



Final Concept Plan **GLEN BURNIE TOWN CENTER**

September 22, 2025

RESILIENCE
AUTHORITY
Annapolis and Anne Arundel County



MAHAN RYKIEL
ASSOCIATES INC

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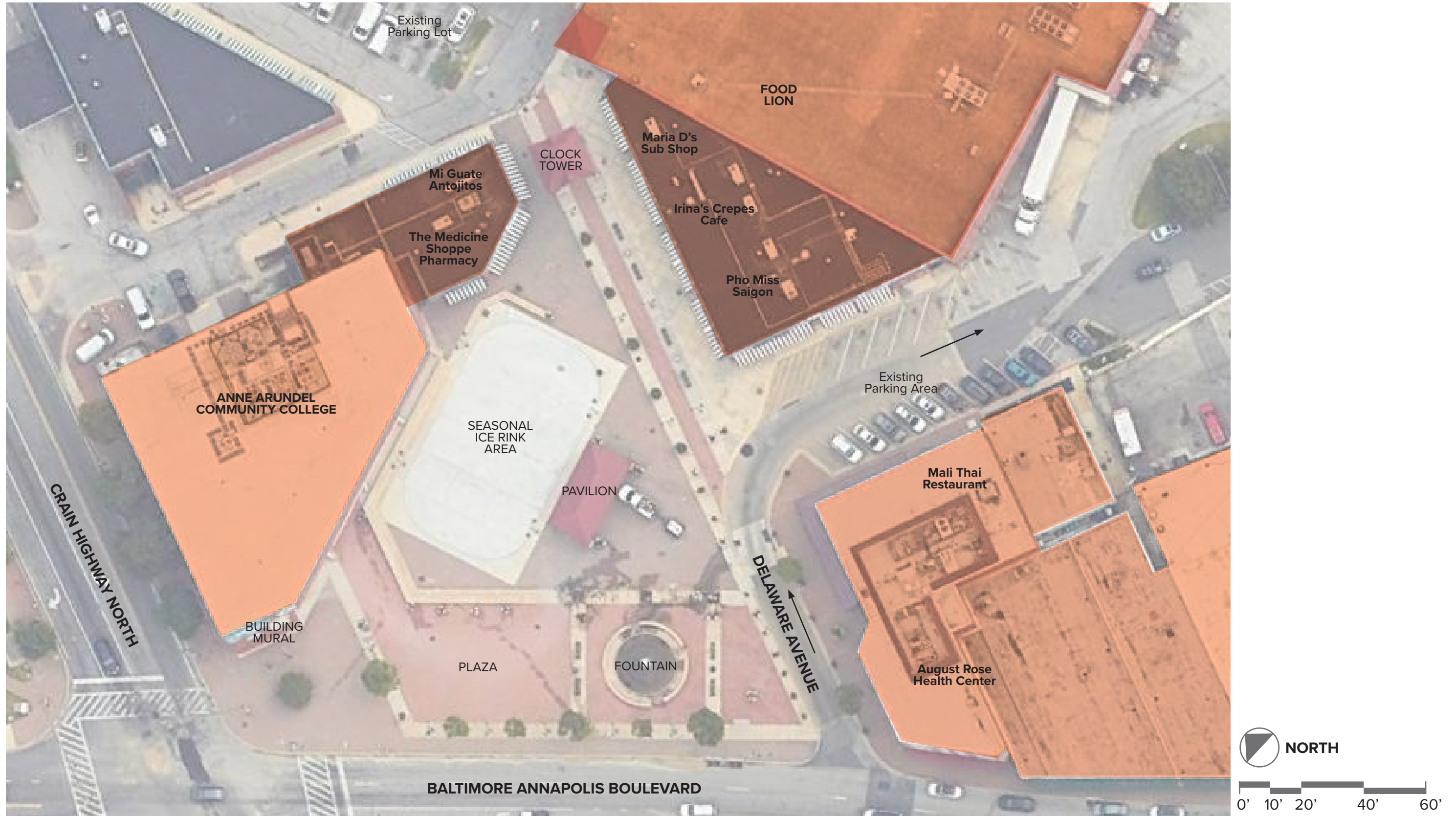
NEXT STEPS.....



