** pzmill03@aacounty.org

**Other Sustainable Community Contacts:**

**Name:**

**Title:**

**Address:**

**City:**

**State:**

**Zip Code:**

**Phone Number:**

**Fax Number:**

**E-mail Address:**

**I. SUSTAINABLE COMMUNITY – General Information**

**A. Sustainable Community Boundary and Description**

- (1) Are you requesting any changes to your Sustainable Community boundary? Describe why or why not?

No boundary changes are being requested.

- (2) Include the following as an attachment (if requesting a modification to your current boundary):

- a. PDF or JPEG of modified Sustainable Communities boundary map,
- b. GIS shapefiles of modified Sustainable Community boundary (mapped to the parcel boundary),

- (3) Approximate number of acres of entire SC Area: 2,300

- (4) Existing federal, state or local designations:

☐ Main Street ☐ Maple Street

☐ National Register Historic District ☒ Local Historic District ☐ Arts & Entertainment District

☐ State Enterprise Zone Special Taxing District ☒ BRAC ☒ State Designated TOD

☒ Other(s): Area includes a County-designated Commercial Revitalization Area and a Tax Increment Development District.

- (5) Describe the SC Area's current demographic trends (with respect to age, race, household size, household income, educational attainment, number of housing units, or other relevant factors). How have demographics changed in the last five years?

ESRI's Community Builder Tool was used to derive some general demographic indicators for the Sustainable Community area, although data could only be compared with the 2010 Census and the current year. The most significant trend is the 26% increase in population and 28% increase in households, which is primarily due to the completion and occupation of several new multifamily developments in the Odenton Town Center. The number of renter-occupied units also increased substantially more than owner-occupied units, again reflecting the increase in new rental units in the Town Center. The median age has increased slightly over the area, and the most significant trend in race and ethnicity is the increase in population of Hispanic origin, which has also occurred Countywide.

	Census 2010	2019
Population	15,992	20,166
Households	5,946	7,596
Average Household Size	2.69	2.65
Owner Occupied Housing Units	3,278	3,780
Renter Occupied Housing Units	2,668	3,816
Median Age	30.5	32.5
Median Household Income	\$89,689	\$97,869
Race and Ethnicity		

## Sustainable Communities Renewal Application - Section A

	<b>Census 2010</b>	<b>2019</b>
White	31.9%	32.1%
Black	53.9%	52.0%
American Indian	0.3%	0.3%
Asian	5.6%	6.4%
Pacific Islander	0.2%	0.2%
Some Other Race	2.5%	3.1%
Two or More Races	5.5%	5.9%
Hispanic Origin (Any Race)	7.7%	9.9%

Source: ESRI Community Builder Data

Relevant housing data was also compared for the two census tracts best representing the Sustainable Community, although a few communities are not included in these tracts. The large percentage of vacant units in the Odenton Town Center in 2014 is likely due to the number of newly constructed units that had not been fully leased at the time, but that have since been occupied. Of note is the increase in vacant units in the Severn communities to 8.7%, which compares to 6.9% Countywide at the same time period. The housing tenure in the area is somewhat evenly split between owners and renters, which differs substantially from that seen Countywide since housing in the County is predominantly owner-occupied. The percentage of renter-occupied units has increased in the Town Center, while it has remained relatively unchanged in the Severn communities. With regard to home values, the largest increase in the Odenton census tract occurred in the \$300,000-\$499,999 bracket (38.6% to 42.3%), while in the Severn communities the largest increase occurred in the \$150,000-\$199,999 bracket (8.9% to 11.45%). Median home values in Odenton are similar to those seen Countywide, while the lower median home values in the Severn area indicate the larger stock of affordable housing in these communities, as well as the relative age of units and need for rehabilitation in some cases.

	<b>Census Tract 7403.04 (Odenton Town Center)</b>		<b>Census Tract 7403.05 (Seven Oaks, Spring Meadows, Stillmeadows)</b>		<b>Anne Arundel County</b>
	<b>2014 (5 year estimates)</b>	<b>2017 (5 year estimates)</b>	<b>2014 (5 year estimates)</b>	<b>2017 (5 year estimates)</b>	<b>2017 (5 year estimates)</b>
Housing Occupancy					
Occupied Units	88.8%	96.4%	94.5%	91.3%	93.1%
Vacant Units	11.2%	3.6%	5.5%	8.7%	6.9%
Housing Tenure (%)					
Owner-occupied	53.6%	50.3%	54.9%	54.5%	74.3%
Renter-occupied	46.4%	49.7%	45.1%	45.5%	25.7%
Housing Value (%) (Owner-occupied)					
Less than \$50,000	2.2%	3.5%	3.3%	4.0%	3.4%
\$50,000-\$99,999	5.1%	1.9%	3.8%	0.3%	1.2%
\$100,000-\$149,999	3.8%	1.9%	4.1%	4.6%	2.0%
\$150,000-\$199,999	3.0%	1.9%	8.9%	11.4%	6.1%
\$200,000-\$299,999	27.6%	25.1%	39.9%	39.3%	26.5%
\$300,000-\$499,999	38.6%	42.3%	37.8%	38.2%	36.4%
\$500,000-\$999,999	19.1%	19.6%	2.2%	2.2%	20.9%
\$1,000,000 or more	0.7%	3.8%	0.0%	0.0%	3.4%
Median value (\$)	\$338,500	\$353,300	\$282,700	\$284,300	\$346,000

Source: Census Bureau American Community Survey Five-Year Estimates, 2014 and 2017

**B. Organizational Structure, Experience and Public Input:**

- (1) Describe any changes to the Applicant's organizational structure. Specifically, how has membership of the Sustainable Communities Workgroup changed in the last five years? Who are/were the leaders, and how will/did the Workgroup advisor or staff manage implementation of the SC Area Plan?

The Odenton Town Center Advisory Committee is appointed by the County Executive's office to work with County staff in overseeing and promoting implementation of the Odenton Town Center Master Plan. The Committee has been in place for several years and meets monthly along with staff from the Office of Planning and Zoning, the Anne Arundel Economic Development Corporation, and the Central Maryland Chamber of Commerce. Meetings are well attended by community group representatives as well. Committee membership changes on a regular basis with members serving three year terms with options to serve more than one term. The Committee includes representatives from several residential communities within the Town Center as well as nearby communities such as Seven Oaks and Piney Orchard. The group provided input on the Sustainable Community Renewal Application.

