SUSTAINABLE COMMUNITIES PROGRAM

APPLICATION FOR DESIGNATION RENEWAL

Eligible Applicants:

Local Governments with a Sustainable Communities Designation
Local Government Consortiums with a Sustainable Communities Designation

Application must be submitted on or before the expiration date of Sustainable Communities designation.

Maryland Department of Housing and Community Development
Division of Neighborhood Revitalization
2 N Charles Street, Suite 450
Baltimore, MD 21201
410-209-5800
http://dhcd.maryland.gov/

SGSC Approved - 12.04.2024

Overview of Sustainable Communities

The Sustainable Communities Act of 2010 established a framework for reinvestment and revitalization of Maryland's existing communities creating a single, locally designated geographic focus area. Since that time the "Sustainable Communities" designation has provided an efficient means of targeting scarce public and private resources for multiple State agency investments and prioritizations.

Purpose or Renewal and Streamlined Application

The Sustainable Communities (SC) designation must be renewed every five years. This renewal application provides an opportunity for local governments to update their existing SC action plan and report on the accomplishments made over the past five years. Through the renewal process, local governments can request additional technical assistance and highlight any areas from the original action plan for which progress must still be made.

Application Eligibility and Threshold Requirements

Local governments (municipal or county) are eligible to apply.

Eligible applicants are to reconvene their **Sustainable Communities Workgroup** to discuss the accomplishments and challenges of their Sustainable Community Action Plans in addition to any update they may like to make to the Action Plan. The applicant may choose to select new members to participate in the Workgroup. The purpose of this workgroup is to continue and reinforce working relationships and collaborations among local governmental departments and better align community development priorities and strategies. In addition, this is an opportunity to assess if the Workgroup would like technical assistance from State government agencies to implement certain action items or develop strategies to address local challenges.

Threshold Requirements

All Sustainable Community applications must meet the following threshold requirements:

1) Sustainable Community Area boundaries must be entirely within a Priority Funding Area (PFA) and should be an area in need of renewal and reinvestment that would benefit from a targeted long-term strategy. Applicants can verify Priority Funding Area boundaries by visiting the MDP website at: http://www.mdp.state.md.us/OurProducts/pfamap.shtml

2) The proposed Sustainable Community is within or near a town center or transportation center, or there is a need for financing assistance for small businesses, nonprofit organizations or microenterprises;

3) The updated Plan must be consistent with other existing community or comprehensive plans;

4) A Sustainable Communities Workgroup is re-convened and a roster of members should be provided with the application.

Applications that do not meet these threshold requirements will not be considered.

Application Submission and Evaluation

The Sustainable Community application will be evaluated based on thorough assessment of strengths and weaknesses and how well desired outcomes, strategies and action steps are connected to the local conditions.

The first page of the electronic application is the Table of Contents. This should also serve as a checklist and be used to provide corresponding tabs.

Please submit all materials (application, maps, pictures, and/or shapefiles) via email to the Sustainable Communities project management team.

Incomplete applications will not be accepted.

Deliver Sustainable Community Applications via email:

To: Carter Reitman
carter.reitman@maryland.gov
Copy: Olivia Ceccarelli-McGonigal
olivia.ceccarelli@maryland.gov

Site Visits, Follow-up, and Technical Assistance

Attendance at a minimum of one application consultation session or training is mandatory for all applicants. Consult with Carter Reitman at 410-209-5849 or by email at carter.reitman@maryland.gov if you would like to schedule a meeting.

If requested, the Department can provide technical assistance to local governments to prepare their Sustainable Communities applications. When needed, the Department may offer technical assistance, in collaboration with the Maryland Department of Planning, to local governments with limited capacity to prepare their Sustainable Communities applications.

During the application review process, the review team may make site visits and/or hold meetings with applicants. In addition, applicants may be contacted by the Department for follow-up discussions prior to awards.

Approval

Approval of applications will be made by the Governor's Smart Growth Coordinating Committee on the recommendation of an inter-agency review team. The review team is coordinated by the Department of Housing and Community Development. The Governor's Smart Growth Coordinating Committee can defer the approval of a Sustainable Communities renewal to the Governor's Smart Growth Subcabinet.

All questions related to the application, please contact Carter Reitman at 410-209-5849 or by email at carter.reitman@maryland.gov **or your regional project manager, found at this link: https://dhcd.maryland.gov/Communities/Documents/SRP/PM-Map-ContactInfo.pdf**

RENEWAL APPLICATION INSTRUCTIONS

The Sustainable Communities application for renewal has **three** sections:

A. Contact information, General Information, Organizational Capacity:

In this section, applicants are asked to update their contact information, provide information about demographic shifts over the past five years, discuss the strengths and weaknesses of their Sustainable Communities workgroup, and share any technical assistance needs the workgroup may have.

B. **Report on accomplishments over past <u>five</u> years**:

The report is an opportunity to reflect on any accomplishments achieved in the Sustainable Community area. It is a tool used to evaluate if the SC applicant achieved its intended outcomes and identify what state resources were used, if any, to achieve those outcomes. Renewal applicants are encouraged to discuss how priorities, actions, and objectives were or were not achieved across the Sustainable Communities plan elements, including how any of the elements may have interrelated during the five initial years of SC designation.

C. Sustainable Communities Action Plan Update:

The Sustainable Communities Action Plan details revitalization outcomes and strategies to achieve those outcomes over the next five years. Renewal applicants are encouraged to use their previous Sustainable Communities applications as a basis for their updated Action Plan. You may identify which weaknesses have not yet been addressed or which strategies have not yet been implemented. Include your revitalization priorities for the next five years, basing them on your community's current strengths and weaknesses.

SUSTAINABLE COMMUNITIES PLAN ELEMENTS

The table below provides a description of each subject area/element of the Sustainable Communities Action Plan. Included are examples of common strengths and weaknesses within each subject area and the types of projects that might be implemented to address said strengths and weaknesses.

ENVIRONMENT: Describes projects involving the natural environment, our use of natural resources, and our relationships to the natural environment.

This category includes projects focusing on (but not limited to): the quality of land, water, and air; watershed maintenance and preservation; tree canopies and green spaces; climate change mitigation and adaptation; energy conservation; green infrastructure; stormwater infrastructure and management; water and sewer capacity; recycling, pet waste, and organic waste programs; the mitigation of environmental hazards; and parks and recreation.

ECONOMY: Describes projects centered on economic growth and management.