EXISTING CONDITIONS

GLEN BURNIE TOWN CENTER

EXISTING CONDITIONS - AERIAL



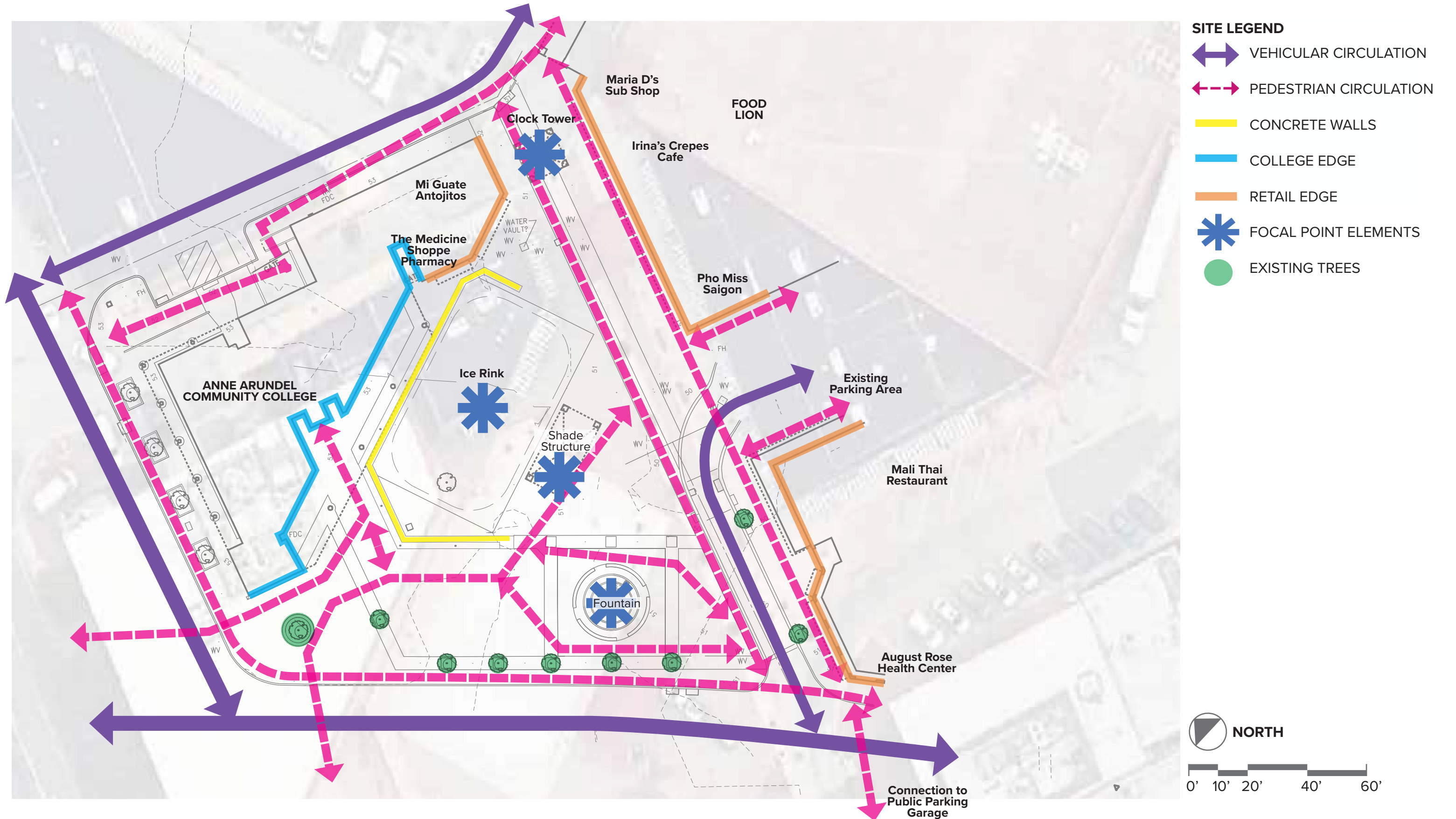
EXISTING CONDITIONS - SITE PHOTOS



EXISTING CONDITIONS - SITE PHOTOS



EXISTING CONDITIONS - SITE ANALYSIS



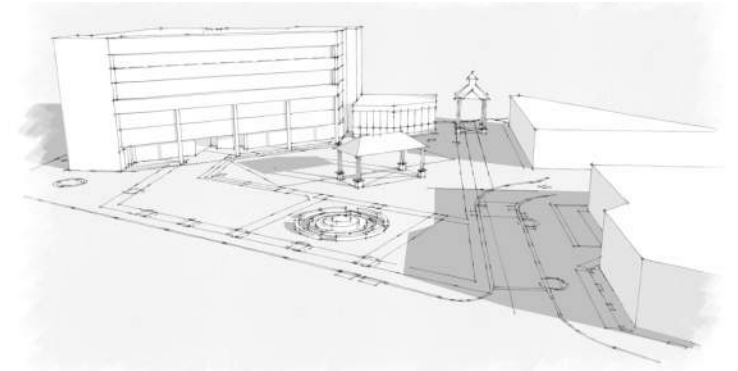
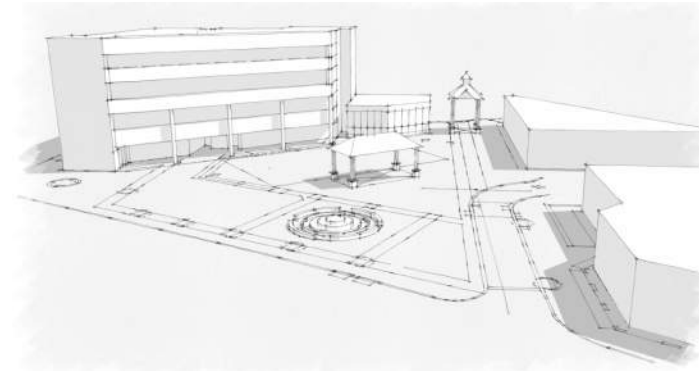
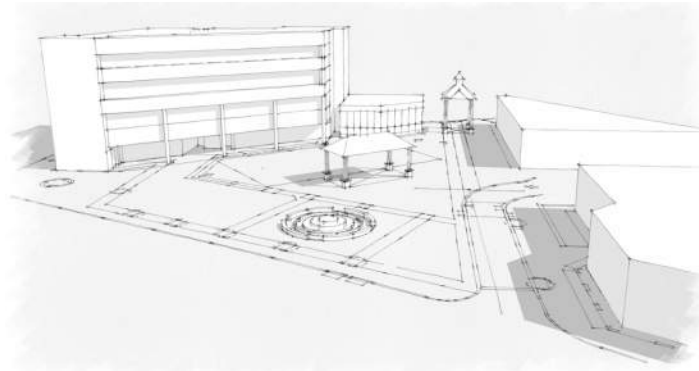
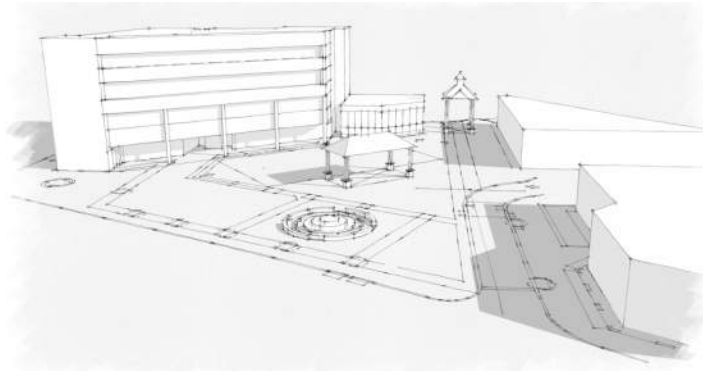
EXISTING CONDITIONS - SUN SHADE ANALYSIS

MARCH

JUNE

SEPTEMBER

DECEMBER

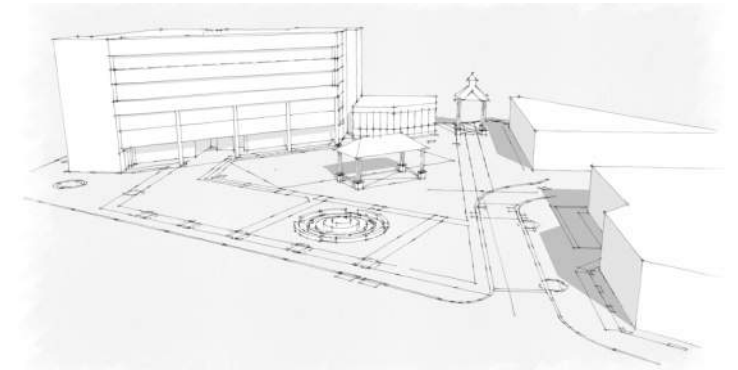
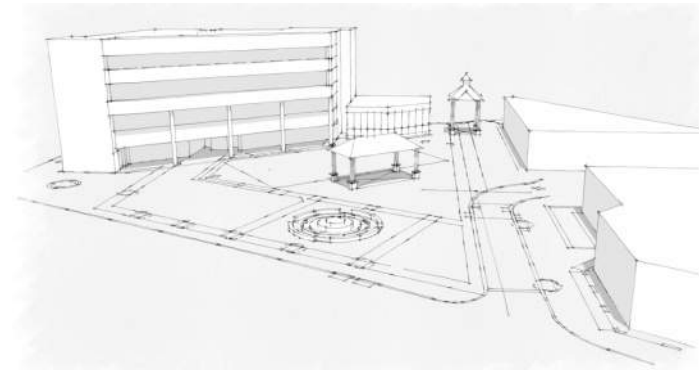
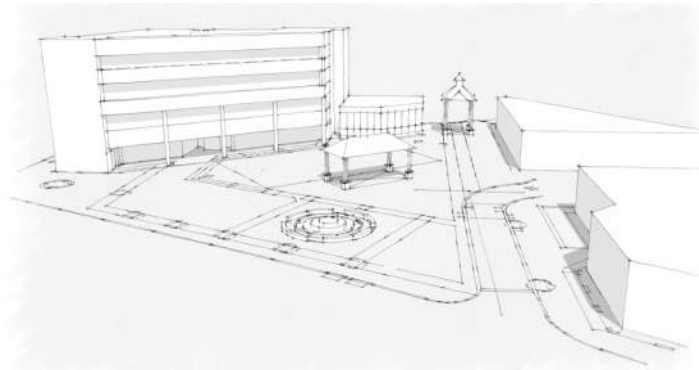
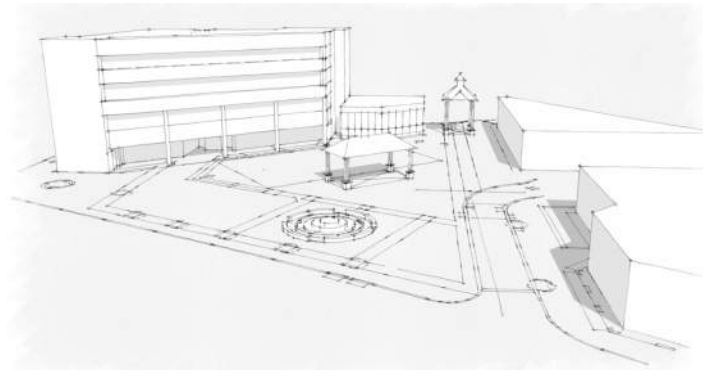


9 AM

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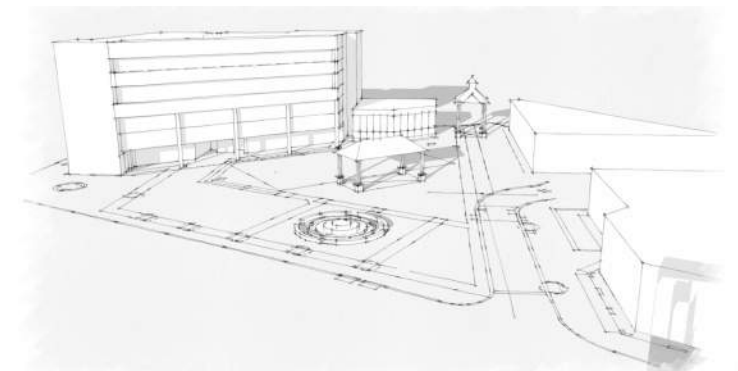
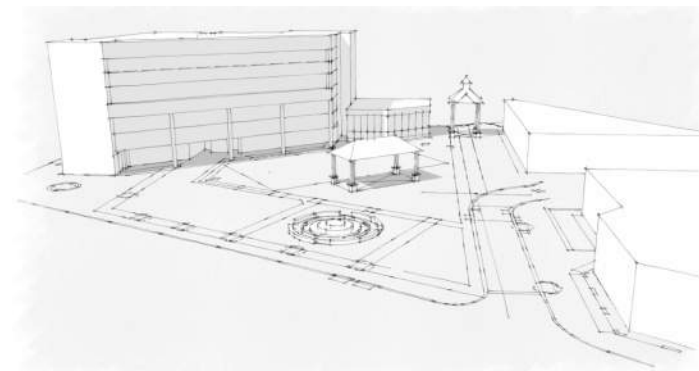
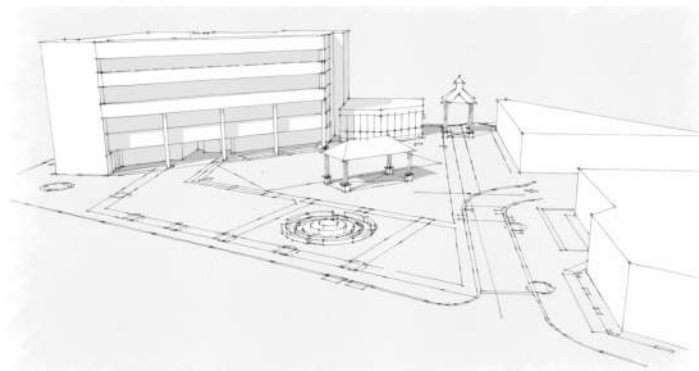
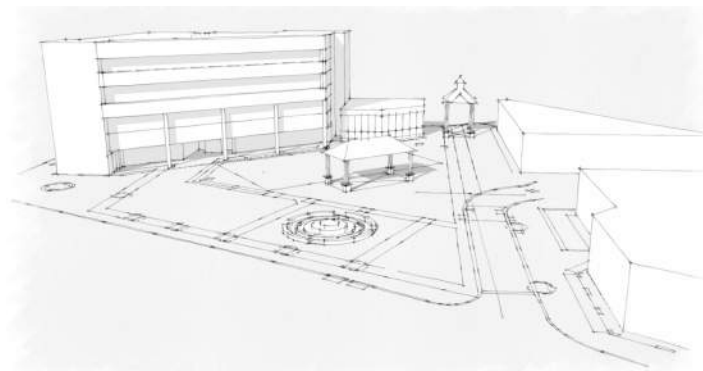