An additional stakeholder group was formed to review the Action Plan for the Severn communities since the needs of these communities tend to vary from those in the Odenton Town Center and are focused on housing and community development issues. This group includes representatives from the Spring Meadows and Stillmeadows communities as well as the Office of Planning and Zoning and Arundel Community Development Services Inc., the County's nonprofit housing and community development agency. The councilmember from County Council District 1 also met with this group to discuss the Renewal Application.

In addition to community stakeholder input, multiple County agencies have a role in implementing recommended actions in the Sustainable Community, including the Office of Planning and Zoning, Arundel Community Development Services, Anne Arundel Economic Development Corporation, Anne Arundel Workforce Development Corporation, the Department of Recreation and Parks, Department of Transportation, Public Works, Anne Arundel County Library, Public Schools, the Department of Aging and Disabilities, and the Housing Commission.

- (2) What have been the strengths and challenges of the capacity of the Sustainable Communities Workgroup with respect to implementation of the SC Plan?

A key strength is that Odenton is one of three designated town centers and a targeted growth area in the County, and it has many elements in place to continue its evolution into an active mixed use community. The Odenton Town Center Advisory Committee is actively engaged in planning and implementation projects, and there is support from local agencies, elected officials, and community stakeholders in implementing adopted plans for the area. The main challenges relate to changing market conditions affecting the retail and office markets, which impacts developers of new projects who are trying to meet the mixed use development requirements in the Town Center. Additionally, while the residential market has been strong in the Town Center, school capacities have become a constraining factor in West County and may begin to limit full build out of the Town Center. There is a need for creative approaches to mitigation of the school capacity issue.

## Sustainable Communities Renewal Application - Section A

The Severn communities of Pioneer Drive, Spring Meadows, Stillmeadows, and Meade Village have been targeted for County revitalization funding and initiatives through Arundel Community Development Services (ACDS), the Local Development Council, and other local County and non-profit agencies. However, there is a need for building community capacity in these neighborhoods to help residents address issues related to trash, property maintenance, community infrastructure, crime and public safety. While for the most part, these communities are privately owned and managed by volunteer boards, the current collections from Condominium and Homeowners Association funding is not adequate to address all of the community infrastructure needs, let alone the additional needs noted above. These communities serve lower income families, and provide a large portion of the County's affordable housing options. Therefore it is critical that all partners work together to preserve and improve these housing opportunities and address community needs.

- (3) How did residents and other stakeholders in the community provide input to the Sustainable Communities Action Plan update? On which existing local plans (comprehensive plans, economic development plans, sector plans, etc.) is the Sustainable Communities Action Plan based?

Input was provided through committee and workgroup meetings. The Action Plan is based on: 1) the 2014 Sustainable Communities Action Plan; 2) the 2009 General Development Plan, which is undergoing an update in 2019-2020; 3) the Consolidated Plan (FY2016-2020), which is also undergoing an update in 2019-2020; 4) the Odenton Town Center Master Plan; and 5) the Severn Small Area Plan.

- (4) Would you like any technical assistance from State agencies to help expand the capacity of your SC Workgroup or implement your SC plan? Please describe with which revitalization strategies you would like assistance.

Technical assistance in identifying projects that would be good candidates for State funding programs, such as Community Legacy, Community Safety and Enhancement Program, etc., would be beneficial, as well as assistance in identifying new implementation strategies. Assistance with strategies to improve community engagement in the Severn area would also be beneficial.

# **SUSTAINABLE COMMUNITY RENEWAL REPORT**

## **PART I: QUALITATIVE ASSESSMENT**

**Descriptive Narrative: Please list the most significant accomplishments that apply.**

### **Accomplishment 1: Improvements in Low to Moderate Income Communities**

**Outcome:** Continuing and new program initiatives support quality of life in the communities of Spring Meadows, Stillmeadows, Pioneer Drive, and Meade Village by providing improvements to housing units, community facilities, and youth development services.

**Projects:**

- Arundel Community Development Services (ACDS) continued to provide County CDBG and Local Development Council/Video Lottery Terminal (LDC/VLT) funds to the Boys and Girls Club at the Meade Village Public Housing community. This program also serves students from the surrounding communities of Spring Meadows, Stillmeadows, Pioneer Drive/ Arwell Court and the Orchards at Severn, as well as the greater Severn area.
- ACDS began underwriting to provide a \$750,000 HOME loan to redevelop 224 units (200 existing and 24 new) in the Meade Village community, preserving and creating quality affordable units.
- ACDS leveraged CDBG and LDC/VLT funding to develop a phased program for roof repairs in the Spring Meadows community. To date, 81 roofs have been replaced under Phase I.
- ACDS allocated \$1 million in County CDBG funds and \$3 million in County LDC/VLT funds to develop the Severn Intergeneration Center, a planned Boys and Girls Club and Senior Center to be located on Reece Road in Severn. Plans are being evaluated to include a mobile health unit and/or a mobile food pantry at the center.
- Improvements to playground areas and drainage swales in the Stillmeadows community were completed.
- The Anne Arundel County Council recently adopted a Fair Housing Ordinance and codified the County's Human Relations Council, which will serve to protect against discrimination toward minorities, who tend to be more concentrated in these communities.

**Partners:**

- Arundel Community Development Services, Inc. – provided funding and administration of various community development and property rehabilitation projects in the greater Severn community.
- Spring Meadows Council of Unit Owners – adopted fiscal tightening measures to build up their reserve for replacement funds and contributed a significant percent of the funding to complete the roof replacements.
- Housing Commission of Anne Arundel County – redevelopment of Meade Village housing units.
- Rebuilding Together Anne Arundel County – partnered with the Stillmeadows and Spring Meadows communities to complete playground and drainage improvements.

**Impact:** These projects collectively serve to improve both the appearance and the stability of several low income communities in need of improvements.

### **Accomplishment 2: Increased Affordable Housing Opportunities**

**Outcome:** New quality affordable housing options for low to moderate income households.

**Projects:**

The Berger Square development was completed and is now fully occupied, providing 48 new affordable housing units for families in the Odenton Town Center near retail opportunities, Fort Meade, and public transit service.

**Partners:**

Homes For America, Inc. – non-profit housing developer of the project.  
Arundel Community Development Services, Inc. – ACDS provided a \$780,000 HOME loan for the project.

**Impact:** The project contributes to a needed stock of affordable housing in the Odenton Town Center area and potentially offers affordable options for employees at the nearby Fort Meade military base.

