

Odenton Town Center Progressing Nicely

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"The Odenton Town Center? Is that ever going to happen?" I was asked this question again this weekend at a local festival. And the answer is not only an emphatic yes, but it already is happening!

Part of the confusion stems from the longtime presence of the Halle Companies' sign at the foot of the Route 32 ramp announcing "The Odenton Town Center" with a picture of the office buildings that are the first phase of their project. They have since renamed their development "Independence Park at Odenton Town Center" to end the confusion.

That project is only one of many in a 1600-acre designated Odenton Town Center area, and many other developments are moving ahead. As you drive along Route 175 past The Bank of Glen Burnie, you can see The Village at Odenton Station rising in the background across from the MARC Station. The first transit-oriented development in Anne Arundel County, it will include 240 apartments and 60,000 square feet of retail development around a central plaza. Retail space is leasing now, with several commitments, and apartments will be ready for occupancy by next spring.

Across Route 175 near the other MARC parking lot the first buildings of Town Center Commons also are well underway. These 104 townhomes are being marketed now by Ryan Homes, and offer convenient access to the MARC Station in what will become one of the key retail districts of the Odenton Town Center. The project includes plans for a neighboring hotel.

Farther up the road in East Odenton, we are frequently asked about all the dirt being moved at Sappington Circle. The Odenton Gateway site is the future home of a 62,000-square-foot specialty medical office building that is a joint project between Johns Hopkins Medical Management and Anne Arundel Medical Center.

It will be flanked by an urgent care center on one side, and there is space for an additional retail site on the other. Behind the medical complex will be The Havens at Odenton Gateway.

The luxury apartment complex is being constructed by Johnson Development. The South Carolina company is new to our area but has been building apartments for decades. All are expected to open by next fall.

Also in East Odenton, the Courts at Bonaventure are already complete, with 28 townhomes sold and the first phase occupied. Other recently completed projects include the Royal Farm in North Odenton – a big improvement over the abandoned buildings that had stood there for several years as the project was on hold – and the new Long Fence complex, relocated from the median in Crofton to spacious accommodations in the industrial corridor of the Odenton Town Center. M&T Bank completed their new Odenton Branch over a year ago.

Many projects are in advanced or final planning stages. One that will significantly change the face of Odenton is the redevelopment of the old Nevamar site by StonebridgeCarras, LLC, a project titled Academy Yard.

The first phase is expected to start soon, a 369-apartment complex built by Bozzuto Management called The Flats at Academy Yard. The estimated completion date is late 2012. Future phases will include retail, office and additional residential development.

Several office projects have county approval but are waiting to begin construction pending lease agreements. These include Meade Center, directly across from Fort Meade at Route 175 and Berger Street on the site of the old McDonalds, which will include 25,000 square feet of office, 18,000 square feet of retail, and 15 apartments. In East Odenton, the Odenton Health and Technology Campus will add 64,000 square feet of office next to the existing Johns Hopkins medical buildings.

Completed this summer, the Seven Oaks Office Building off Bluewater Boulevard is leasing space now, and is the site of this year's Tour West County Expo and Developer Showcase on Wednesday, Oct. 19. With all the development underway and planned, the Tour West County will again include a bus tour of area developments from Gambrills to Hanover, as well as Fort Meade. There's much more in the pipeline, and under construction, including Arundel Preserve and the Maryland Live! casino, so plan to join us for the Expo from 10:30 a.m. to 12:30 p.m., followed by the bus tour from 12:30 p.m. to 2 p.m.

And the Halle Companies' project long-advertised on the infamous sign? We'll bring you up to date on that as well, along with the sewer, water, and road improvements that are part of the agreement to get it, and other local developments still in the planning process, moving forward.