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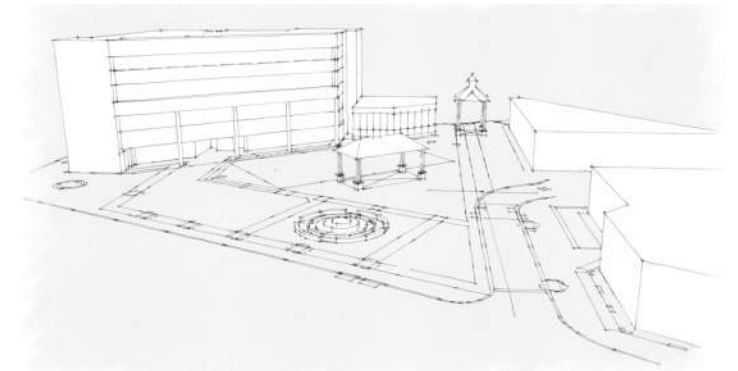
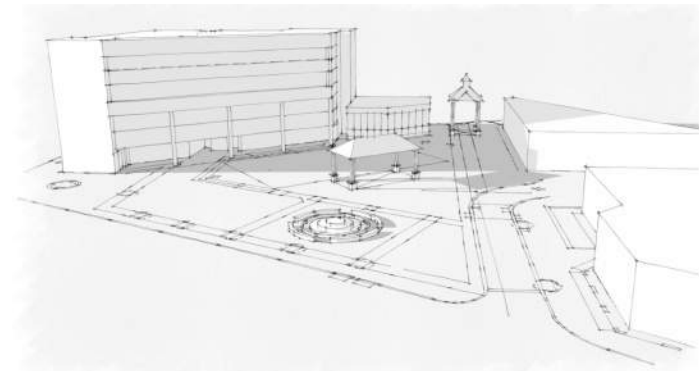
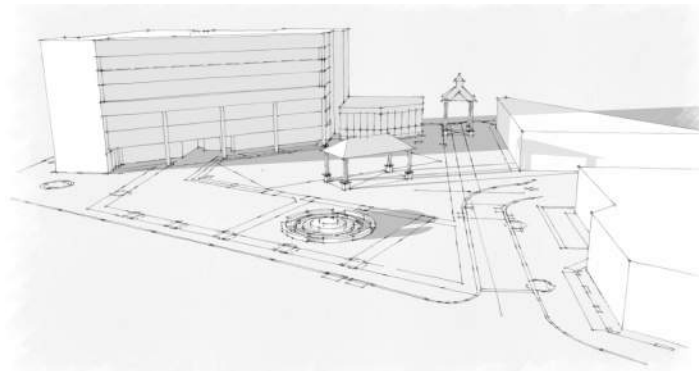
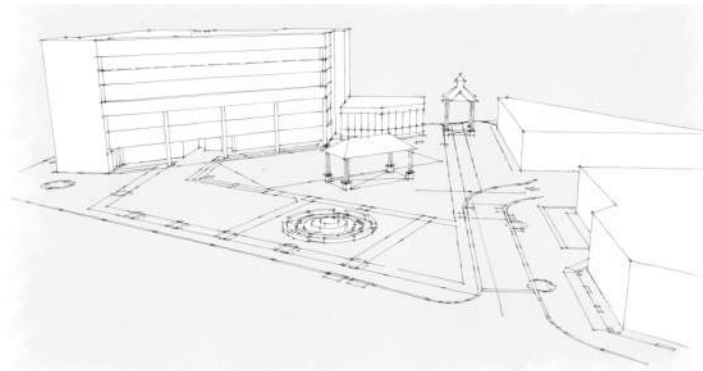


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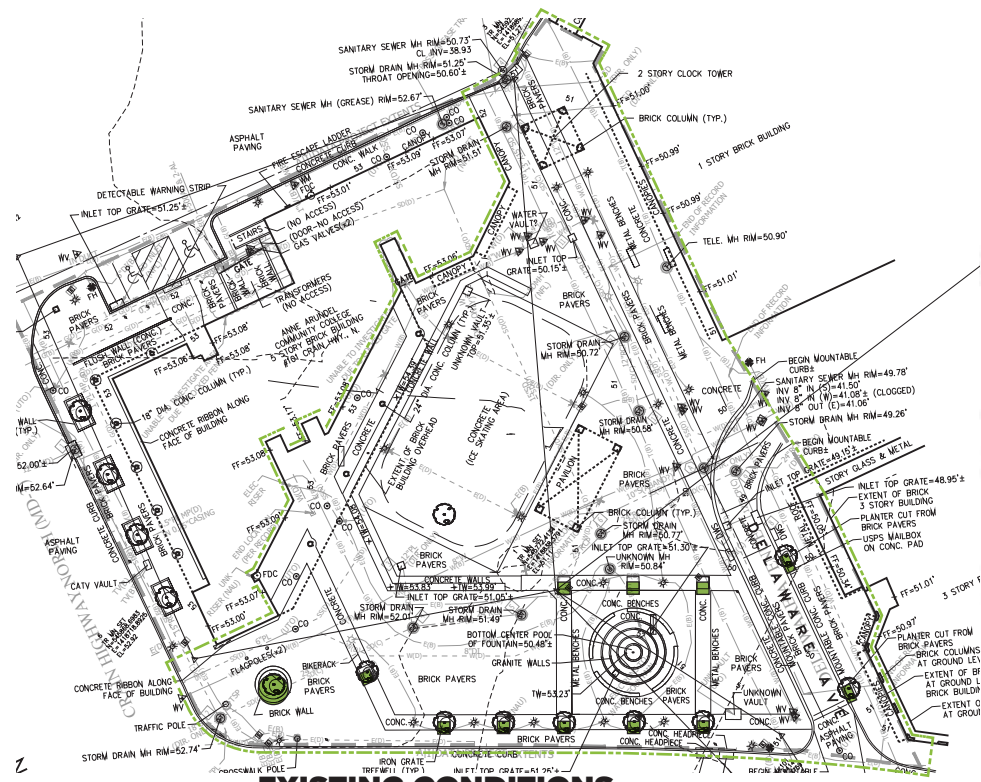