This category includes projects focusing on (but not limited to): business attraction & retention; improving and maintaining the health of business districts, downtowns, and main streets; commercial vacancy reduction; workforce attraction and retention; employment/job training; marketing, branding, and tourism; improving or creating economic impact of cultural and historic assets; providing technical and financial assistance to businesses; commercial building acquisition, rehabilitation and/or adaptive re-use; and creating a sense of place and vibrancy through streetscaping and beautification.

TRANSPORTATION: Describes projects involving the way people in your community get from place to place.

This category includes projects focusing on (but not limited to): 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; and road conditions.

HOUSING: Describes projects involving the homes in which people in your community live and which make it easier for them to find and stay in a place to call home.

This category includes projects focusing on (but not limited to): affordability; increasing homeownership; increasing rental housing; diversifying the kinds of housing available; improving housing conditions (interior or exterior); housing programs; aging in place; preventing foreclosures; and reducing residential vacancies.

COMMUNITY HEALTH & QUALITY OF LIFE: Describes projects concerned with public health, community culture, and the day-to-day life of community residents.

This category includes projects focusing on (but not limited to): improvement of public safety and the reduction of crime; libraries; educational facilities and programs; health and wellness facilities and programs; senior facilities and programs; youth facilities and programs; facilities and programs for the disabled; civic amenities, access to quality food options; collaborations with faith-based organizations; arts and entertainment education; and homelessness prevention, services, and facilities.

LOCAL PLANNING & STAFFING CAPACITY: Describes projects concerned with a local government's ability to plan for the community's future and to meet the current needs of residents.

This category includes projects focusing on (but not limited to): updating zoning ordinances or land use; updating municipal/local policies, taxes, fees, etc.; increasing local government staff capacity; and updating planning documents like sector plans or comprehensive plans.

SUSTAINABLE COMMUNITY ACTION PLAN UPDATE

The Sustainable Community Action Plan (SC Plan or Plan) is meant to be a multi-year investment strategy – a strategic set of revitalization initiatives and projects that local partners believe will increase the economic vitality and livability of their community, increase prosperity for local households and improve the health of the surrounding environment. The Plan should be flexible enough to be updated regularly and renewed every five years as the community envisions new goals. The priority initiatives and projects identified in the action plan are your priorities for improving the livability of community places -- residential, commercial, or other public or private properties – and the sustainability of new work, retail, recreational and housing opportunities for residents. At the same time, the plan should only discuss the strategies that will impact the geographic area targeted for revitalization so that resources have the best opportunity to have the intended effect. These projects can also be designed to reduce the environmental impact of the community through water and energy resource conservation and management strategies. In this way, the Plan can be a road map for local stakeholders as well as State agencies to work together to create a more livable and sustainable community.

All communities submitted an SC Plan when the community earned its original designation. Some applicants may want to take advantage of the designation renewal process to outline new strategies, set new priorities, or reaffirm existing strategies for their Sustainable Community. Changes to SC Plans may reflect changes in external factors affecting the community or changes in the priorities of the applicant.

Action Plan Guidance

1) **For each element, identify the essential strengths and weaknesses of your community**.
   Example:
   Strength - Good sidewalk connectivity
   Weakness - Insufficient bicycle infrastructure

2) **Based on those strengths and weaknesses, formulate specific outcomes that address the most pressing issues or greatest opportunities. Identify a way to measure the success of that outcome.**
   Example:
   Outcome - Expand fiber optic broadband Internet connections in Town
   Progress Measure - Linear measurement of broadband fiber laid

3) **After defining the outcomes, list detailed strategies and discrete actions that will serve as the means to achieve those goals.**
   Example:
   Strategy A - Increase number of Town sponsored events
       Action A - Organize a workgroup tasked with planning weekend events
       Action B - Develop, with community input, a series of weekend events that the Town could host

4) **List potential partners that can support the successful implementation of these strategies through different types of resources.**
   Example:
   Partner 1 - DHCD (Community Legacy program)
   Partner 2 - Small Business Administration (Services and financial assistance)

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**
- Applicant Information

❑ **Section B – Sustainable Community Renewal Report (Projects, Strategies and Partners)**
- Part 1: Qualitative Assessment
- Part 2: Competitive Funding

❑ **Section C – Sustainable Community Renewal Action Plan Update (Matrix)**

- Action Plan

❑ **Section D – Sustainable Communities Workgroup Roster**

❑ **Section E – Signature Letter (acknowledging Disclosure Authorization and Certification)**

- Disclosure Authorization

❑ **Section F – Additional Files:** The following contents should be included:

- If requesting a boundary modification, map in pdf format and a GIS shapefile of the proposed Sustainable Community boundary

- Photos (jpeg format) of your aforementioned accomplished projects of the last five years

SECTION A - SUSTAINABLE COMMUNITY RENEWAL APPLICANT INFORMATION

Name of Sustainable Community:	**Odenton-Severn**
Name of 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: 21401**
Phone Number: 410-222-7450	**Fax Number:**	**Web Address: www.aacounty.org**

Sustainable Community Application Local Contact:

Name: Lynn Miller	**Title: Assistant Planning and Zoning Officer**
███████████	███████	████████	██████
██████████	████████████	████████	

Sustainable Community Contact for Application Status:

Name:		**Title:**	
Address:	**City:**	**State:**	**Zip Code:**
Phone Number:	**Fax Number:**	**E-mail Address:**	

Other Sustainable Community Contacts:

Name:		**Title:**	
Address:	**City:**	**State:**	**Zip Code:**
Phone Number:	**Fax Number:**	**E-mail Address:**	

(1) 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 and no need for changes has been identified.

(2) If yes, Include the following in as an attachment:
   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) <u>Existing federal, state or local designations:</u>
☐Main 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?

Demographic analysis was based on American Community Survey data for years 2018 and 2022 for both the Odenton-Severn area and Anne Arundel County. Overall, key demographic indicators have not changed substantially over the period. The total population in the Odenton-Severn area declined by 2%, however the number of households increased by 6 percent. This may be indicative of the decreasing average household size, which declined from 2.67 to 2.39 over the period. Comparatively, the population in Anne Arundel County increased by 3.6 % over the same period.

The age distribution in Odenton-Severn is somewhat younger than that seen countywide, with a median age of 32.9 years and 38.8 years, respectively, in 2022. While roughly 24% of the population is under 18 years of age in both geographies, only 8% of the population in Odenton-Severn was 65 years or older in 2022, compared to 15.4% countywide. The percent of the population under 18 years of age decreased in Odenton-Severn from 30% to 24% over the five-year period.

