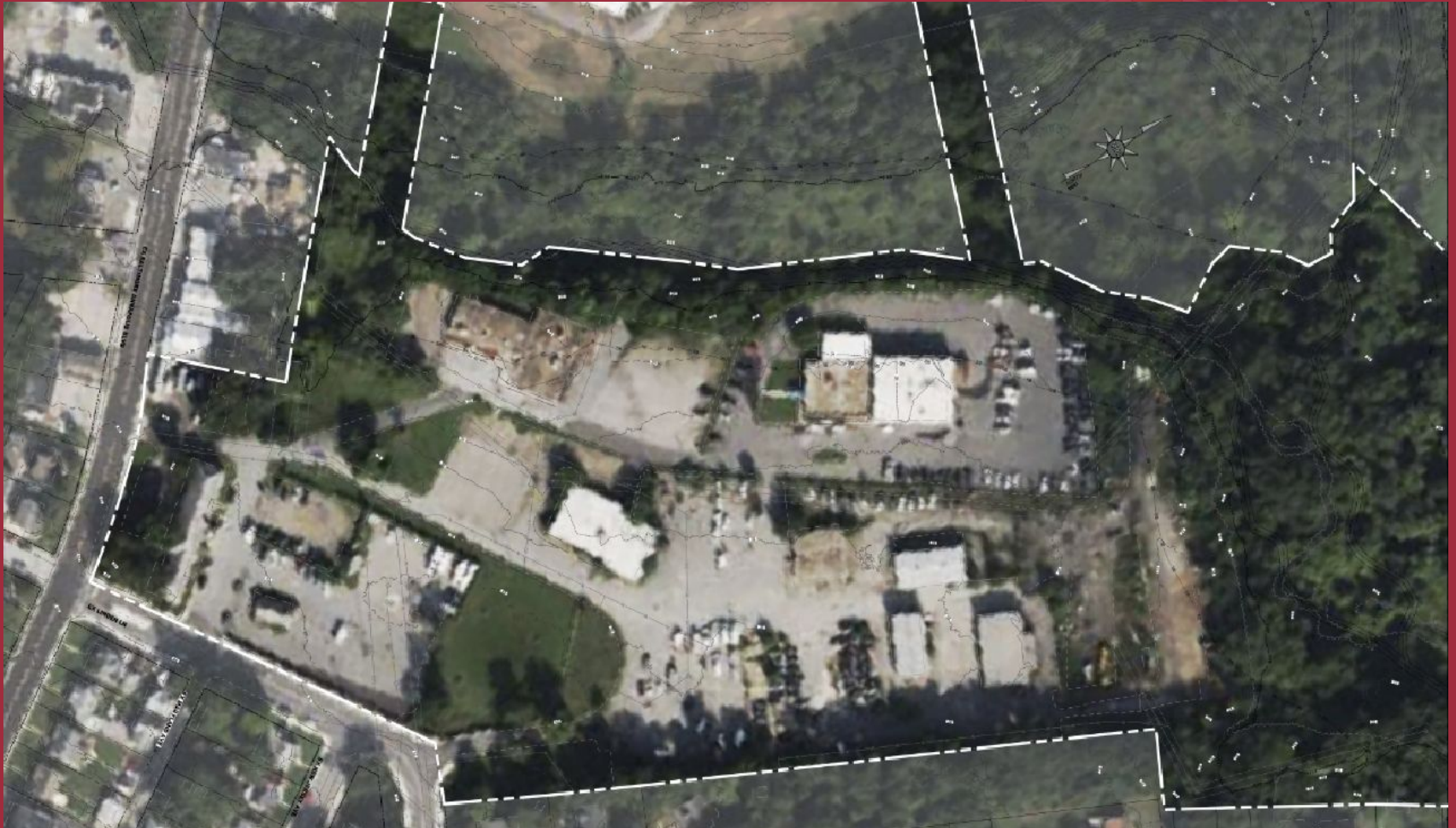


7409 Baltimore Annapolis Blvd Surplus Sale

July 7th, 2025

County Council
Meeting





7409 Baltimore Annapolis Blvd Surplus Sale

Villages at Sawmill Creek - Project Overview

Redevelopment of 13 acres of County-owned land at 7409 Baltimore-Annapolis Boulevard.

Transit-oriented residential development that includes approximately 246 units:
Exceeds County MPDU Requirements



- 120 for-sale multi-family condominiums with 20% set aside at 80% AMI
- 90 for-sale two-over-two condominiums with 15% set aside at 80% AMI
- 36 rental townhomes with 20% set aside at 75% AMI

Project Highlights

- 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.
- Aligns with Plan2040, which calls for reinvestment in underserved communities, preservation of green space, and greater access to housing, transit, and public amenities.
- Extensive environmental remediation and enhanced stormwater management facilities.