INITIAL CONCEPTS

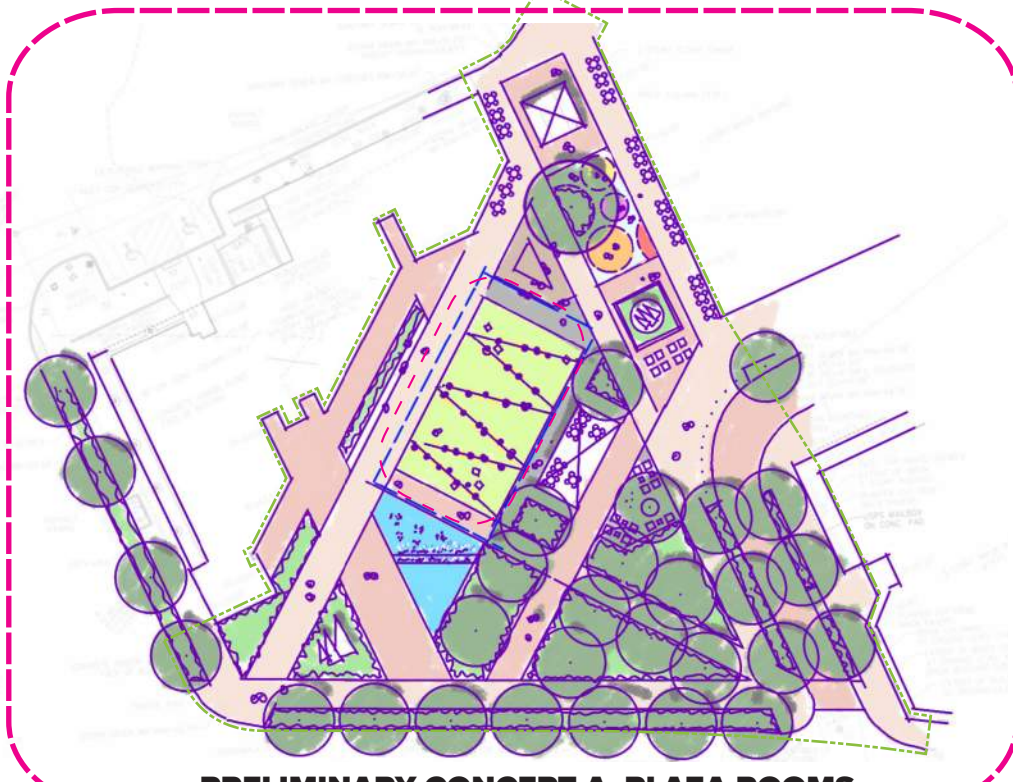
GLEN BURNIE TOWN CENTER

INITIAL CONCEPTS - PRELIMINARY PLANS

LOW - LIMIT OF WORK



EXISTING CONDITIONS



PRELIMINARY CONCEPT A: PLAZA ROOMS
PREFERRED APPROACH - WORKS WITH ICE RINK



PRELIMINARY CONCEPT B: FLOW



PRELIMINARY CONCEPT C: ORGANIC
PREFERRED APPROACH - WORKS WITH ICE RINK

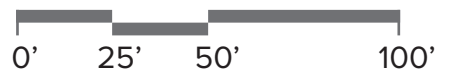
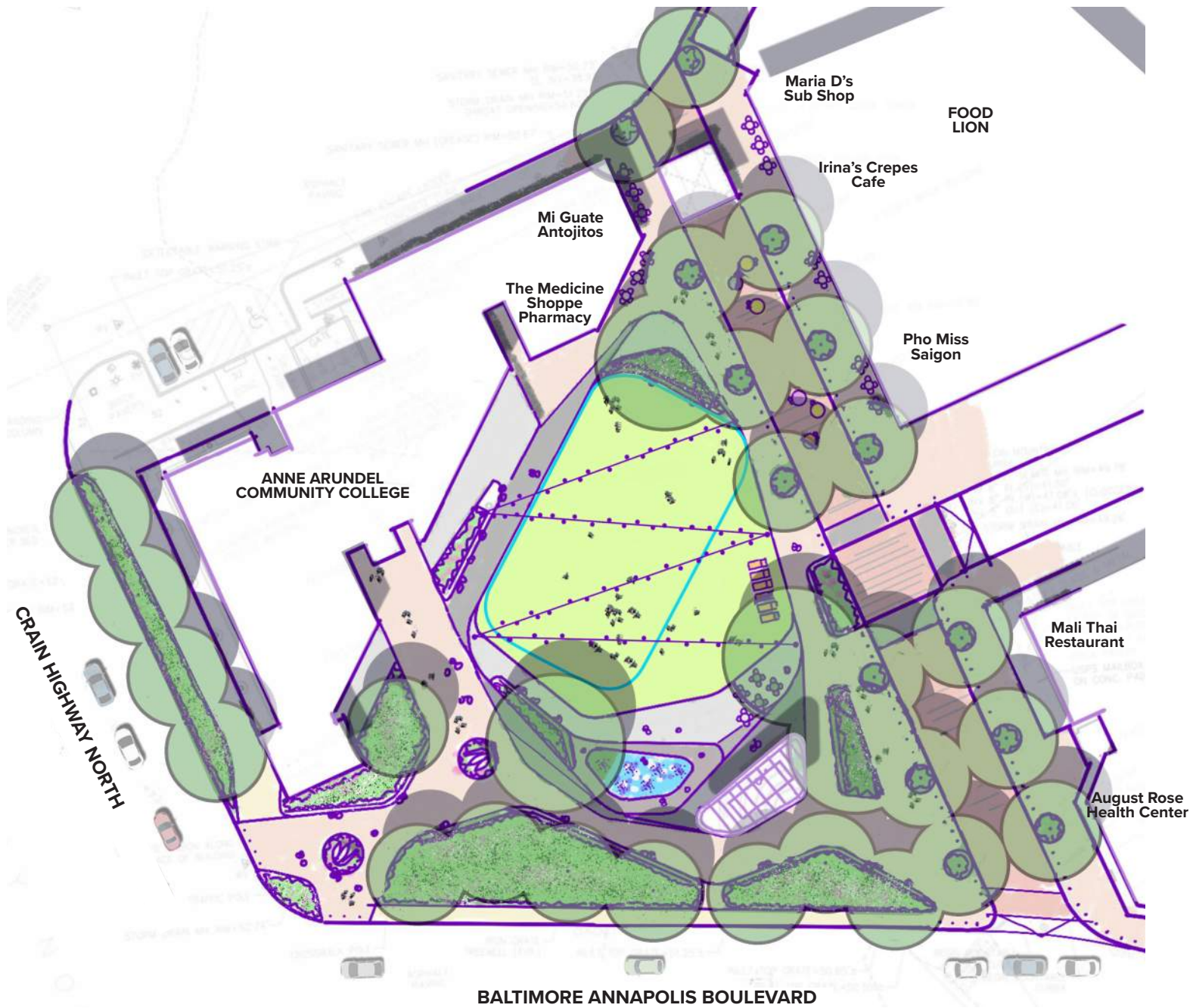
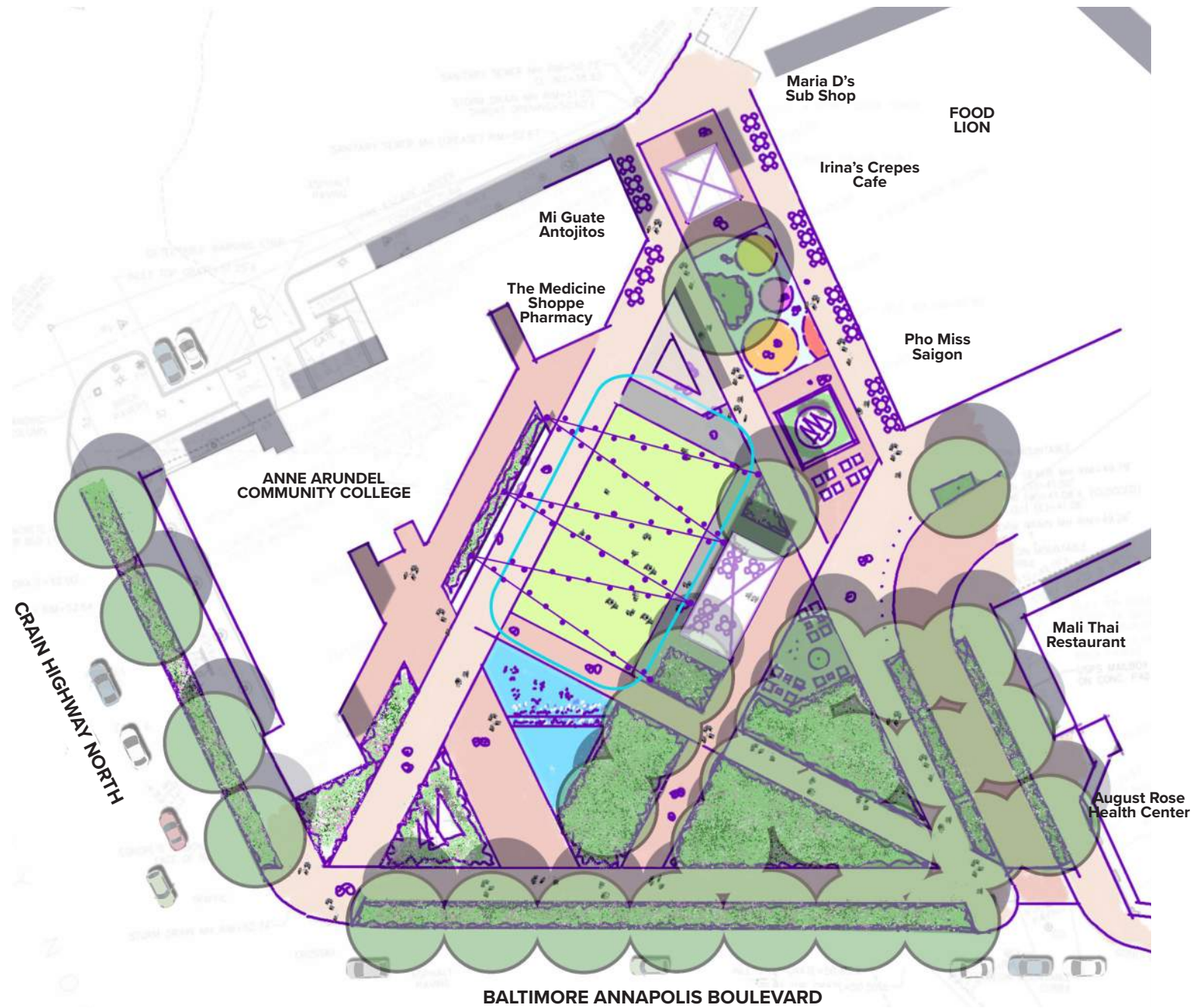


PRELIMINARY CONCEPT D: CENTER CIRCLE



PRELIMINARY CONCEPT E: ANGULAR

INITIAL CONCEPTS - PREFERRED PLANS





COMMUNITY ENGAGEMENT

GLEN BURNIE TOWN CENTER

COMMUNITY ENGAGEMENT MEETING - 7/17/2025



COMMUNITY ENGAGEMENT MEETING - 7/17/2025

WHAT AMENITIES WOULD YOU LIKE TO SEE IN THE PLAZA?

Place a dot on FOUR (4) of the following options that are MOST IMPORTANT to you:

| | | | |
|--|--|---|--|
|  <p>Water Features</p>  <p>19</p> |  <p>Flexible Pavilion / Shelter</p>  <p>10</p> |  <p>Festivals / Concerts</p>  <p>11</p> |  <p>Artificial Turf Lawn</p>  <p>5</p> |
|--|--|---|--|



- ### TAKEAWAYS:
- Community members appreciate the existing fountain, but would like to see it be interactive for kids.
 - Existing pavilion location is central and well-liked.
 - Current concert series is an asset and should be an annual event.
 - Interested in a open turf space for flexible use.