With regard to racial demographics, the percentage of the population in Odenton-Severn that identifies as Other Race or Two or More Races increased from 7.1% to 13.4%, while both the White and Black percentages of the population decreased by a few percentage points. The percentage of White residents in Odenton-Severn is significantly lower than that seen countywide (31.5% compared to 67.4% in 2022), while the percentage of Black residents in Odenton-Severn is significantly higher than the countywide figure (49.2% compared to 17.4% in 2022). The percentage of the population of Hispanic origin in 2022 was 9.4% in Odenton-Severn, similar to that seen in 2018.

Median household incomes in Odenton-Severn tend to be lower than in the County as a whole, but have increased over the five-year reporting period. The median household income in Odenton-Severn was approximately $86,700 in 2018, and increased to $92,500 in 2022. Countywide, the median household income increased from $97,800 in 2018 to $116,000 in 2022.

There are fewer owner-occupied housing units in Odenton-Seven than in the County, as a percentage of total units. Housing units in Odenton-Severn are roughly 43% owner-occupied and 52% renter-occupied, while housing units in the County are 71% owner-occupied and 24% renter-occupied. The median value of owner-occupied homes in Odenton-Severn was $371,300 in 2022 as compared to $432,000 in the County. This is in part a reflection of the more moderate income communities in Severn. Across the Odenton-Severn area, median home values increased from $304,700 in 2018 to $371,300 over the five year period.

Educational attainment levels are somewhat lower in Odenton-Severn as compared to those seen countywide. Roughly 34% of Odenton-Severn residents have earned a Bachelor's degree or higher, and 61% of residents have obtained a high school diploma or higher, such as an Associate's degree or some college.

The poverty rate in Odenton-Severn declined over the five year period from 8.3% to 7.2% for all families and 9.2% to 7.9% for all individuals. This compares to rates of 4.1% for families and 5.8% for individuals countywide in 2022.

(2) 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 Sustainable Communities Workgroup consists of members representing the Odenton Town Center, several communities in Severn, the business community, and several County departments and agencies.

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. Representatives from this group provided input on the Sustainable Community Renewal Application.

The Workgroup also included representatives from the Spring Meadows and Stillmeadows communities as well as the County's Housing Commission and Arundel Community Development Services Inc., the County's nonprofit housing and community development agency. The needs of these communities tend to vary from those in the Odenton Town Center and are focused on housing and community development issues.

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?

As seen in the following Qualitative Assessment section, a number of key strategies from the 2019 Action Plan have been implemented and involved collaboration among many of the stakeholders noted above.

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 evolvement 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, as well as County and State government fiscal constraints and competing priorities.

The Severn communities of Pioneer Drive, Spring Meadows, Stillmeadows, and Heritage at Severn 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. These communities serve low to moderate 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. As discussed in the following sections, the renovation of the Heritage at Severn community (formerly Meade Village) and completion of the new Severn Center were significant accomplishments serving this Sustainable Community.

(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 2019 Sustainable Communities Action Plan; 2) Plan2040, the 2021 General Development Plan; 3) the Consolidated Plan (FY2021-2025), which is undergoing an update in 2024-2025; 4) the 2024 Odenton Town Center Master Plan; and 5) the County's 2024 Region 4 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, or Strategic Demolition funds, etc., would be beneficial, with a focus on multimodal transportation projects. Assistance with marketing and branding strategies for the Odenton Town Center would also be helpful.

SECTION B - SUSTAINABLE COMMUNITY RENEWAL REPORT
PART I: QUALITATIVE ASSESSMENT

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

Accomplishment 1: Rehabilitation of Affordable Housing Communities and Increased Affordable Housing Opportunities

Outcome: Aging and deteriorating housing units are being transformed to provide quality affordable housing options for low to moderate income households, and new workforce housing projects are being developed in the area by private developers with State and County funding assistance.

Projects:
Heritage at Severn Improvements – Heritage at Severn, formerly known as Meade Village, was converted from Public Housing to a Low Income Housing Tax Credit and Project Based Vouchers Program through the Rental Assistance Demonstration in April 2020. The number of units was increased from 200 to 224 by constructing two new buildings consisting of a mix of two- and three-bedroom units. The Housing Commission of Anne Arundel County spent over $63 million on construction of the new units and major renovations of the existing units, which included new roofs, windows, siding, appliances, HVAC systems, flooring, plumbing and electrical upgrades, and security systems.

Heritage at Odenton Improvements – Heritage at Odenton, formerly known as Stoney Hill, was converted from Public Housing to a Low Income Housing Tax Credit and Project Based Vouchers Program through the Rental Assistance Demonstration in October 2023. The Housing Commission of Anne Arundel County is projected to spend over $24 million in major renovations to include new roofs, windows, appliances, HVAC systems, flooring, plumbing and electrical fixtures, and reconfiguration of the community building.

New Workforce Housing Developments in the Odenton Town Center -
1- Odenton Junction – This proposed project by Osprey Development Co. is in the pre-development stage and is ultimately planned to provide 110 units in both townhome and garden-style walkup apartments with a combination of 4% and 9% LIHTC funding and a $4 million loan from Arundel Community Development Services Inc. (ACDS).
2- Blue Oaks at North Odenton – This new mixed-income rental community by Conifer Realty LLC is under construction in 2024 and will provide 150 affordable units. Project financing includes 4% and 9% LIHTCs, Strategic Demolition and Community Legacy funds, County PILOT and other fee reductions, and a $2 million loan through ACDS Inc.
3- Seven Oaks at Odenton Town Center, Lot 4 – The project, currently in the development review stage, proposes over 880 multifamily units of which 15% will be affordable to households with incomes at 60% AMI. The affordable units were proffered under the Odenton Town Center Bonus Program in exchange for relief from other development requirements.

Proposed Legislation Establishing an Inclusionary Zoning Program – The proposed Housing Attainability Act of 2024, co-sponsored by the County Executive and members of the County Council, will require new residential developments in the County to provide 10% of homeownership units and 15% of rental units as Moderately Priced Dwelling Units for income-eligible buyers and renters. The legislation was introduced on September 3, 2024 and if adopted, will become effective as of July 1, 2025. In addition to addressing the Countywide need for more affordable housing, this will help to achieve the goal of providing more affordable units near public transit opportunities in the Odenton Town Center as well as near Fort George G. Meade.