**Accomplishment 3: Stormwater Management Improvements**

**Outcome:** Improvements to stormwater management and reduced pollutant loads.

**Projects:**

County Watershed Protection Projects— Several stormwater management retrofit and stream restoration projects have been completed that will result in pollutant load reductions to local waterways. These are funded through the County Capital Improvement Program and include:

- Stormwater retrofits – Western District Police Station Extended Detention Structure; Picture Springs Branch Outfall and Bio-swale; Seven Oaks BMP Pond Conversion.
- Stream restoration projects – Lionsgate Stream Stabilization; Picture Spring Branch Stream Restoration.

In addition, four properties served by septic systems were connected to public sewer, and catch basin cleaning and regenerative/vacuum street sweeping was completed.

**Partners:**

Anne Arundel County Department of Public Works – contract management and capital funding.

**Impact:** These projects will result in reductions in nutrient, sediment and other pollutant loads to local tributaries and the Chesapeake Bay and will contribute toward meeting MDE’s NPDES MS4 permit requirements as well as the Chesapeake Bay Total Maximum Daily Load (TMDL) goals.

**Accomplishment 4: Expanded public transit service within the Odenton-Severn area.**

**Outcome:** Local bus service is available connecting the Odenton Health Campus, Odenton MARC Station, Seven Oaks, Meade Village, and Arundel Mills Mall. An additional route connects the Odenton MARC Station and Health Campus to the Village at Waugh Chapel and Crofton Village.

**Projects:**

- The Regional Transit Agency of Central Maryland (RTA) has been in operation since 2015 and provides fixed-route bus transit service in Anne Arundel, Howard, and Prince Georges Counties and the City of Laurel. In 2018, Anne Arundel County assumed operation of the Route 202 service, which connects MD 175 in the Odenton Town Center to Arundel Mills Mall. This route now also runs along local roads serving the Spring Meadows, Stillmeadows, and Pioneer Drive communities as well as Meade Village. In FY 2019, approximately \$400,000 in State and Federal funding through the Urbanized Area Formula Funding Program was used toward the \$690,000 operating cost for the Route 202 service. The County’s Office of Transportation plans to submit a proposal to the Local Development Council to expand the current Route 202 service to include more shopping and retail options.
- In addition, the Crofton Connector service was expanded to connect Crofton, Waugh Chapel, Odenton Town Center, and Fort Meade along MD 175 to Reece Road.
- The Local Development Council recently provided \$40,000 to support Partners in Care’s Hop-On Hop-Off shuttle service, which will provide older adults with access to door-to-door transport to a range of services. No results yet.

**Partners:**

Maryland Transit Administration- provides funding for transit services.  
Anne Arundel County Office of Transportation – funds and operates County bus routes.  
Regional Transit Agency of Central Maryland - operates bus routes between Odenton and key regional destinations.  
Local Development Council – allocates funds to support transit services.

**Impact:** Expanded opportunities for low to moderate income communities in Severn to access shopping and health services and employment opportunities, and improved connections to the Odenton Town Center.

**Accomplishment 5: Infill Development and Commercial Revitalization in the Odenton Town Center**

**Outcome:** New development and redevelopment projects in the OTC Core Area are contributing to the creation of an urban mixed use and transit-oriented town center.

**Projects:** Several new residential infill developments have been completed and are now occupied within the Town Center core, including the Point at Odenton, Flats 170, and Town Center Commons. These three projects collectively provided over 680 apartment or condominium units and 126 townhomes.

Several commercial properties along MD 175 are completed or being redeveloped with new businesses opening, including a convenience store, car wash, self-storage facility, office and retail center, and restaurants, contributing to revitalization of this older commercial corridor which serves as a gateway into the OTC.

**Partners:**

Private business owners and developers – redevelopment and revitalization projects  
Anne Arundel County – provides property tax credits for commercial revitalization projects  
Anne Arundel Economic Development Corporation – administers the Arundel Community Reinvestment Fund to provide zero-interest loans to businesses in Commercial Revitalization Areas for renovations and upgrades.  
Assists local businesses with expansion, renovation and relocation needs.

**Impact:** New residential, retail and service opportunities are improving the vitality of the Town Center, which in turn continues to attract new development interests and promote further redevelopment potential.

**Descriptive Narrative: Please use this section to describe any major outcomes or projects from your last Sustainable Communities Action Plan that have NOT been accomplished and why.**

**Outcome:** Redevelopment of the Odenton MARC Station surface parking lot(s) into a mixed use TOD development with additional parking.

**Narrative:** There is a need to increase parking capacity for commuters at the Odenton MARC Station, ideally through redevelopment of the surface parking area to include a parking garage with increased capacity combined with new office, retail, and /or residential uses. The County, MDOT, MTA, and a private developer consortium have worked under a Memorandum of Understanding agreement for several years to create a feasible redevelopment concept for the West parking lot adjacent to the station. However, due to market and economic factors and financing requirements, the partnership was unable to approve a development plan that met all necessary criteria, and the MOU was allowed to expire. Future development plans are on hold at this time.

**Outcome:** Develop an attractive and multi-use central public common in the Odenton Town Center.

**Narrative:** Alternate locations within the OTC Core were evaluated, some concept designs were prepared for a site at MD 175 and Nevada Avenue, and property appraisals were completed. Due to high land costs and other factors, the site was ultimately determined unfeasible. The Odenton Regional Library property has been identified as a potential alternative location, and the County Department of Recreation and Parks will be conducting a feasibility study beginning in 2019.

**Outcome:** Complete pedestrian amenities for provide full connectivity throughout the Odenton Town Center.

**Narrative:** While a number of new sidewalk connections have been completed in conjunction with private development projects, improvements along MD 175 have lagged. Planned improvements from Mapes Road to MD 32, including a raised median, sidewalk and shared-use path, have been at the 30 percent design stage for a prolonged period and future phases are still not funded. Likewise, a sidewalk feasibility study was completed by SHA for the road segment from MD 170 to the Arundel High School, but no additional funding has been allocated.

**Outcome:** All residents, regardless of income, will have access to high quality community services.

**Narrative:** As noted above, there have been several recent improvements completed or planned in the Severn communities of Stillmeadows, Spring Meadows, Pioneer Drive and Meade Village, including residential unit rehabilitation and plans for an Intergeneration Center. Still, there are some additional and significant needs within these communities. Trash dumping sites are an issue in these communities and need a design solution as well as education and enforcement. Some sidewalks on HOA-owned property are in need of repair, and sidewalks along Jacobs Road are planned by the County but have not been completed. These communities have also identified a strong need for a community meeting space, and a local farmers market and/or expanded transit service to additional grocery options.