● - Each community member placed a dot on key elements important to them in the reimagined plaza.

COMMUNITY ENGAGEMENT MEETING - 7/17/2025

WHAT AMENITIES WOULD YOU LIKE TO SEE IN THE PLAZA?

Place a dot on FOUR (4) of the following options that are MOST IMPORTANT to you:

Movable Tables & Chairs
2

Outdoor Dining
18

Planting
19

Public Art
11



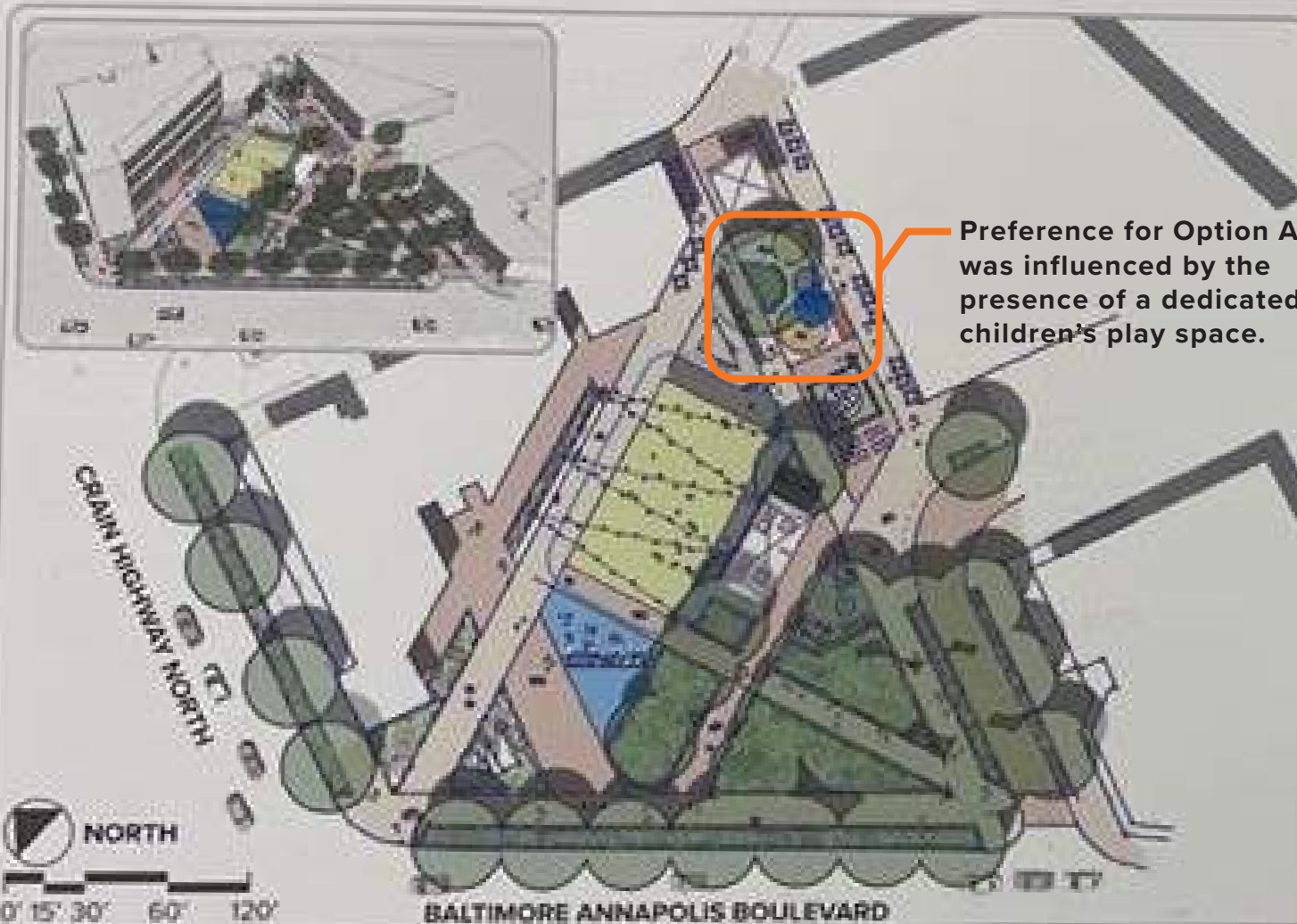
TAKEAWAYS:

- Community members expressed great interest in improved green space and natural elements.
- Public seemed more interested in interactive art or site-specific art as opposed to static sculpture.

● - Each community member placed a dot on key elements important to them in the reimagined plaza.

COMMUNITY ENGAGEMENT MEETING - 7/17/2025

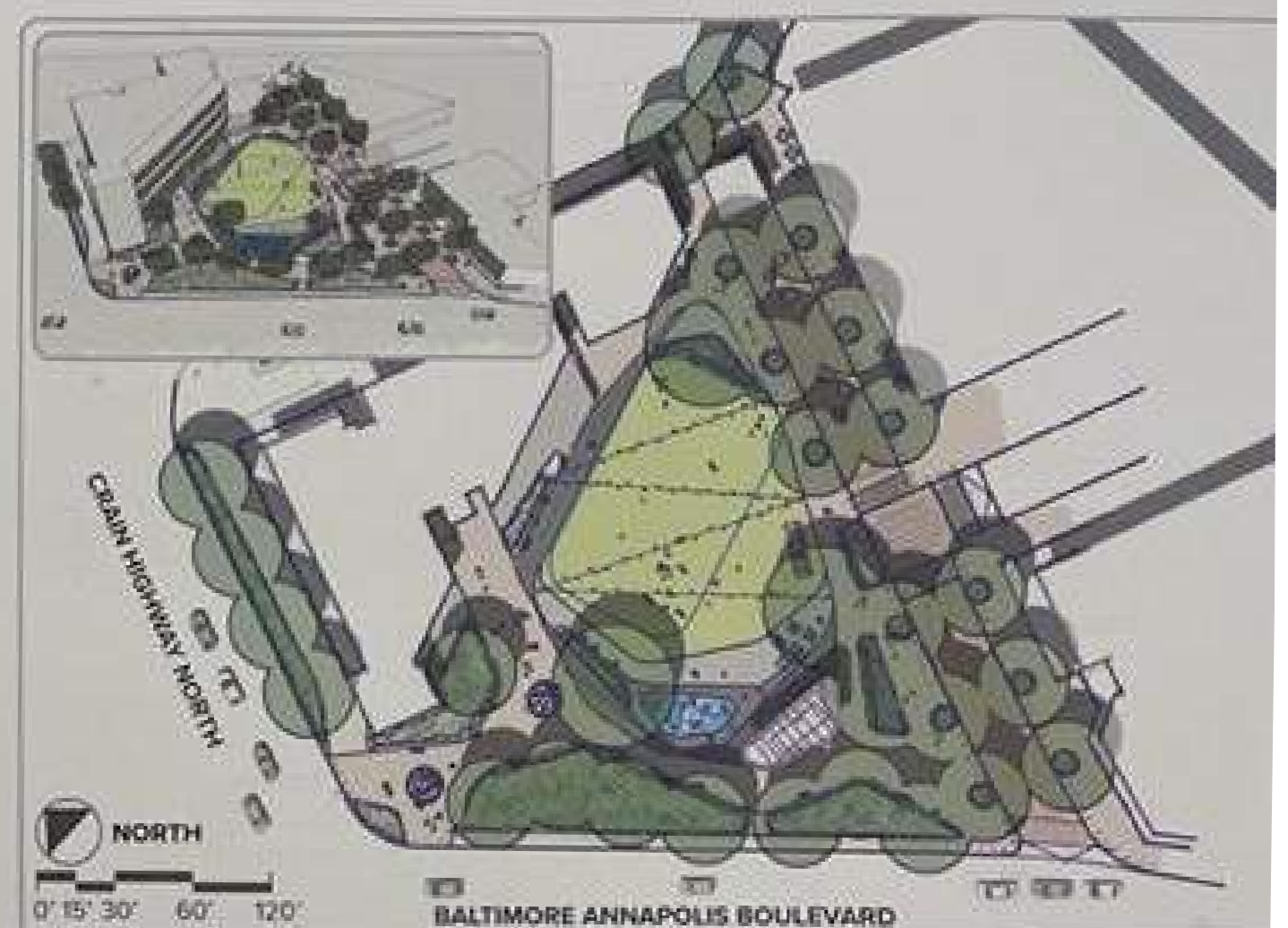
Place a dot on ONE (1) of the following options:



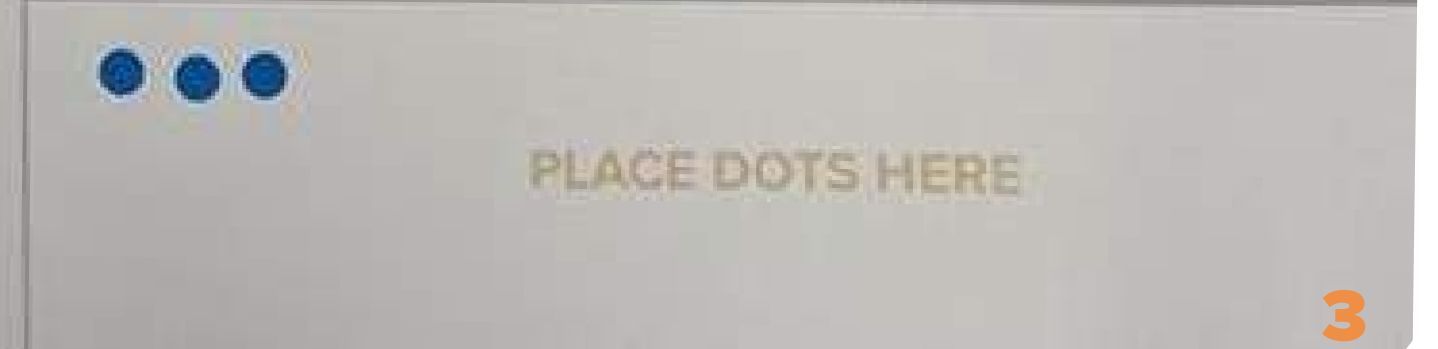
CONCEPT A: PLAZA ROOMS



18



CONCEPT B: ORGANIC



3

● - Community members placed a dot on their preferred concept for the plaza.