Economic Development

- Builds on momentum of coordinated investments in wayfinding and placemaking to improve access to Cromwell and the Town Center
- Catalyzes broader neighborhood revitalization, attracting future private and public investment
- Generates foot traffic and demand, which supports local retail, restaurants, and small businesses
- Improves access to jobs and offers housing options to a broader range of residents, including young professionals and essential workers.

Environmental Remediation

- Brownfield conditions require extensive environmental remediation prior to redevelopment.
- Cleanup will occur under the oversight of the MDE Oil Control Program (OCP) and Voluntary Cleanup Program (VCP).
- Additional investigation is needed to ascertain full remediations costs and scope.
- AAEDC secured \$300,000 from DHCD to assist with environmental remediation and demo.



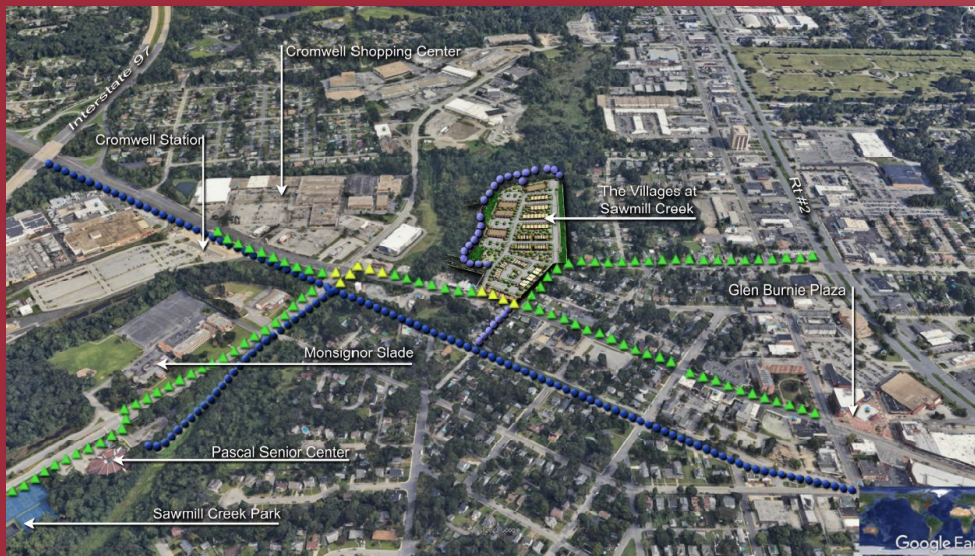
Environmental

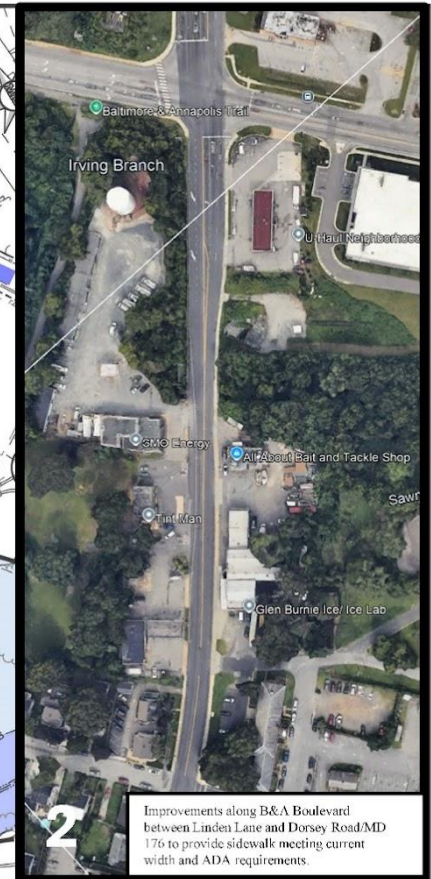
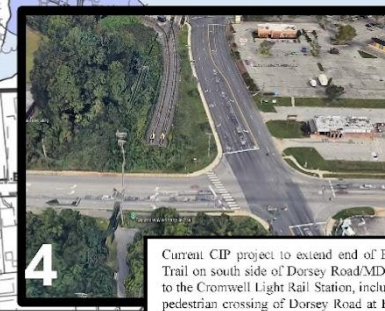
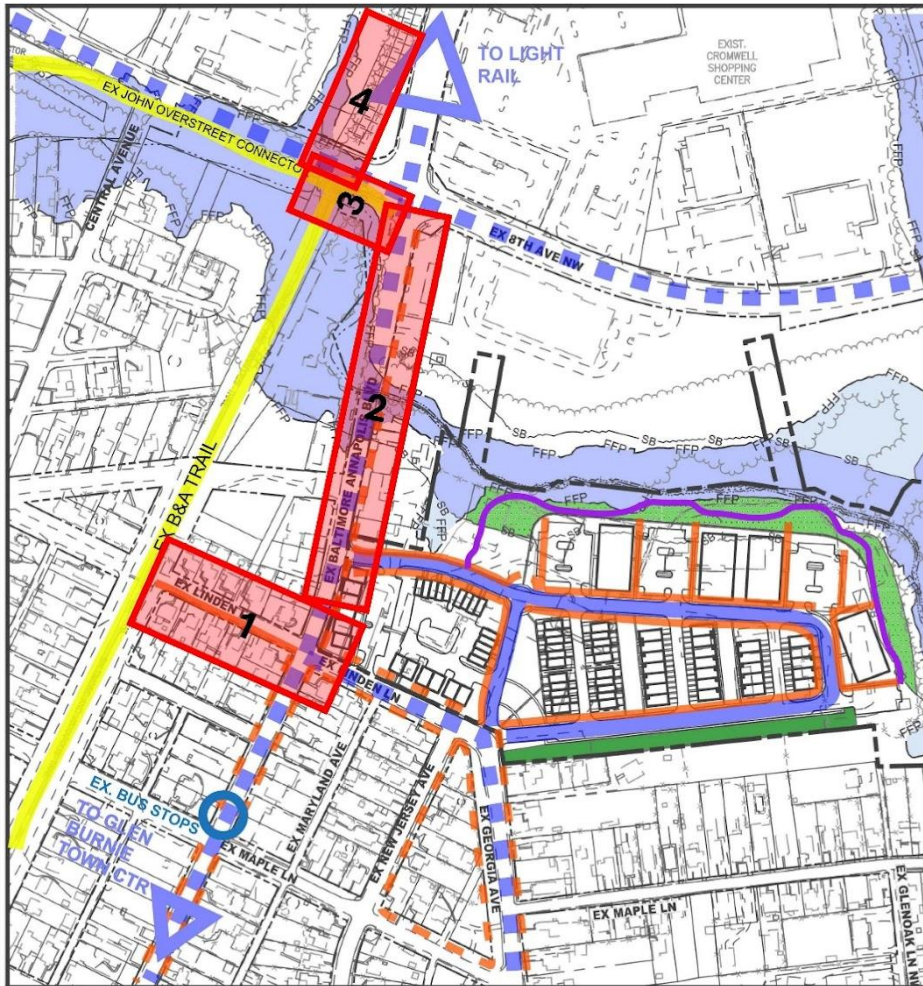
- Preservation
- Protection
- Enhancement



Multimodal Connectivity

- Road network connects to the existing community and extends the surrounding road network.
- Sidewalks throughout the property connect to the existing sidewalk system.
- Constructs missing links to allow safe pedestrian connections to Cromwell Light Rail Station and Glen Burnie Town Center.





LEGEND

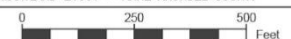