Partners:
Arundel Community Development Services, Inc. – provides program administration and project management services and funding through the Housing Trust Fund and loans.
Housing Commission of Anne Arundel County – provides program administration and project management services.
US HUD – provides financial assistance for property rehabilitation and rental housing production through HOME program funds.
MD DHCD - provides financial assistance for property rehabilitation and new affordable housing.
Private housing developers.

Impact: These projects and programs serve to improve the appearance of aging housing for low to moderate income residents, encourage stable households to locate in the community, and help to promote additional private investment in new affordable residential units.

Accomplishment 2: Community Beautification, Renovations and Expanded Activities in Low to Moderate Income Neighborhoods

Outcome: Improvements to housing, community infrastructure, and services support increased quality of life.

Projects:
The Severn Center – Groundbreaking for the new Severn Center occurred in 2021 and the center opened in May 2023. The Severn Center is a multi-generational, inclusive space for all members of the surrounding communities of Spring Meadows, Stillmeadows, Pioneer Drive/Arwell Court and the Orchards at Severn, as well as the greater Severn area. The Center features a Boys and Girls Club, Community Room, and Senior Activity Center. It offers meeting rooms equipped with full media technology, gathering spaces, a billiards room, exercise and aerobics rooms, and a full-service kitchen. The Boys and Girls Club offers programs in academics and careers, character and leadership, and heathy lifestyle. The Senior Activity Center offers free memberships to adults 55 and over and has a full calendar of events and activities. The Center was funded using County Local Development Council / Video Lottery Terminal (LDC/VLT) funds, County CDBG funds, State Capital Grant funds, and a State Dept. of Aging grant for a total of over $16 million.

Spring Meadows Community Roof Repairs – This three-phased project to repair deteriorated roofs in the Spring Meadows community began in 2019 and was completed in 2023. County LDC/VLT and CDBG funds were combined with private funds to replace the roofs on 214 units.

Property Acquisition and Rehabilitation – Arundel Community Development Services Inc. (ACDS) acquired three properties in the Spring Meadows community through the Property Acquisition Program. One property was renovated and rented to income-eligible tenants, and two properties are currently under construction and will be rented upon completion. In addition, ACDS supported the renovation of three owner-occupied homes in the general Severn area through the Property Rehabilitation Program during the last five years.

Stillmeadows Community Space – ACDS utilized LDC/VLT funds toward redevelopment of underutilized community space in the Stillmeadows community. A dilapidated community swimming pool was demolished and a new community space with a common plaza, splash pad, walkways, playground, lighting and landscaping will be developed in its place. Currently engineering services have been procured and site planning is underway.

Heritage at Severn Community Center – Over $500,000 in CBDG funding was allocated in FY2022 for updates to the Community Center in the Heritage at Severn community.

Local Development Council Projects – The Local Development Council (LDC) facilitates the expenditure of Video Lottery Terminal (VLT) funds from the Hanover Live! Casino. The funds are used to improve communities within a three-mile radius of the casino, which overlaps with the Severn communities within the

Sustainable Community area. The funding is focused on programs and projects that provide human services, enhance education, and beautify communities. In addition to the projects noted above, over the past five years LDC/VLT funds were also used to improve bicycle and pedestrian connections in the area, including new sidewalks and community court signs in the Stillmeadows community; to support the Boys and Girls Club in the renovated Heritage at Severn community; and to support the Housing Commission's Chase Your Dreams program that sponsors outings and community events to build strong community relationships.

Partners:
Arundel Community Development Services Inc. – provided program administration and project management services.
Local Development Council – oversees use of VLT funds for local projects and programs.
Spring Meadows Council of Unit Owners – contributed funding to complete roof replacements.
Stillmeadows Condo Association – partnering in community beautification projects.
US HUD – provides financial assistance for property rehabilitation and community development through CDBG program funds.
Housing Commission of Anne Arundel County - provides program administration and project management services.
Anne Arundel County Dept. of Aging and Disabilities – oversees operation of the Severn Center.

Impact: These projects serve to improve both the appearance and the stability of several communities in need of improvements and expanded services.

Accomplishment 3: Improvements to educational and recreational facilities, programs, and services.

Outcome: A comprehensive range of educational, health, and recreational services are available to residents in the Odenton-Severn communities.

Projects:
New School Construction and Comprehensive Redistricting – Two new County schools – Two Rivers Elementary and Severn Run High School – were completed and have opened for the 2024-25 school year. These schools are located in the Arundel and Severn Run feeder systems which, along with the Meade feeder system, serve students living in the Sustainable Community area. In addition, in 2023 the Board of Education approved Phase I of a comprehensive redistricting of all County feeder systems to better align school boundaries with projected growth and eliminate a long-standing issue with overcrowding in many County schools. The Phase I redistricting established new boundaries for 48 schools as part of an initiative to bring all schools in the County's six northernmost feeder systems, including Meade and Severn Run, under 100% capacity.

Odenton Community Park – Feasibility and design phases were completed for the new Odenton Community Park, to be located on the grounds of the Odenton Library and across from the Odenton MARC Station. The project is fully funded through a combination of Program Open Space (POS) and Local Parks and Playgrounds Infrastructure (LPPI) grants and County funds. The community park will include walking trails and boardwalks, a pavilion, gazebo, bocce and horseshoe courts, a playground, and viewing decks over the Picture Branch wetlands. Construction is expected to begin in Spring 2025 with completion planned by the end of 2025.

Expanded Seniors Programs and Services – In addition to completion of the new Severn Center, capital improvements at the O'Malley Senior Activity Center in the Odenton Town Center include gym renovations and an upgraded kitchen. The Dept. of Aging and Disabilities has expanded new health promotions and Evidence-Based programs at both area senior centers. These include a partnership with My Life Foundation Inc. to offer a diabetes self-management program, a partnership with Baltimore Washington Medical Center to provide technical assistance with advance care planning, and a partnership with FX Physical Therapy to provide instructional workshops.

Partners:
Anne Arundel County Board of Education / Anne Arundel County Public Schools – developed and managed school redistricting program.
Anne Arundel County Dept. of Recreation and Parks – project planning and development for the Odenton Community Park.
Dept. of Public Works – project management for county facility capital improvements.
Anne Arundel County Dept. of Aging and Disabilities – oversees operations and programming at the Severn and O'Malley Senior Centers.

Impact: Partnering by County agencies and private partners has resulted in expansion of and increased accessibility to community services and programs.

Accomplishment 4: Property revitalization, business attraction and expansion, and development incentives.