# **SUSTAINABLE COMMUNITY RENEWAL REPORT**

## **PART II: COMPREHENSIVE ASSESSMENT**

## Sustainable Communities Renewal Application - Section B

<b>ENVIRONMENT</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?</b>
1. Has there been an improvement in water quality?	X			Five County stream restoration and stormwater management retrofit projects were completed, as well as connection of four properties on septic systems to public sewer and catch basin and street cleaning. These projects collectively resulted in nutrient load reductions of 2,022 pounds of Total Nitrogen, 518 pounds of Total Phosphorus, and 163,086 pounds of Total Suspended Solids.
2. Has the amount of impervious surface in your Community been reduced? (Amount in SF)		X		With continued build-out and infill development in the Odenton Town Center, there have not been significant opportunities to substantially reduce impervious area. However, the stormwater management and stream restoration projects listed above produced a combined Equivalent Impervious Credit of 161 acres.
3. Have there been improvements and/ or additions to your park and/ or recreational green space?	X			An Odenton Library Passive Park is in the conceptual design phase and the concept will be finalized with public input from local advisory groups. Suggested facilities include but are not limited to trails, picnic pavilions, picnic groves, and a playground. A future capital project will be proposed after development of the concept plan and cost estimates.
4. Did the Sustainable Community implement any recycling or waste reduction programs?	X			<p>-The Department of Public Works (DPW) conducted seven community cleanup events in the area over the past five years, two in the Shamrock Manor community and five in the Spring Meadows community.</p> <p>-DPW Solid Waste Bureau participated in five outreach events in the area, including events at Odenton Elementary School and the O'Malley Senior Center. DPW also visited area elementary schools and the Primeron Early Education Center to present its recycling and sustainability messages to students on five occasions.</p> <p>-Seven small businesses in the area participate in the County's Small Business Recycling Program.</p> <p>-Since 2014, DPW has mailed households in the area 14 separate informational pieces designed to educate residents on proper recycling practices and motivate them to recycle more. The Central Recycling Center, located in Severn, has added additional recycling opportunities for residents including clothing and textiles, plastic bags and wraps, and food scraps.</p> <p>-Beginning in 2017, DPW required the use of compostable paper yard waste bags or reusable containers for curbside collection of yard waste.</p>
5. Do all residents have access to healthy food options (i.e. fresh food grocery stores, farmers markets etc.) within the Sustainable Community?		X		There are major chain grocery stores serving the greater Odenton-Severn community. However, residents in the Pioneer Drive and Stillmeadows area have noted a desire for a local farmers market and a need for expanded public transit to preferred grocery stores for residents without personal vehicles. A number of food pantries have been organized by local faith based groups to help fill some of the food insecurity issues.

## Sustainable Communities Renewal Application - Section B

<b>ECONOMY</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?</b>
1. Has there been an increase in the number of new businesses in your Main Street/ Commercial District?	X			There has been an increase in business enterprises primarily in the Odenton Town Center area along MD 175. Examples include an All American Steakhouse, Royal Farms store, Ruth's Chris Steakhouse, and Crooked Crab Brewing Company.
2. Did the Municipality/ Sustainable Community area receive any designations that support local economic development?	X			-The entire Odenton Town Center was established as a Tax Increment Development District in 2014. This will allow a portion of the tax revenues in the district to be deposited into a special fund which can be used for development and revitalization projects as well as land acquisition, public facilities, and other projects. -The area surrounding the Odenton MARC Station was approved as a State TOD Designation in 2015 and includes properties located within a half-mile radius of the station. Benefits may include technical assistance, priority consideration for capital funding, financing tools, and eligibility for other State financing programs.
3. Has there been an increase in foot traffic in the Main Street/commercial district?	X			Pedestrian amenities continue to expand with continued infill and redevelopment in the Odenton Town Center. However, there are still significant gaps in connectivity. The new shared use path along Town Center Boulevard provides a roughly one mile walking trail for residents in the Town Center core. Completion of the Odenton Grid Streets capital project by the County will improve sidewalk connectivity within the core area.
4. Have the number of commercial vacancies decreased?	X			Retail and office vacancy rates have fluctuated since 1 <sup>st</sup> Quarter 2015, but in general have decreased over the five year period. Retail vacancy rates generally declined from 12.1% to 3.9% over this period, office vacancy rates from 25.3% to 10.7%, and flex space vacancy rates generally declined from 7.4% to 2.1% over the period.
5. Has there been an increase in local jobs within the Sustainable Community for its residents?	X			Data indicates that in the Odenton zip code which contains the majority of employment opportunities in the Sustainable Community, the number of jobs increased by roughly 5.0% from 2013 to 2018.

## Sustainable Communities Renewal Application - Section B

<b>TRANSPORTATION</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?</b>
1. Has the amount of bike trails/paths increased? How many linear feet do the trails cover?	X			With the completion of Town Center Boulevard from MD 175 to MD 32 and north, a ten-foot wide shared use path was constructed from Hale Street in the Odenton Town Center core to Blue Water Boulevard (5,050 linear feet). In addition, the WB&A Pedestrian Bridge is in the final stages of design. Although it is located outside of the Sustainable Community, it will allow Odenton-Severn hikers, bikers, and runners to cross the Patuxent River via the South Shore Trail and WB&A Trails which will ultimately connect to Odenton.
2. Have there been improvements to the public transit infrastructure?	X			-The County assumed operation of the Route 202 bus service connecting the Odenton Town Center to Arundel Mills Mall, and expanded the route to include local roads serving the Spring Meadows, Stillmeadows, and Pioneer Drive communities as well as Meade Village. -Bicycle lockers have been installed at the Odenton MARC Station.
3. Has there been an increase in sidewalks? (Amount in linear feet)	X			There have been numerous sidewalks completed on local or private roads by developers in association with new development, including the Point at Odenton, Town Center Commons, Berger Square, Meade Center, Odenton Station, and Reecewood Estates.
4. Have there been any roadway improvements that support "Complete" or "Green" streets?	X			As noted above, several road improvements have included sidewalks and shared use paths encouraging greater pedestrian and bicycle usage.
5. Has traffic congestion along major roads decreased? (Amount in percent)		X		There have been increases in Average Annual Daily Traffic volumes from 2014 to 2018 along the major highways serving the Odenton-Severn area, including MD 32 (between MD 175 and MD 170), MD 170 (between MD 175 and MD 32), and Reece Road (east of Jacobs Road). Increases vary from 8% to 18% on these road segments.