PUBLIC INTEREST IN AMENITY OPTIONS



SUMMER CONCERTS



TURF LAWN



INTERACTIVE ART

PLANTING

FLEXIBLE FURNITURE

WATER FEATURE

PLAY SPACE



OUTDOOR DINING



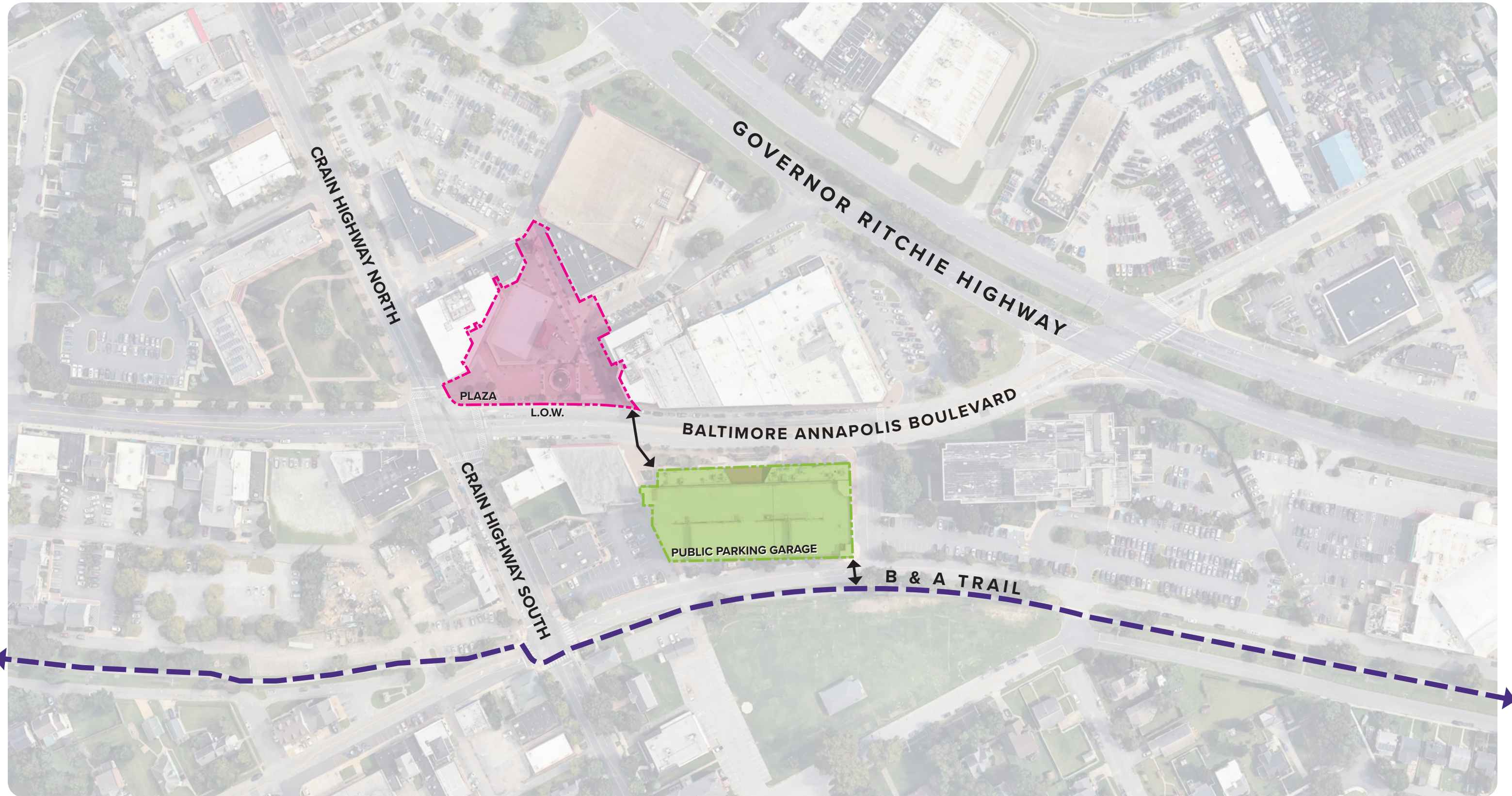
SHADE



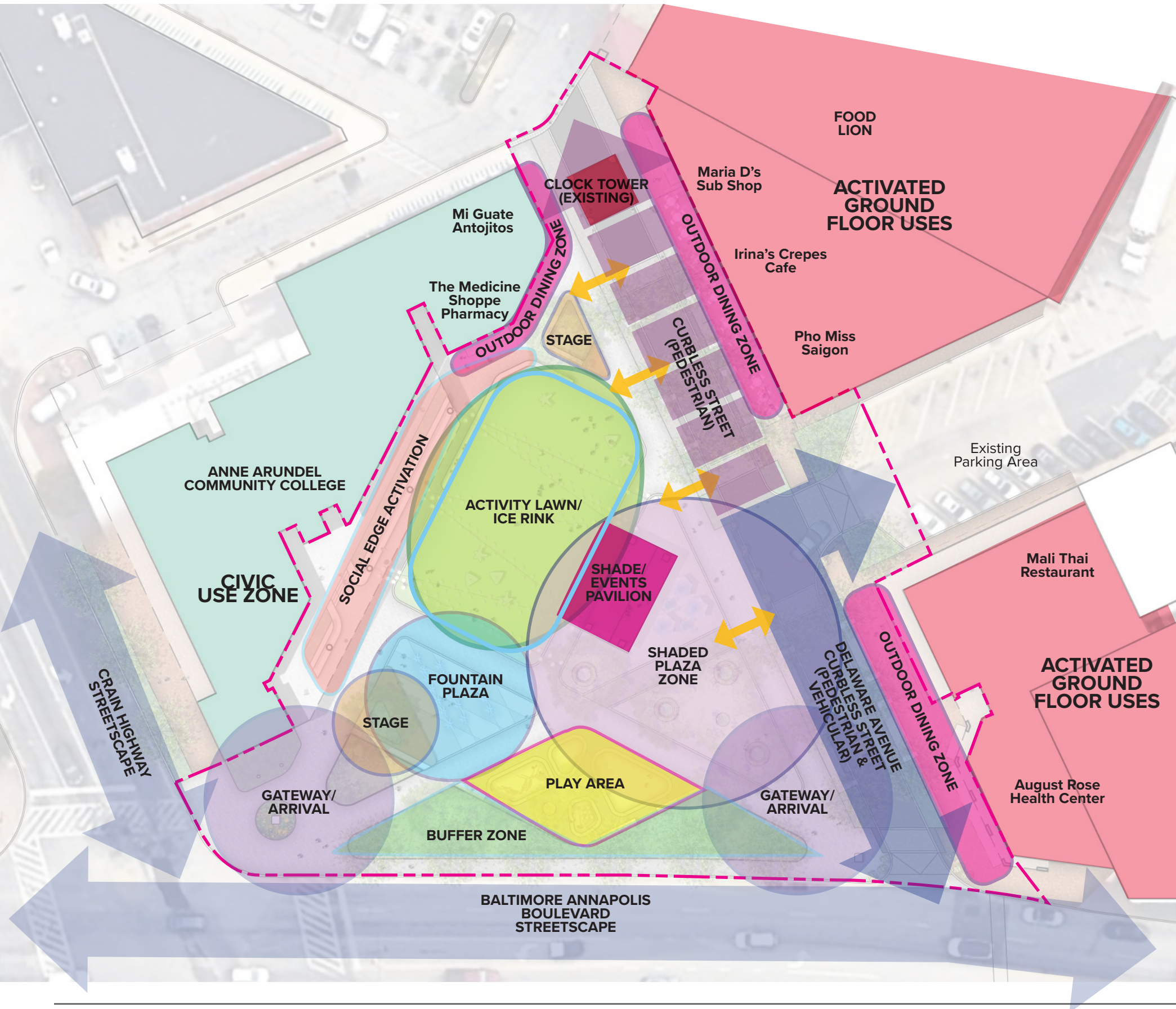


FINAL CONCEPT PLAN
GLEN BURNIE TOWN CENTER

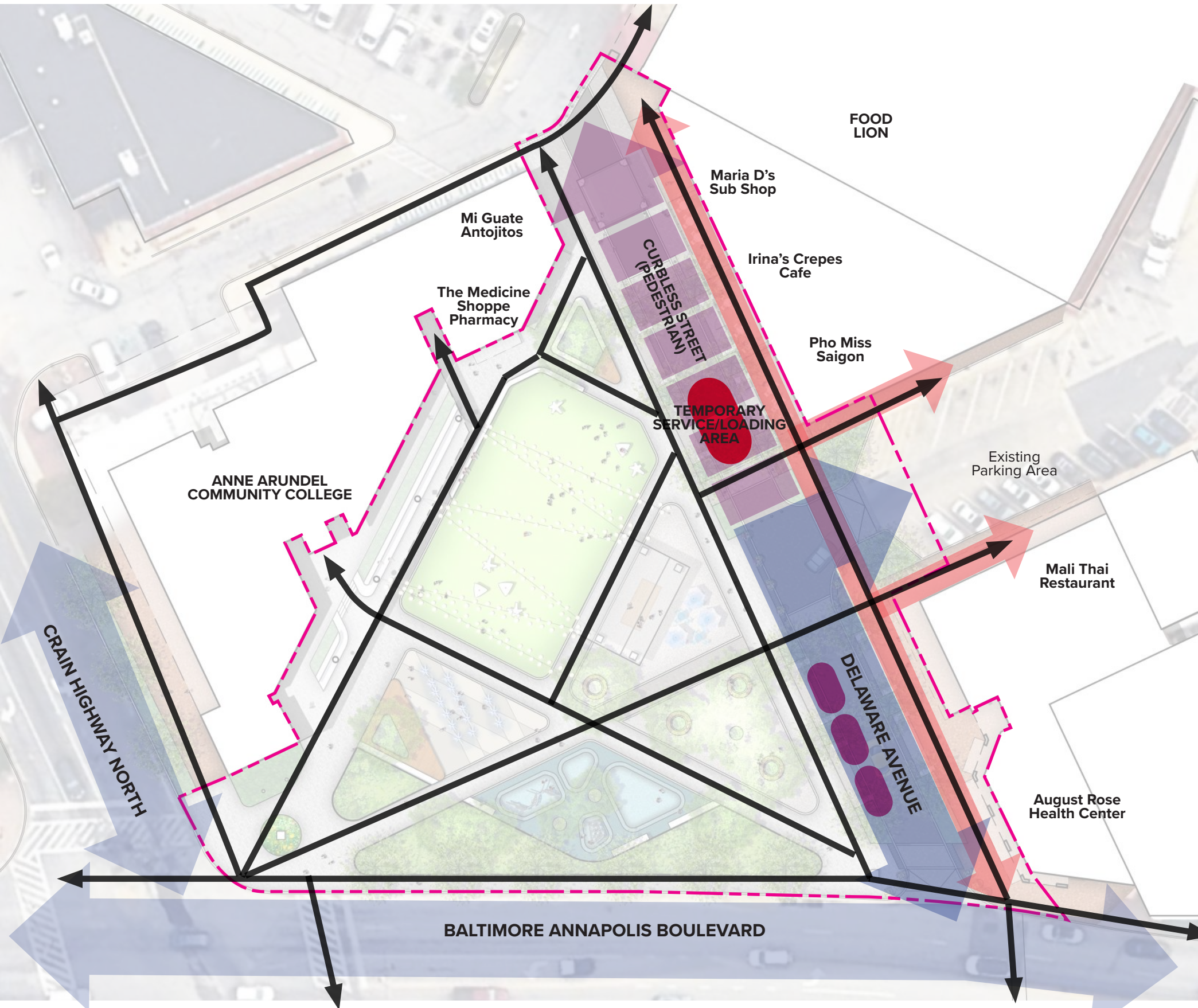
PLAZA CONNECTION TO GARAGE AND B&A TRAIL