Outcome: A more economically vibrant community that will attract new businesses, residents, and employees.

Projects:
New Business Openings – A large number of new businesses have opened in the Odenton Town Center and surrounding area over the past five years, including several restaurants, a medical practice, retail bank, beauty salon, self-storage, and other retail specialty stores. In addition Total Health Care, a federally qualified health center, has recently located in the Seven Oaks community.

Arundel Community Reinvestment Loan Program – Anne Arundel Economic Development Corporation (AAEDC) continues to market the ACR loan program in the area for commercial property renovations and improvements. A dental office in Odenton recently completed renovations with support from the program. In 2023 AAEDC allocated over $530,000 in American Rescue Plan Act funds to provide an additional grant incentive to ACR loan applicants.

Project Restore Grant – In FY2024 the County was awarded $300,000 in Project Restore Funds to address commercial vacancies in the Village at Odenton Station development. AAEDC will administer the program to grant assistance to businesses for tenant build out and rental assistance if they locate in a preselected vacant commercial property. AAEDC plans to market this opportunity to graduates of their Inclusive Ventures entrepreneur training program, which is targeted to small, minority, veteran, and women-owned businesses.

New Development in the Odenton Town Center – In addition to the new affordable housing developments listed previously, several other new commercial, residential and mixed use projects are in various stages of the development process in the Town Center, including Meade Center (retail/office mix), Broadstone at Odenton (multifamily/retail mix), Hale Street Property (apartments), Odenton Business Park (office/warehouse mix), and Academy Yard (multifamily/retail mix).

Odenton Town Center (OTC) Master Plan – The County Office of Planning and Zoning updated the OTC Master Plan in 2023 with adoption in 2024. The Plan provides a policy framework for development and redevelopment within the OTC and establishes a basis for planning the public expenditures needed to support future growth, as well as design requirements. It includes policies to better coordinate and connect transit; provide higher-quality public spaces; attract more shopping and dining options; diversify housing options; conserve environmental resources; and overall create a livelier, more walkable community. Some key changes and updates in the 2023 Plan include:
● Relaxing the required mixed-use ratios to improve flexibility for developers while improving opportunities for the private sector to provide community amenities;

● Aligning the permitted use chart with the community's vision for the OTC so that most zoning districts now allow additional Retail and Service uses, such as restaurants in a multifamily building, while some more auto-oriented uses such as gas stations have been eliminated from the Town Center Core; and
● Including a Community Amenity in a Public Activity Area to facilitate a sense of place and help reduce redundant amenities.

Partners:
Anne Arundel Economic Development Corporation (AAEDC) – administers the ACR Fund and other financial incentive programs to support business attraction, expansion, and revitalization.
Central Maryland Chamber of Commerce – local business attraction, assistance, and advocacy.
MD DHCD – financial assistance through the Project Restore grant program.
Anne Arundel County Office of Planning and Zoning – OTC Master Plan development and implementation.
Odenton Town Center Advisory Committee – stakeholder advisory role and advocacy for the OTC Master Plan.

Impact: New development and business opportunities are improving the economic vitality of the Odenton Town Center and surrounding area.

Accomplishment 5: Expanded public transit opportunities serving the Odenton-Severn area.

Outcome: Increased opportunities for Odenton and Severn residents and employees to utilize the local and regional transit network.

Projects:
Anne Arundel County Transit Services – In 2020 the County's Office of Transportation took over operation of the AA-202 Route (formerly operated by the Regional Transit Authority) which provides connections between Odenton and Arundel Mills Mall. Ridership on this route has nearly doubled over the past two years. In addition to connecting with the Fort Meade Shuttle and the Odenton MARC Station, the 202 Route also connects to the AA-201 Route, which provides connections between the Arundel Mills Mall, Cromwell Light Rail, Glen Burnie Town Center, and Sun Valley Shopping Center. Additionally, a new Crofton Route has been added recently that connects Odenton to Waugh Chapel Village, Crofton, and Annapolis. Anne Arundel County Transit is fare free to all county residents.

Call and Ride Transit Services – A new North County Call and Ride transit service was established in 2020 serving northern Anne Arundel communities. The Call and Ride is a free transit service which is funded by the County's General Fund. The service was recently expanded to cover the Pioneer Drive, Jacobs Road, and Quarterfield Road areas including the communities of Spring Meadows, Stillmeadows, Orchards at Severn, Richfield, Warfield, and Arwell Court. A new West County Call and Ride service is now proposed that will service areas within the Sustainable Community that are not currently covered by the North County Call and Ride. These services aim to address transportation gaps and improve accessibility for residents in West County.

Transit Development Plan - A new Transit Development Plan (TDP), prepared by the County Office of Transportation, was adopted in 2024. This strategic plan will guide the future of transit in the county. Required by the Maryland Department of Transportation - Maryland Transit Administration (MDOT MTA), the TDP is updated every five years and serves as a critical tool in shaping local transit services. The plan assesses the current state of transit, identifies unmet needs, and outlines goals and actions to enhance transit services over the short term. This comprehensive process builds on the county's objectives and informs the development of its Annual Transportation Plan (ATP), which serves as the foundation for transit grant applications.

The current TDP marks a return to an Anne Arundel County-focused plan, with the previous 2018 version covering the Central Maryland area. Through this TDP, the county aims to streamline services, address gaps, and improve the accessibility and reliability of transit offerings.

A significant enhancement is the newly proposed fixed route connecting Arnold/Anne Arundel Community College (AACC) to Fort Meade/NSA, serving the Odenton area. This route will improve connectivity for commuters and residents, offering direct access to key employment hubs and educational institutions.

Partners:
Anne Arundel County Office of Transportation – provides financial, technical, and project management assistance and operational services.
Anne Arundel County Dept. of Public Works – provides technical and project management assistance.
MDOT / MTA – provides financial and technical support.

Impact: These projects provide improved multimodal transportation alternatives and increased access to public transit service.

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

Outcome: Redevelopment of the Odenton MARC Station surface parking lots into a mixed use TOD development with additional parking.

Narrative: There has been a long-standing 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 worked 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.

In 2022 a new partnership was formed between the County, MDOT, and MEDCO to construct a parking garage in the West Lot to accommodate 1,000 parking spaces including EV spaces and van parking. Once construction has been completed, the northern section of the site will be available for new mixed use TOD development.