## Sustainable Communities Renewal Application - Section B

<b>HOUSING</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?</b>
1. Have any residential facades been improved?	X			Using CDBG and other funding, Arundel Community Development Services Inc. rehabilitated 81 roofs on residential units in the Spring Meadows community within the past few years, with future phases planned for additional replacements. Major redevelopment of the Meade Village public housing project will begin soon.
2. Has the home ownership rate increased?		X		American Community Survey five-year estimates for 2014 and 2017 indicate that in the Seven Oaks and Severn communities, home ownership rates remained relatively unchanged over this period with 54.9% and 54.5% of occupied units being owner-occupied, respectively. In the Odenton Town Center, 2014 and 2017 five-year estimates indicate home ownership rates declined from 53.6% to 50.3% over that reporting period. This is indicative of the increased number of new apartment units in the Town Center.
3. Has there been an increase in the number of housing units in the Sustainable Community area? What number and/or percent are affordable?	X			<p>-The Odenton Town Center is a targeted growth area in the County, therefore a significant number of new residential developments have occurred. Approximately 800 new townhome or multifamily units have been completed over the past five years and are now occupied, with additional units in the development pipeline.</p> <p>-With the exception of the 48-unit Berger Square development, the majority of new residential units in the Town Center are not considered affordable for low income families. Within the Sustainable Community, the Meade Village, Pioneer Drive, Spring Meadows, and Stillmeadows communities offer a more affordable housing stock than found elsewhere in the County. In these communities combined, there are roughly 1,800 affordable residential units.</p> <p>-American Community Survey five-year estimates for 2014 and 2017 indicate the number of housing units in the two census tracts best representing the Sustainable Community increased from 6,023 to 6,666 units. The 2017 five-year estimates indicate a median home value of \$353,300 in the Odenton Town Center tract, and a median value of \$284,300 in the Seven Oaks/Severn communities tract. This compares to a median home value of \$346,000 for Anne Arundel County over that same period.</p>
4. Has there been demolition of blighted properties?	X			Residential demolitions have been minimal. There were demolition permits issued for four residential properties over the reporting period.
5. Has the residential vacancy rate decreased?	X			In the Odenton Town Center, the residential vacancy rate declined from 11.2% to 3.6% based on five-year estimates for 2014 and 2017. In the Seven Oaks and Severn communities, the vacancy rate increased from 5.5% to 8.7% over the same period.

## Sustainable Communities Renewal Application - Section B

<b>QUALITY OF LIFE</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?</b>
1. Has there been a decrease in crime rate?		X		Statistical data for criminal offenses in the Odenton-Severn community have remained at relatively consistent levels since 2014, with a slight downturn in 2018. This is the case for both Part I offenses (serious offenses) and Part II (lesser) offenses.
2. Have there been improvements and/ or additions to your public spaces (i.e. museums, community centers, public plazas)?	X			Capital improvements at the Odenton Regional Library included addition of a Teen Area, Creation Station, and Discovery Dock. After-school activities for pre-teens and teens have also expanded, including STEM events, Teen Poetry and Art Club, Writers Club, and makerspace activities. Internal renovations were completed at the O'Malley Senior Center in Odenton, including a complete update of the craft room to provide new cabinetry, flooring, counters and sinks, and re-painting. Bathrooms were also updated with new floors, stalls, counters, and lighting. Plans for a new public common and passive park on the Odenton Library property are in the feasibility and concept design phase.
3. Has there been an increase in public art/ arts & entertainment programs/venues (i.e. murals, movie theatre, music events)?		X		There has not been a significant increase in public art or cultural events. The Odenton Volunteer Fire Company continues to sponsor its annual carnival event which draws large attendance from the local community. In addition, a new Food Truck event is held weekly in the Town Center and has become a community social event, attracting local residents to sample new food options from local and regional vendors.
4. How many historic properties were renovated/improved?	X			A building located in the Odenton Historic District that was formerly owned and used by the Kiwanis Club, was purchased and rehabilitated for use as a private counseling center. Renovations included both external and internal improvements to the structure and site. The property is a contributing resource in the Historic District.
5. Are there any residential health and wellness opportunities in place (i.e. athletic facilities, recreational indoor/ outdoor courses or groups)?	X			Several renovations were completed at Meade Village Park including improvements to four basketball courts, a curb ball court, a loop exercise path, parking lots, and installation of a new picnic pavilion. The total investment for these improvements was \$335,346. Improvements were also made to playground areas in the Stillmeadows community through partnership with Rebuilding Together Anne Arundel County. The Department of Recreation and Parks continues to search for additional parkland for athletic fields and other community recreation facilities for its West Planning Area, and is also pursuing land for a West County swim center and possible indoor sports facility for court and field sports.

## Sustainable Communities Renewal Application - Section B

<b>LAND USE/ LOCAL PLANNING</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?</b>
1. Have there been any infill developments?	X			The majority of commercial development occurring in the Odenton Town Center is either redevelopment or infill development. The Academy Row development in the Town Center is under construction and will replace some existing single family homes with 15 new townhomes. Reecewood Estates is an infill subdivision on Reece Road in Severn that is under construction with 21 new single family homes.
2. Has there been an increase in the amount of preserved/protected land?		X		Being within one of the County's targeted growth areas, there have not been significant new opportunities for land preservation, other than Forest Conservation easements associated with infill and redevelopment projects.
3. Have there been any developments hindered by growth constraints?	X			No developments have been hindered in recent years. However, new residential developments have become constrained since several schools in the Arundel, Meade, and Old Mill feeder districts are currently closed to new students due to capacity constraints, including Arundel Middle and High Schools, Old Mill High, and a few elementary schools. The School Utilization Chart is updated regularly and changes can occur on a semi-annual basis.
4. Have there been any zoning or any policy changes that have fostered growth in your Sustainable Community?	X			-The Annapolis Road (MD 175) commercial corridor west of MD 32 was renewed as a County Commercial Revitalization Area in 2017 and the associated property tax credit program was extended. These tools are used to promote revitalization along older commercial corridors. - The Odenton Town Center Master Plan was updated and adopted in 2016, establishing development policies and requirements and zoning within the Odenton Town Center.
5. Have there been any significant improvements to the municipal infrastructure within the Sustainable Community (i.e. street lighting, water/sewer lines)?	X			Approximately 13 storm drain repair/rehabilitation projects were completed in the area since 2014, costing roughly \$174,000 in capital funds. Pavement repairs to 3.5 miles of local roadway in the area were completed since 2016 at a cost of \$2.08 million. Most significantly, Town Center Boulevard was completed from MD 175 to MD 32 and now provides a complete connection from Jacobs Road in Severn through the Odenton Town Center. This project involved a partnership between the County and a private developer.