FINAL CONCEPT PLAN - APPROACH

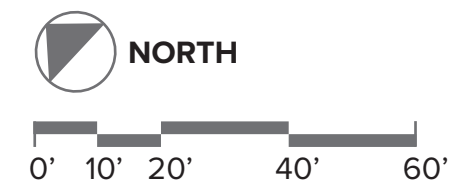


FINAL CONCEPT PLAN - CIRCULATION

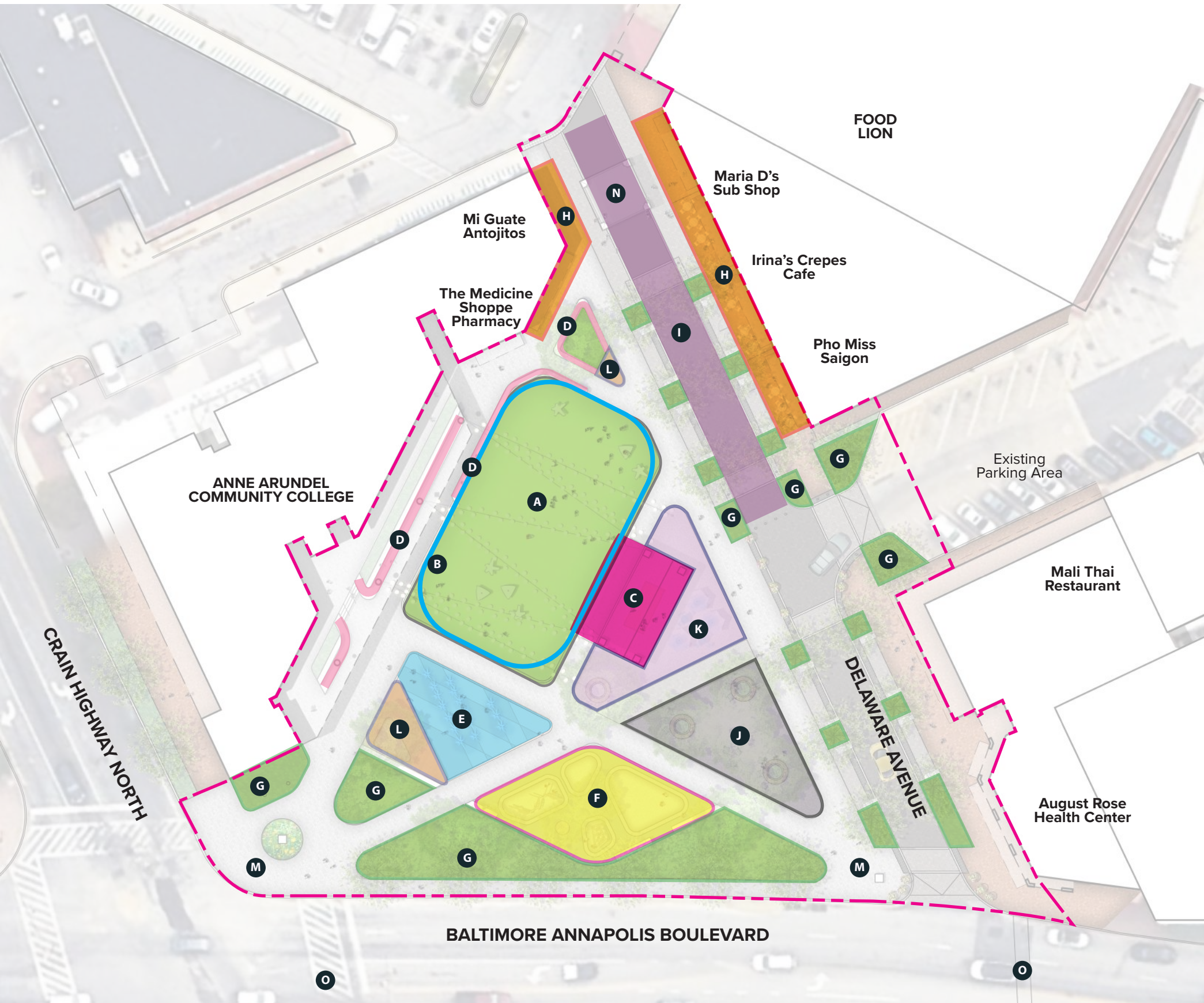


LEGEND

- - - Limit of Work
- Pedestrian Circulation
- Vehicular Circulation
- Pedestrian Only Curbless Street
- Retail Promenade
- Temporary Service/ Loading Location
- Potential Food Truck Locations