MDOT will release the RFQ for the project in the Fall 2024 and the RFP in early 2025, with selection of a development partner in Spring 2025. In 2026 an RFQ will be released for redevelopment of the North Lot. The strategy is to create a higher density mixed use focus area on the West Lot, create neighborhood-focused transition areas on the North Lot, provide an appropriate scale transition to the Odenton Historic District, improve connectivity to the planned Odenton Community Park, streamline access between the MARC station and multimodal connections, and provide open space and active frontages along Town Center Boulevard.

Outcome: Complete planned transportation links and pedestrian amenities to provide full connectivity throughout the Sustainable Community.

Narrative: There are a number of road and sidewalk projects in the County's capital improvement program that are in the design phase, but that have been long-standing needs not yet completed. These include the Odenton Grid Streets in the Town Center Core, the Town Center Boulevard extension to Reece Road, sidewalks along Reece Road and Heritage at Severn, and the Jacobs Road bridge over the Severn Run tributary.

Sidewalk improvements along MD 175 are also a high priority in the Odenton Town Center. Design and construction of the section from Mapes Road to MD 170 has not been completed, and the section from MD 170 to Sappington Station Circle has not been fully funded and is awaiting Federal approval for MDOT to complete the design.

Lastly, design and construction has not been completed for the full length of the two hiker-biker trails serving the area – the South Shore Trail and the WB&A Trail. Construction of the remaining segments will complete an extensive network connecting the Odenton area to Annapolis, the Patuxent River and Prince George's County.

Part II: Competitive Funding

Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation.	Source (federal, state, foundation, etc.)	Amount Received	If no funding was received, what technical or other assistance from the state would help with future applications?	Other Notes
Community Legacy (CL): ● Conifer LLC – Blue Oaks affordable rental housing development	DHCD	FY24 - $400,000		
Strategic Demolition Fund (SDF): N/A	DHCD			
Community Safety & Enhancement Program: N/A	MDOT			
Maryland Bikeways Program: N/A	MDOT			
Sidewalk Retrofit Program: ● 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.	MDOT	To be determined		
Water Quality Revolving Loan Fund: N/A	MDE			

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.*

U.S. HUD Community Development Block Grant ● Meade Village (Heritage at Severn) Community Center	U.S. HUD	$526,000 (FY22)		Funds administered by ACDS, Inc.
U.S. HUD Community Development Block Grant ● Boys and Girls Club Meade Village (Heritage at Severn)	U.S. HUD	$65,000 per year (FY20-23)		Funds administered by ACDS, Inc.
U.S. HUD Community Development Block Grant ● Boys and Girls Club Severn Center	U.S. HUD	$65,000 (FY24)		Funds administered by ACDS, Inc.
U.S. HUD HOME Funds ● Odenton Junction affordable housing development ● May be supplemented with Housing Trust Funds	U.S. HUD	$4,000,000 allocated		Funds administered by ACDS, Inc.
U.S. HUD HOME Funds ● Blue Oaks at North Odenton affordable housing development ● May be supplemented with Housing Trust Funds	U.S. HUD	$2,000,000 allocated		Funds administered by ACDS, Inc.
Video Lottery Terminal Impact Aid Fund ● Boys and Girls Club Meade Village (Heritage at Severn)	State	$225,000 (FY20-23)		Funds administered by ACDS, Inc.
Video Lottery Terminal Impact Aid Fund ● Boys and Girls Club Severn Center	State	$140,000 (FY24)		Funds administered by ACDS, Inc.
Video Lottery Terminal Impact Aid Fund ● Severn Center	State	$5,800,000 (FY20-23)		Funds administered by ACDS, Inc.

Video Lottery Terminal Impact Aid Fund ● Spring Meadows Roof Replacement	State	$720,000 (FY21-22)		Funds administered by ACDS, Inc.
Video Lottery Terminal Impact Aid Fund ● Stillmeadows Condo Association Community Improvements and Community Space Redevelopment	State	$440,000 (FY22-24)		Funds administered by ACDS, Inc.
Video Lottery Terminal Impact Aid Fund ● Housing Commission of Anne Arundel County - Chase Your Dreams program	State	$40,000 per year (FY23-24)		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?
Projects identified in the Odenton Town Center Advisory Committee's 2024 Priority Project Letter that are not currently funded: ● Bus Stop Improvements: Enhance bus stops to include various amenities, including but not limited to waiting pad, benches, and a shelter. ● Pine Street Extension: Planning, design, and construction of Pine Street between MD 170 and Winmeyer Avenue.Extension will provide greater connectivity. ● Upgraded and New Bicycle and Pedestrian Crossings: Upgrade current bicycle and pedestrian crossings along MD 175 to the Sappington Station roundabout. Construct mid-block crossing to connect Odenton Health and Technology Campus to the Odenton Shopping Center. ● Odenton Road and North Patuxent Road Sidewalk: Provide bicycle and pedestrian improvements. ● Odenton Rail Spur: Create a hiker/biker trail connecting the Academy Yard development to the Odenton MARC train station. ● Shared Use Path from Odenton Road at Sappington Station Roundabout North to BWI Trail: Create a shared use path linking the South Shore Trail at the Sappington Station roundabout to the BWI Trail. A feasibility study was done in 2022. ● MD 170 Streetscape: Retrofit to include bicycle and pedestrian amenities. ● Odenton Avenue: Design and construction of planned road connecting MD 175 and Town Center Boulevard will provide greater connectivity.

SECTION C - SUSTAINABLE COMMUNITIES ACTION PLAN

Odenton-Severn Sustainable Community

Environment

This section describes projects involving the natural environment, our use of natural resources, and our relationships or access to the natural environment.

This category includes projects focusing on (but not limited to): the quality of land, water, and air; tree canopies and green spaces; green infrastructure; habitat improvement, climate change mitigation and adaptation; nuisance flooding,; stormwater infrastructure and management; water and sewer capacity; energy conservation; recycling, pet waste, and organic waste programs; the mitigation of environmental hazards; and parks and recreation improvements.

