



7409 BALTIMORE-ANNAPOLIS BOULEVARD REDEVELOPMENT

Project Overview

- The Villages at Sawmill Creek is the proposed redevelopment of 13 acres of Anne Arundel County-owned land in Glen Burnie, Maryland, at 7409 Baltimore-Annapolis Boulevard.
- The proposed redevelopment includes a mix of five (5) four-story buildings containing a total of approximately 120 “for-sale” multi-family condominiums, 90 for-sale two-over-two condominiums, and 36 rental townhomes, for a total of 246 units. Final numbers may adjust with project engineering.
- Bordered by Sawmill Creek and within ¼ mile of a light rail transit station, the proposed redevelopment will also feature recreational amenities, pedestrian connections, landscaping, and significant environmental remediation.
- **Moderately Priced Dwelling Units (MPDUs)**
 - 20% of for-sale multifamily condos for households at 80% AMI.
 - 15% of two-over-two condos for households at 80% AMI.
 - 20% of rental townhomes for households at 75% AMI.
- **Environmental Remediation**
 - The project represents a long-term benefit to the community by transforming a contaminated site into a healthier, more environmentally responsible space.
 - Planned environmental enhancements include:
 - Planted stream buffers
 - Improved stormwater management
 - Reforestation
 - Expanded green space and woodland habitat



For more information
bit.ly/7409BA



Anne Arundel County's Vision

- Anne Arundel County's vision for 7409 Baltimore Annapolis Boulevard is to transform this underutilized, county-owned property into a vibrant, transit-oriented community that strengthens the surrounding neighborhood, serving as a catalyst for the economic revitalization of the broader Glen Burnie Town Center and Glen Burnie Sustainable Community Overlay Areas.
- **The redevelopment will prioritize:**
 - Improved mobility, with enhanced pedestrian, bike, and transit connections between Cromwell Station, the Glen Burnie Town Center, and surrounding neighborhoods.
 - Environmental stewardship, through the protection of wetlands and natural areas, and the integration of recreational spaces and trail networks.
 - Context-sensitive design, with building scale and massing that maintains the character of surrounding communities.
 - A mix of rental and for-sale homes at a range of price points to ensure housing is affordable for both current and future Glen Burnie residents.
 - Alignment with Plan2040, the County's General Development Plan (GDP), which calls for reinvestment in underserved communities, preservation of green space, and greater access to housing, transit, and public amenities. The GDP also places the site in the Transit-Oriented Development Policy Area, which calls for compact and pedestrian-oriented development patterns near transit stations.



Renderings are for illustrative purposes only and are subject to change.

Timeline

- **May 2024:** Issuance of Request for Proposals (RFP) by AAEDC.
- **July – December 2024:** Development Selection Process
- **January 2025 – Present:** Land Disposition and Development Agreement Negotiations
- **May 2025:** Announcement of Sawmill Partners LLC as Selected Developer and Community Open House to introduce the project and meet the development team.
- **June 2025:** County Council process to approve surplus sale of the property.
- Execution of the Land Disposition and Development Agreement
- Begin Glen Burnie Sustainable Community Overlay Process



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