- PR. VEHICULAR CONNECTIVITY
- EX. VEHICULAR CONNECTIVITY
- EX. SIDEWALKS
- PR. PEDESTRIAN CONNECTIVITY
- EX. TRAIL

- PR. 8' WIDE TRAIL
- EX. FEMA FLOODPLAIN
- EX. STREAM BUFFER
- PR. STREAM BUFFER PLANTING
- PR. RESIDENTIAL BUFFER PLANTING

THE VILLAGES AT SAWMILL CREEK OFFSITE PUBLIC IMPROVEMENTS PRELIMINARY CONCEPT PLAN

TAX MAP 9 ~ PARCEL 16
TAX ASSESSMENT DIST. 5 ~ COUNCIL DIST. 2 ~ ZONING R5/W2
GLEN BURNIE, MARYLAND 21061 ~ ANNE ARUNDEL COUNTY

DATE: 05/14/2025



Aerial Perspective from Vantage Point A



Street View from Vantage Point B



Street View from Vantage Point C



Aerial Perspective from Vantage Point D



Terms and Conditions

\$1,000,000 cash contribution and in-kind contributions valued in excess of \$4,600,000.

1. 19 additional moderately-priced dwelling units over County Code.
2. Environmental remediation of petroleum contamination on site.
3. Demolition and removal of existing structures and lot coverage.
4. Off-site connectivity improvements to B&A Trail, Cromwell Station, GBTC.
5. Survey to delineate boundary of developable area (approx. 13 acres) and conservation of 21 acres comprising Sawmill Creek.

Other County Benefits

- County control and oversight of the type, number, and location of dwellings
- County right of termination for convenience up to formal submission of concept plan.
- County has limited reversionary right up to recordation of subdivision plat.
- Completion guarantee of plat recordation and environmental remediation.