Strengths	Weaknesses
• The County's Watershed Protection and Restoration programs have been proactive and successful in reducing pollutant loads. • There is a high level of participation in the County's recycling and waste reduction programs.	• The green infrastructure network includes stream buffers and floodplains but lacks connectivity and opportunities for public access in many areas. • Portions of the area were developed prior to current and more stringent stormwater management regulations and requirements for Environmental Site Design.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
Outcome 1: Improved stormwater management and reduced pollutant loads from stormwater runoff. Progress Measures: Complete additional SWM retrofit projects currently funded or under design as identified by the County Watershed Protection and Restoration Services.	Strategy A: Incorporate environmental site design features in all redevelopment and infill projects to the maximum extent practicable to reduce stormwater pollutant loads. Strategy B: Complete the Picture Spring Branch stream restoration project as funded in the County CIP, and identify and pursue grants and other funding sources to help finance watershed restoration initiatives.	County Dept. of Public Works, Bureau of Engineering; County Office of Planning and Zoning; MD Department of Environment; Private Developers
Outcome 2: A continuous green infrastructure network provides increased protection of natural resources as well as passive recreational opportunities for area residents. Progress Measures: Increased green infrastructure in the community.	Strategy A: Encourage the provision of strategically located natural areas and green spaces beyond the base requirements through the OTC Incentive Program for new development projects. Strategy B: Incorporate green infrastructure into site planning for any future County land acquisitions for public facilities. Strategy C: Encourage local property owners and homeowners associations to take advantage of tree planting programs such as Replant Anne Arundel or BGE's Energy Savings Tree Program.	County Office of Planning and Zoning; County Department of Recreation and Parks; Private Developers and Property Owners

Economy

This section is centered on economic growth and management.

Strengths and weaknesses might focus on the following: business attraction & retention; improving and maintaining the health of business districts, downtowns, and main streets; commercial vacancy reduction; workforce attraction and retention; employment/job training; marketing, branding, and tourism; improving or creating economic impact of cultural and historic assets; providing technical and financial assistance to businesses; commercial building acquisition, rehabilitation and/or adaptive re-use; and creating a sense of place and vibrancy through streetscaping and beautification.

Strengths	Weaknesses
• 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. • The office and retail markets are generally healthy with low vacancy rates. • Fort Meade is a strong economic driver in the region and State and creates significant employment opportunities for contract and support services.	• 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. • 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.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
Outcome 1: The Odenton Town Center contains a successful and competitive business community that serves local residents as well as the regional marketplace. 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.	Strategy A: Create partnerships with private stakeholders including realtors, lenders, business owners, and developers to focus on new business attraction and expansion. Strategy B: Conduct regular outreach events to promote financial incentive programs available to businesses and developers in the area. Strategy C: Collaborate with the Central MD Chamber of Commerce to run Shop Local campaigns and other local economy/community building initiatives.	AAEDC; County Office of Planning and Zoning; Central Maryland Chamber of Commerce Annapolis and Anne Arundel Conference and Visitors Bureau
Outcome 2: The primary commercial corridor along MD 175 is a thriving and attractive place to open or expand a business. Progress Measures: Outdated, deteriorating, and underutilized commercial retail and office properties have been revitalized and fully occupied.	Strategy A: Explore new development and financial incentives to encourage and facilitate revitalization of older and outdated commercial properties, including through updates to the County's zoning and development ordinance. Strategy B: Expand marketing of County and State revitalization programs to encourage wider participation by commercial property owners.	County Office of Planning and Zoning; AAEDC; Central Maryland Chamber of Commerce

Transportation

This section describes the way people in your community get from place to place.

Strengths, weaknesses and outcomes can focus on: 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; and road conditions.

Strengths	Weaknesses
• Access to a good regional highway network (MD 32, MD 295, MD 175, MD 170). • Access to public transit via the MARC commuter rail and local and regional bus transit service. • The WB&A and South Shore Trails connect the Odenton Town Center to Annapolis and other points in the County.	• Lack of complete pedestrian and bicycle connectivity between all neighborhoods and key public facilities and services. • Poorly maintained sidewalks in some neighborhoods create safety and nuisance issues. • Bus service does not address all needs of lower income communities.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
Outcome 1: Increased transit ridership with better connectivity to the local and regional transit network. Progress Measures: Ridership numbers have increased on the local bus routes serving the Odenton-Severn area.	Strategy A: Implement the proposed fixed transit route connecting Arnold/Anne Arundel Community College to Fort Meade/NSA and the Odenton-Severn area. Strategy B: Initiate a new West County Call and Ride transit service covering the communities within the Odenton-Severn area and the greater West County. Strategy C: Continue to make route adjustments as needed to increase transit ridership, and align bus service hours and frequency with the MARC service.	County Office of Transportation; MD Transit Administration; Regional Transit Agency of Central Maryland
Outcome 2: Pedestrian and bicycle amenities are available throughout the Sustainable Community and provide complete connectivity to key destinations. 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.	Strategy A: Complete the Odenton Grid Streets project through construction to provide complete street connectivity and pedestrian facilities within the OTC Core. Strategy B: Plan and fund more crosswalks, bus shelters, and other pedestrian amenities along MD 175 and in the OTC Core area. Strategy C: Evaluate opportunities for assistance through MDOT's new TOD grant program to fund capital improvements in the OTC TOD. Strategy D: Construct continuous sidewalks and fill in sidewalk gaps to provide complete connections to Town Center Boulevard, Reece Road, and the Severn Center.	County Department of Public Works; County Office of Transportation; State Highway Administration

Housing

This section focuses on the homes in which people in your community live and efforts which make it easier for them to find and stay in a place to call home.

Strengths, weaknesses and outcomes might focus on the following: affordability; increasing homeownership; increasing rental housing; diversifying the kinds of housing available; improving housing conditions (interior or exterior); housing programs; aging in place; preventing foreclosures; and reducing residential vacancies.

Strengths	Weaknesses
• A diverse range of housing types including single family homes, townhomes, apartments, and condominiums. • A good supply of affordable housing stock in the Severn area serves lower income households.	• There are limited housing opportunities in the Odenton Town Center for lower income families. • Some residential neighborhoods experience nuisance and aesthetic issues and poor upkeep of properties and community space.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
Outcome 1: A variety of housing options are available in the Odenton-Severn area serving a wider range of households and income levels. Progress Measures: Additional quality workforce housing units have been developed in the area.	Strategy A: Develop an implementation program for the County's new Moderately Priced Dwelling Unit requirements, if adopted by the County Council. 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.	ACDS, Inc.; County Office of Planning and Zoning; MD DHCD
Outcome 2: Affordable housing communities serving low income households in the area have been preserved and improved. Progress Measures: Additional units in the Spring Meadows, Stillmeadows, Pioneer Drive, and Heritage at Severn communities have been renovated and are well-maintained.	Strategy A: Complete the redevelopment of the Stillmeadows community space to provide an attractive and well-utilized common area for the community. Strategy B: Collaborate with the communities in Severn to identify additional needs for community amenities and safety enhancements, and allocate funding for planning and implementation. Strategy C: Continue to identify units for rehabilitation and revitalization utilizing HOME, State, and County LDC/VLT funds.	ACDS, Inc.; Housing Commission of Anne Arundel County; MD DHCD
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. Progress Measures: Homeownership Counseling and related services have been provided at regular events in the Severn area.	Strategy A: Expand marketing of Homeownership and Foreclosure Counseling, Eviction Prevention Assistance, and Financial Literacy programs in the Severn community.	ACDS, Inc.