## Sustainable Communities Renewal Application - Section B

<b>COMPETITIVE FUNDING:</b> Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation.	<b>Source (federal, state, foundation, etc.)</b>	<b>Amount Received</b>	<b>If no funding was received, what technical or other assistance from the state would help with future applications?</b>	<b>Other Notes</b>
<b>Community Legacy (CL):</b> <ul style="list-style-type: none"> <li>Requested \$250,000 in FY 2019 for property rehabilitation (roof replacements) in the Spring Meadows community.</li> </ul>	DHCD	No award.	The first phase of this project was completed with CDBG and Video Lottery Terminal Impact Aid Funds, but these funding sources may not be adequate to complete future phases. Assistance in identifying other funding sources would be helpful.	
<b>Strategic Demolition Fund (SDF):</b> N/A	DHCD			
<b>Community Safety &amp; Enhancement Program:</b> N/A	MDOT			
<b>Maryland Bikeways Program:</b> <ul style="list-style-type: none"> <li>Feasibility study for a shared use path linking the BWI Airport to the Odenton Town Center.</li> </ul>	MDOT	\$80,000 (FY19)		
<b>Sidewalk Retrofit Program:</b> <ul style="list-style-type: none"> <li>MDOT's Fund 79 Program will fund design and construction of the MD 175 Sidewalks project between MD 170 and Sappington Road in Odenton. The County will be responsible for the cost of right-of-way acquisition.</li> </ul>	MDOT	To be determined.		
<b>Water Quality Revolving Loan Fund:</b> N/A	MDE			

## Sustainable Communities Renewal Application - Section B

**Other Funding Programs:** *examples are U.S. HUD Community Development Block Grants (CDBG), or grants from USDA, EPA, Appalachian Regional Commission, Chesapeake Bay Trust, Maryland Heritage Areas Association, Preservation Maryland, Safe Routes to School, Maryland Rural Development Corporation, Maryland Energy Administration, Maryland Department of Natural Resources, etc.*

\*Please add more rows if necessary

<b>U.S. HUD Community Development Block Grant</b> ● Boys and Girls Club Meade Village	U.S. HUD	\$65,000/year over past five years		Funds administered by ACDS, Inc.
<b>U.S. HUD Community Development Block Grant</b> ● Severn Intergeneration Center	U.S. HUD	\$1,000,000 allocated		Funds administered by ACDS, Inc.
<b>U.S. HUD Community Development Block Grant</b> ● Spring Meadows Roof Replacement	U.S. HUD	\$250,000 allocated		Funds administered by ACDS, Inc.
<b>Video Lottery Terminal Impact Aid Fund</b> ● Boys and Girls Club Meade Village	State	\$80,000/year over past five years		Funds administered by ACDS, Inc.
<b>Video Lottery Terminal Impact Aid Fund</b> ● Severn Intergeneration Center	State	\$3,000,000 allocated		Funds administered by ACDS, Inc.
<b>Video Lottery Terminal Impact Aid Fund</b> ● Spring Meadows Roof Replacement	State	\$300,000 allocated		Funds administered by ACDS, Inc.
<b>U.S. HUD HOME Funds</b> ● Meade Village Redevelopment	U.S. HUD	\$750,000 allocated		Funds administered by ACDS, Inc.

**COMPETITIVE FUNDING:** Are there any types of projects/needs for which your Sustainable Community needs funding; however, there isn't a funding source?

# Sustainable Community Action Plan

---

Odenton-Severn Sustainable Community

Submitted by Anne Arundel County

10/16/2019

## Environment

(Environmental strengths and weaknesses can include but are not limited to quality of land, water, air, watersheds, tree canopy, risk of sea level rise, carbon footprint, energy conservation, access to local foods, green infrastructure, stormwater infrastructure/management, parks, trails and recreation, recycling, water and sewer capacity, etc)

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> <li>The County's Watershed Protection and Restoration programs have been proactive and successful in reducing pollutant loads.</li> <li>There is a high level of participation in the County's recycling and waste reduction programs.</li> </ul>	<ul style="list-style-type: none"> <li>The green infrastructure network includes stream buffers and floodplains but lacks connectivity and opportunities for public access in many areas.</li> <li>Portions of the area were developed prior to current and more stringent stormwater management regulations and requirements for Environmental Site Design.</li> </ul>

<u>Desired Outcomes and Progress Measures</u>	<u>Strategies and Action Items</u>	<u>Implementation Partners</u>
<p>Outcome 1: Improved stormwater management and reduced pollutant loads from stormwater runoff.</p> <p>Progress Measures: Complete additional SWM retrofit projects currently funded or under design as identified by the County Watershed Protection and Restoration Services.</p>	<p>Strategy A: Incorporate environmental site design features in all redevelopment and infill projects to the maximum extent practicable to reduce stormwater pollutant loads.</p> <p>Strategy B: In addition to the County Capital Improvement Program, identify and pursue all other grant funding sources to help finance watershed restoration initiatives.</p>	<p>County Dept. of Public Works, Bureau of Engineering; County Office of Planning and Zoning; MD Department of Environment; Private Developers</p>
<p>Outcome 2: A continuous green infrastructure network provides increased protection of natural resources as well as passive recreational opportunities for area residents.</p> <p>Progress Measures: Increased green infrastructure in the community.</p>	<p>Strategy A: Complete the update of the County's Green Infrastructure Plan to identify potential opportunities to expand and connect green infrastructure throughout the area, as well as implementation strategies.</p> <p>Strategy B: Incorporate green infrastructure into site planning for any future County land acquisitions for public facilities.</p> <p>Strategy C: Encourage local property owners and homeowners associations to take advantage of tree planting programs such as BGE's Energy Savings Tree Program.</p>	<p>County Office of Planning and Zoning; County Department of Recreation and Parks; Private Developers and Property Owners</p>

## Economy

(Economic strengths and weaknesses can include but are not limited to regional accessibility, business attraction/retention, health of the business district and commercial vacancies, workforce/employment and economic drivers, local policies/regulations, marketing, tourism, cultural and historic assets)

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> <li>The community is strategically located in the regional marketplace with good highway access, transit service, and proximity to Fort Meade and NSA, BWI Airport, National Business Park, Arundel Mills, and Annapolis.</li> <li>The office and retail markets are generally healthy with low vacancy rates.</li> <li>Fort Meade is a strong economic driver in the region and State and creates significant employment opportunities for contract and support services.</li> </ul>	<ul style="list-style-type: none"> <li>The Odenton Town Center would benefit from more employment and retail uses in its Core; however, market trends and competition from other commercial and office developments in West County have made it more difficult to attract these uses in the Town Center.</li> <li>Some of the older retail and office establishments need to be updated or revitalized, particularly along MD 175, and their appearance detracts from this gateway corridor and may discourage potential users.</li> </ul>

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: The Odenton Town Center contains a successful and competitive business community that serves local residents as well as the regional marketplace.</p> <p>Progress Measures: New employment and retail uses have located in the Town Center which now includes a strong non-residential component to support its residential communities.</p>	<p>Strategy A: Create partnerships with private stakeholders including realtors, lenders, business owners, and developers to focus on new business attraction and expansion.</p> <p>Strategy B: Develop and use targeted business promotion and marketing strategies tailored to the specific needs and market in Odenton-Severn.</p> <p>Strategy C: Conduct regular outreach events to promote financial incentive programs available to businesses and developers in the area.</p>	<p>AAEDC; County Office of Planning and Zoning; Central Maryland Chamber of Commerce Annapolis and Anne Arundel Conference and Visitors Bureau</p>
<p>Outcome 2: The primary commercial corridor along MD 175 is a thriving and attractive place to open or expand a business.</p> <p>Progress Measures: Outdated, deteriorating, and underutilized commercial retail and office properties have been revitalized and fully occupied.</p>	<p>Strategy A: Explore new development and financial incentives to encourage and facilitate revitalization of older and outdated commercial properties.</p> <p>Strategy B: Expand marketing of County and State revitalization programs to encourage wider participation by commercial property owners.</p>	<p>County Office of Planning and Zoning; AAEDC; Central Maryland Chamber of Commerce</p>

## Transportation

(Transportation strengths and weaknesses can include access to transit corridors, pedestrian safety and accessibility/sidewalks, alternative modes of transportation, such as bikeways and trails, public transit, such as bus and rail, carpooling, proximity to transportation centers, parking, road conditions)

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>Access to a good regional highway network (MD 32, MD 295, MD 175, MD 170).</li> <li>Access to public transit via the MARC commuter rail and local and regional bus transit service.</li> <li>The WB&amp;A and South Shore Trails connect the Odenton Town Center to Annapolis and other points in the County.</li> </ul>	<ul style="list-style-type: none"> <li>Lack of complete pedestrian and bicycle connectivity between all neighborhoods and key public facilities and services.</li> <li>Poorly maintained sidewalks in some neighborhoods create safety and nuisance issues.</li> <li>Bus service does not address all needs of lower income communities.</li> </ul>

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Increased transit ridership with better connectivity to the local and regional transit network.</p> <p>Progress Measures: Ridership numbers have increased on the local bus routes serving the Odenton-Severn area.</p>	<p>Strategy A: Continue to monitor ridership on the County's Route 202 bus service and make adjustments or expansions to service hours, frequency, and station locations as needed to best serve the local population.</p> <p>Strategy B: Explore options for expanded local bus service connecting the communities along Jacobs Road and Pioneer Drive as well as Meade Village to additional shopping opportunities on Quarterfield Road.</p> <p>Strategy C: Continue to monitor and promote bus routes connecting to the Odenton MARC Station and make adjustments as needed to increase ridership. Align bus service hours and frequency with the MARC service schedule.</p>	<p>County Office of Transportation; MD Transit Administration; Regional Transit Agency of Central Maryland</p>
<p>Outcome 2: Pedestrian and bicycle amenities are available throughout the Sustainable Community and provide complete connectivity to key destinations.</p> <p>Progress Measures: Additional planned sidewalks and shared use pathways as recommended in the Odenton Town Center Master Plan, the Pedestrian and Bicycle Master Plan, and the Capital Improvement Program have been funded, designed, and constructed by the County, State, and/or private developers.</p>	<p>Strategy A: Complete the Odenton Grid Streets project through construction to provide complete street connectivity and pedestrian facilities within the OTC Core.</p> <p>Strategy B: Require the provision of all pedestrian/bicycle facilities as recommended in the Odenton Town Center Master Plan for all private development and redevelopment projects, and use developer agreements and additional funding strategies where needed.</p> <p>Strategy C: Construct continuous sidewalks and fill in sidewalk gaps along Jacobs Road in the Stillmeadows and Spring Meadows communities and provide complete connections to Town Center Boulevard and Reece Road.</p>	<p>County Department of Public Works; County Office of Transportation; State Highway Administration</p>

## Housing

(Housing strengths and weaknesses can include affordability, homeownership vs rental, housing stock diversity, housing condition and value, housing programs, foreclosures, residential vacancies, property values, home sale values)

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>A diverse range of housing types including single family homes, townhomes, apartments, and condominiums.</li> <li>A good supply of affordable housing stock in the Severn area serves lower income households.</li> </ul>	<ul style="list-style-type: none"> <li>There are limited housing opportunities in the Odenton Town Center for lower income families.</li> <li>Some residential neighborhoods experience nuisance and aesthetic issues and poor upkeep of properties and community space.</li> </ul>