Community Health and Quality of Life

This section is concerned with public health, community culture, and the day-to-day life of community residents.

This category includes projects focusing on (but not limited to): improvement of public health including improving community design to promote healthy behaviors such as walking and strengthening community support and connectedness through health and wellness programs and facilities that create inclusive communities. These projects may include built environment, indoor spaces, outdoor environments such as increasing community gardens and access to services including educational facilities and programs; health and wellness facilities and programs that serve multi-generations; senior facilities and programs; youth facilities and programs; facilities and programs for the disabled; civic amenities, access to quality food options; collaborations with faith-based organizations; arts and entertainment education; and homelessness prevention, services, and facilities. Projects should include community engagement that includes participation in the selection of strategies and outcomes, progress reports, and evaluation.

Strengths	Weaknesses
• Community amenities include local parks, the Odenton Regional Library, the Severn Center and O'Malley Senior Center, and the Odenton Historical Society. • The Odenton Health and Technology campus serves the area along with many private medical practices and services. • The Boys and Girls Club provides a variety of programs for area youth.	• There is increasing demand for public space and recreational activities in Odenton Town Center. • Improved community engagement opportunities are needed in the Severn neighborhoods to address quality of life issues.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
Outcome 1: Increased community engagement and participation in community-building activities by local residents in the Severn area. Progress Measures: The Severn Center serves as a hub for a range of activities including youth and senior services, community meetings, and social events.	Strategy A: Continue to evaluate and expand services provided at the new Severn Center with a special emphasis on services for youth and older adults and nutrition assistance including the mobile food pantry. 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.	ACDS Inc; Housing Commission of Anne Arundel County; Boys and Girls Clubs; Dept. of Aging and Disabilities; AAEDC
Outcome 2: The communities of Stillmeadows, Spring Meadows, Pioneer Drive, and Heritage at Severn are attractive and stable communities that provide affordable housing opportunities. Progress Measures: Nuisance issues have been reduced and property maintenance has improved.	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.	ACDS, Inc.; Local Condominium Associations; Dept. of Public Works; Office of Planning and Zoning; Rebuilding Together Anne Arundel County
Outcome 3: Residents in the Odenton Town Center have access to attractive public spaces and recreational opportunities. Progress Measures: Additional active or passive public amenity space is available.	Strategy A: Complete construction of the Odenton Community Park on the Odenton Library site. Strategy B: Identify needs and opportunities for additional public amenities in the Town Center and develop an implementation plan.	County Department of Recreation and Parks; Office of Planning and Zoning; Dept. of Public Works; Anne Arundel Libraries

Local Planning and Staffing Capacity

This section is concerned with a local government's ability to plan for the community's future and to meet the current needs of residents.

Strengths, weaknesses and outcomes might focus on the following: updating zoning ordinances or land use; updating municipal/local policies, taxes, fees, etc.; increasing local government staff capacity; and updating planning documents like sector plans or comprehensive plans.

Strengths	Weaknesses
• The Odenton Town Center Master Plan creates a framework for a mixed-use, transit-oriented activity center with walkable neighborhoods. • The relatively strong economy and job market in West County will support continued development and redevelopment in the Town Center. • Use of a commercial revitalization zoning overlay creates incentives for redevelopment opportunities along with a tax credit option.	• Recent uncertainty in the retail and office markets has created challenges to achieving the planned mix of uses in the Odenton Town Center.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
Outcome 1: A more vibrant Odenton Town Center. 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.	Strategy A: Continue the partnership with the County, MDOT, and MEDCO to redevelop the Odenton MARC parking lot(s) into a TOD development including a new parking garage. 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. Strategy C: Work with private developers and public partners to expand placemaking opportunities in the Odenton Town Center.	County Office of Planning and Zoning; AAEDC; MDOT; MEDCO; Private developers
Outcome: Properties in need of redevelopment have been improved and revitalized. Progress Measure 1: New tools are in place to facilitate redevelopment of older properties.	Strategy A: Update the County's zoning and development ordinances to provide needed incentives and flexibility to encourage redevelopment of underutilized, outdated, and deteriorated properties.	Office of Planning and Zoning; Private developers; AAEDC

Odenton-Severn Sustainable Community
Workgroup Roster

Name	Representing
███████	Anne Arundel County Office of Planning & Zoning
████████	Arundel Community Development Services, Inc.
█████████	Anne Arundel County Office of Constituent Services
█████████	Anne Arundel County Office of Constituent Services
█████████	Anne Arundel County Dept. of Aging and Disabilities
██████	Housing Commission of Anne Arundel County
██████	Anne Arundel County Dept. of Recreation and Parks
██████	Anne Arundel County Office of Transportation
████████	Anne Arundel County Office of Planning & Zoning
██████████	Anne Arundel Economic Development Corporation
████████	Central Maryland Chamber of Commerce
███████	Odenton Town Center Advisory Committee
████████	Odenton Town Center Advisory Committee
█████████	Stillmeadows 2 Community
███████	Spring Meadows Community
███████	Community of Hope

Supporting County Agencies

Anne Arundel County Department of Recreation and Parks
Anne Arundel County Department of Aging and Disabilities
Housing Commission of Anne Arundel County
Anne Arundel County Public Schools
Anne Arundel County Libraries
Anne Arundel County Office of Transportation
Anne Arundel County Department of Public Works
Anne Arundel Workforce Development Corporation

Odenton / Severn Sustainable Community Area

1 in = 2,500 feet

1:30,000

DISNEY RD

REECE RD

Orchards at Severn
(Pioneer Drive)

Sillmeadow

Spring Meadows

Seven Oaks

Odenton Town Center

W BAND A RD

QUARTERFIELD RD

TELEGRAPH RD

BURNS CROSSING RD

NEW CUT RD

MAPES RD

ANNAPOLIS RD

ROUTE 32

PINEY ORCHARD PKWY

ODENTON RD

SAPPINGTON STATION RD

Legend

N

☐ Parcels

— Streets

☐ Odenton Severn Area