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: A variety of housing options are available in the Odenton Town Center serving a wider range of households and income levels.</p> <p>Progress Measures: Additional quality workforce housing units have been developed in the area.</p>	<p>Strategy A: Develop stronger incentives or provisions for workforce housing units to be included in new development or redevelopment projects in the Odenton Town Center.</p> <p>Strategy B: Target available funds through the HOME and Low Income Housing Tax Credits programs for development of additional new affordable housing units in partnership with private developers.</p>	<p>ACDS, Inc.;</p> <p>County Office of Planning and Zoning;</p> <p>MD DHCD</p>
<p>Outcome 2: Affordable housing units serving low income households in the area have been preserved and improved.</p> <p>Progress Measures: Additional units in the Spring Meadows, Stillmeadows, Pioneer Drive, and Meade Village communities have been renovated and are well-maintained.</p>	<p>Strategy A: Seek additional CDBG and other funds to complete the phased program for roof replacements in the Spring Meadows community.</p> <p>Strategy B: Allocate HOME and other available funds and seek additional funding as needed to complete the renovation of 200 affordable housing units in the Meade Village community.</p> <p>Strategy C: Continue to identify units for rehabilitation and revitalization utilizing HOME, State, and County LDC/VLT funds.</p>	<p>ACDS, Inc.;</p> <p>Housing Commission of Anne Arundel County;</p> <p>MD DHCD</p>
<p>Outcome 3: Homebuyers are adequately educated on affordable and sustainable homebuyer opportunities, and renters have adequate budget and credit knowledge to remain in stable housing.</p> <p>Progress Measures: Homeownership and Foreclosure Counseling and Financial Literacy Counseling have been provided at regular events in the Severn area.</p>	<p>Strategy A: Expand marketing of Homeownership and Foreclosure Counseling, Eviction Prevention Assistance, and Financial Literacy programs in the Severn community.</p>	<p>ACDS, Inc.</p>

## Quality of Life

(Strengths and weaknesses can include crime, socio-economic demographics, educational opportunities, museums, libraries, historic and cultural assets, civic amenities, faith-based organizations, economic health of households, sense of place, etc)

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>Community amenities include local parks, the Odenton Regional Library, the O'Malley Senior Center, and the Odenton Historical Society.</li> <li>The Odenton Health and Technology campus serves the area along with many private medical practices and services.</li> <li>The Meade Village Boys and Girls Club provides a variety of programs for area youth.</li> </ul>	<ul style="list-style-type: none"> <li>There is increasing demand for public space and recreational activities in Odenton Town Center.</li> <li>Improved community engagement and opportunities for community meetings are needed in the Severn neighborhoods to address quality of life issues.</li> </ul>

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Increased community engagement and participation in community-building activities by local residents in the Severn area.</p> <p>Progress Measures: A new community center in Severn serves as a hub for a range of activities including youth and senior services, community meetings, and social events.</p>	<p>Strategy A: Continue planning and funding for the Severn Intergeneration Center. Design the center to provide services for the low income communities with a special emphasis on services for youth and older adults, nutrition assistance, a community garden, and community meeting space.</p> <p>Strategy B: Expand the capacity of the local Boys and Girls Club to provide additional after-school programs serving the greater Severn area including Seven Oaks.</p> <p>Strategy C: Work with AAEDC to evaluate the options for providing a farmers market at the new community center.</p>	<p>ACDS Inc; Housing Commission of Anne Arundel County; Boys and Girls Clubs; Dept. of Aging and Disabilities; AAEDC</p>
<p>Outcome 2: The communities of Stillmeadows, Spring Meadows, Pioneer Drive, and Meade Village are attractive and stable communities that provide affordable housing opportunities.</p> <p>Progress Measures: Nuisance issues have been reduced and property maintenance has improved.</p>	<p>Strategy A: Through community outreach and engagement, develop a plan to address the trash dumping issues in these communities that includes a design solution, education, and enforcement.</p> <p>Strategy B: With community participation, conduct a feasibility study or charrette to explore alternative uses for the community swimming pool space in Stillmeadows, which is currently not being used or maintained.</p>	<p>ACDS, Inc.; Local Condominium Associations; Dept. of Public Works; Office of Planning and Zoning; Rebuilding Together Anne Arundel County</p>
<p>Outcome 3: Residents in the Odenton Town Center have access to attractive public spaces and recreational opportunities.</p> <p>Progress Measures: Additional active or passive public amenity space is available.</p>	<p>Strategy A: Complete the feasibility study and provide funding for development of a public common / passive park on the Odenton Library property.</p> <p>Strategy B: Identify needs and opportunities for additional public amenities in the Town Center and develop an implementation plan. Evaluate development requirements for public amenity space to determine how these might be improved to produce better results.</p>	<p>County Department of Recreation and Parks; Office of Planning and Zoning; Dept. of Public Works; Anne Arundel Libraries</p>

## Local Planning and Land Use

(Strengths and weaknesses in the local planning and land use subject area include but are not limited to zoning, land use, policies, taxes and fees, historical patterns of development, lot sizes and shapes, etc)

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>The Odenton Town Center Master Plan creates a framework for a mixed-use, transit-oriented activity center with walkable neighborhoods.</li> <li>The relatively strong economy and job market in West County will support continued development and redevelopment in the Town Center.</li> <li>Use of a commercial revitalization zoning overlay creates incentives for redevelopment opportunities along with a tax credit option.</li> </ul>	<ul style="list-style-type: none"> <li>Significant residential growth in the Town Center over the past several years has created pressures on public facilities and services.</li> </ul>

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: A more vibrant Odenton Town Center.</p> <p>Progress Measures: Additional retail and employment services have located in the Town Center, resulting in a wider range of land uses and a more active center.</p>	<p>Strategy A: Continue coordination with the County, MDOT, and MTA to identify opportunities for redevelopment of the Odenton MARC parking lot(s) into a TOD development, ideally through a public-private partnership.</p> <p>Strategy B: Prepare an updated Retail and Office market analysis for the Odenton Town Center submarket. Adjust the Master Plan if needed to plan for an appropriate mix of land uses. Target business attraction efforts toward those services most in demand.</p>	<p>County Office of Planning and Zoning; AAEDC; MDOT; MTA; Private developers</p>
<p>Outcome: Public facilities and services meet the needs of all area residents.</p> <p>Progress Measure 1: Fire and EMS services continue to meet adequate response times throughout the service area.</p> <p>Progress Measure 2: Area school enrollment does not exceed State-rated capacities and schools remain open to new students.</p>	<p>Strategy A: Complete an assessment of the Odenton Volunteer Fire Station and its service area, which has increased significantly in population and housing units, to identify any changes or additional resources needed to adequately serve the area.</p> <p>Strategy B: Regularly monitor school capacities and update the School Utilization Chart as required. Continue to work toward creative solutions for mitigation of school capacity constraints.</p>	<p>Anne Arundel Fire Dept.; Anne Arundel County Public Schools; Office of Planning and Zoning</p>

# Odenton / Severn Sustainable Community Area