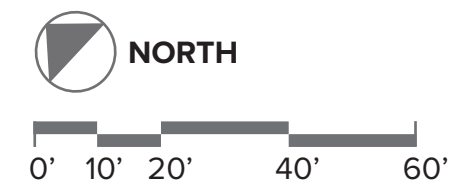


FINAL CONCEPT PLAN - PROGRAM

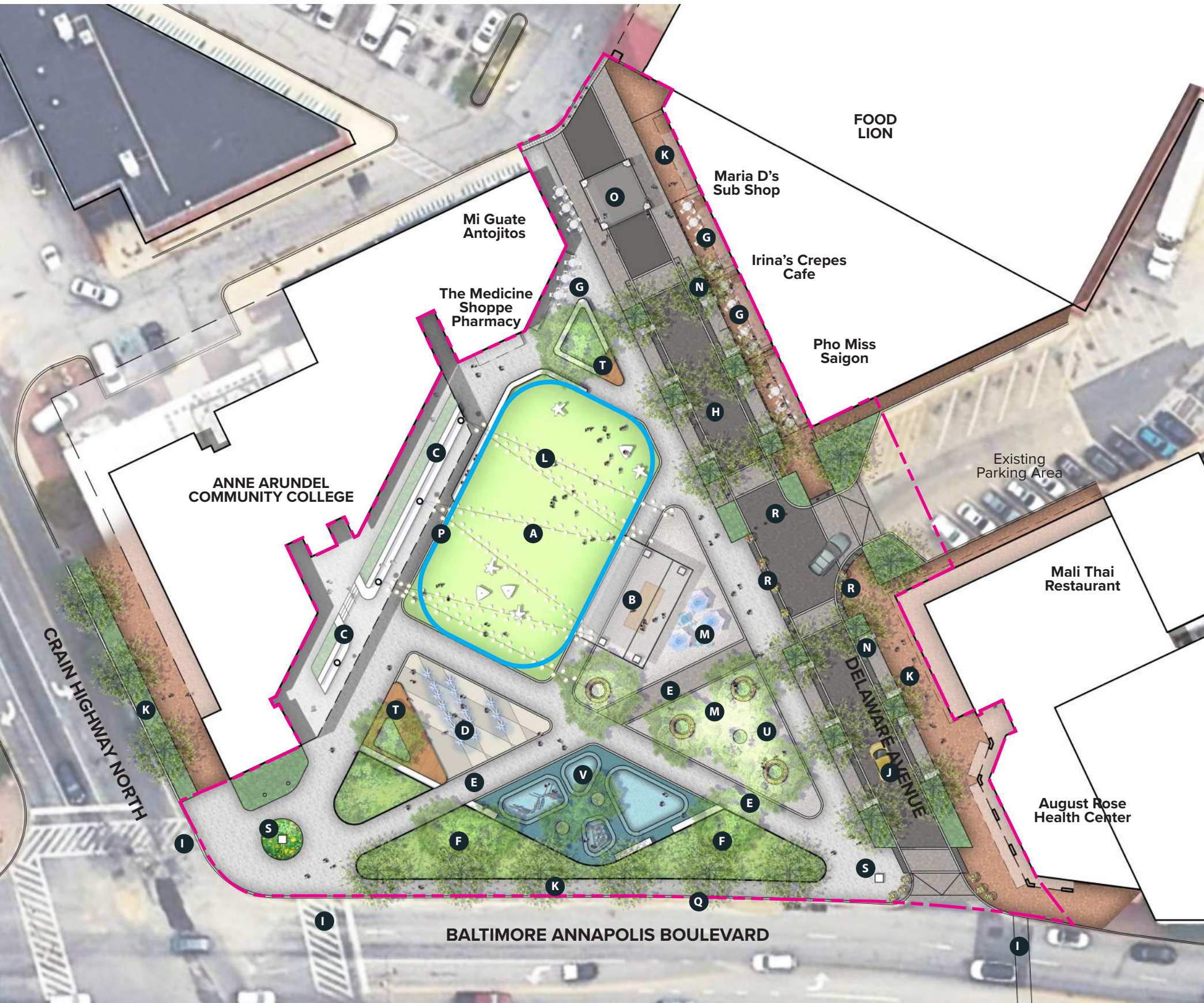


SITE LEGEND



- A** Turf Activity Lawn
- B** Winter Ice Rink Location
- C** New Pavilion/Structure
- D** Seat Walls
- E** Interactive Splash Pad/ Water Feature
- F** Play Space
- G** Landscape Areas
- H** Outdoor Dining Opportunities
- I** Pedestrian Only Zone
- J** Shaded Seating Area
- K** Flexible Use Seating Area
- L** Monumental Bench/ Stage
- M** Gateway
- N** Existing Clock Tower
- O** Connection to Parking Garage
- Limit of Work

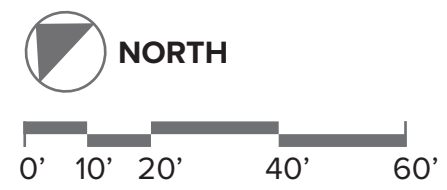


FINAL CONCEPT PLAN



SITE LEGEND

- A** Turf Activity Lawn
- B** Pavilion and Stage
- C** Terraced Planters/Seat Walls
- D** Interactive Splash Pad
- E** Park Promenade
- F** Landscape Areas
- G** Potential Outdoor Dining
- H** Pedestrian Only Zone
- I** Crosswalk
- J** Curbless Street (One-Way)
- K** Improved Streetscape
- L** Overhead Festoon Lighting
- M** Seating Area
- N** Street Trees
- O** Existing Clock Tower
- P** Winter Ice Rink Location
- Q** Street Edge
- R** Bollards
- S** Art/Focal Point Opportunity
- T** Monumental Bench/Stage
- U** Shaded Landscape with Seating
- V** Play Space
-  Existing Ice Rink Location
-  Limit of Work



FINAL CONCEPT PLAN - BIRDS EYE VIEW



FINAL CONCEPT PLAN - BIRDS EYE VIEW



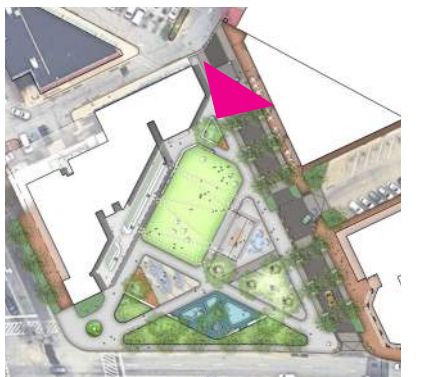
REIMAGINE TOWN CENTER PLAZA
FINAL CONCEPT PLAN

RESILIENCE
AUTHORITY
Annapolis and Anne Arundel County



MAHAN RYKIEL
ASSOCIATES INC

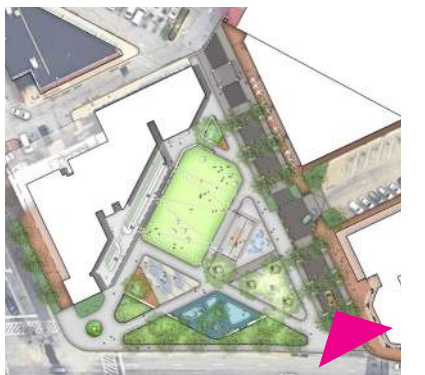
FINAL CONCEPT PLAN - BIRDS EYE VIEW



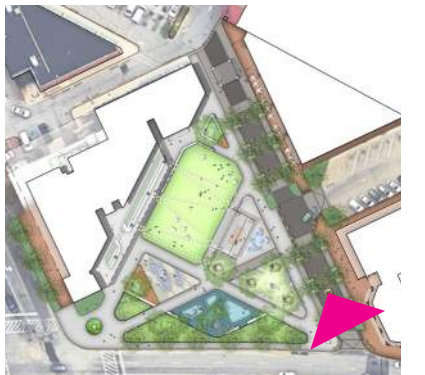
FINAL CONCEPT PLAN - VIEW



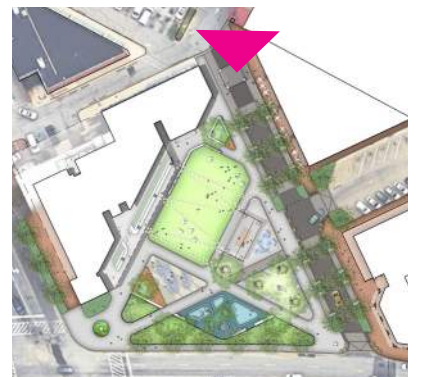
FINAL CONCEPT PLAN - VIEW



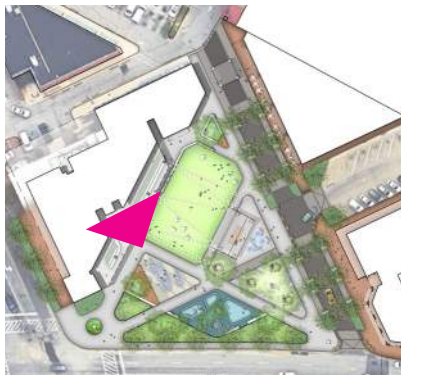
FINAL CONCEPT PLAN - VIEW



FINAL CONCEPT PLAN - VIEW



FINAL CONCEPT PLAN - VIEW



REIMAGINE TOWN CENTER PLAZA
FINAL CONCEPT PLAN

RESILIENCE
AUTHORITY
Annapolis and Anne Arundel County



MAHAN RYKIEL
ASSOCIATES INC

FINAL CONCEPT PLAN - VIEW



FINAL CONCEPT PLAN - PROGRAM DETAILS

CURBLESS STREET



OUTDOOR DINING OPPORTUNITIES



FINAL CONCEPT PLAN - PROGRAM DETAILS

INTERACTIVE WATER FEATURE



PLAYGROUND/PLAY SPACE



FINAL CONCEPT PLAN - PROGRAM DETAILS

ACTIVITY LAWN



ICE RINK



FINAL CONCEPT PLAN - PROGRAM DETAILS

SHADE STRUCTURE



SHADE



FINAL CONCEPT PLAN - PROGRAM DETAILS

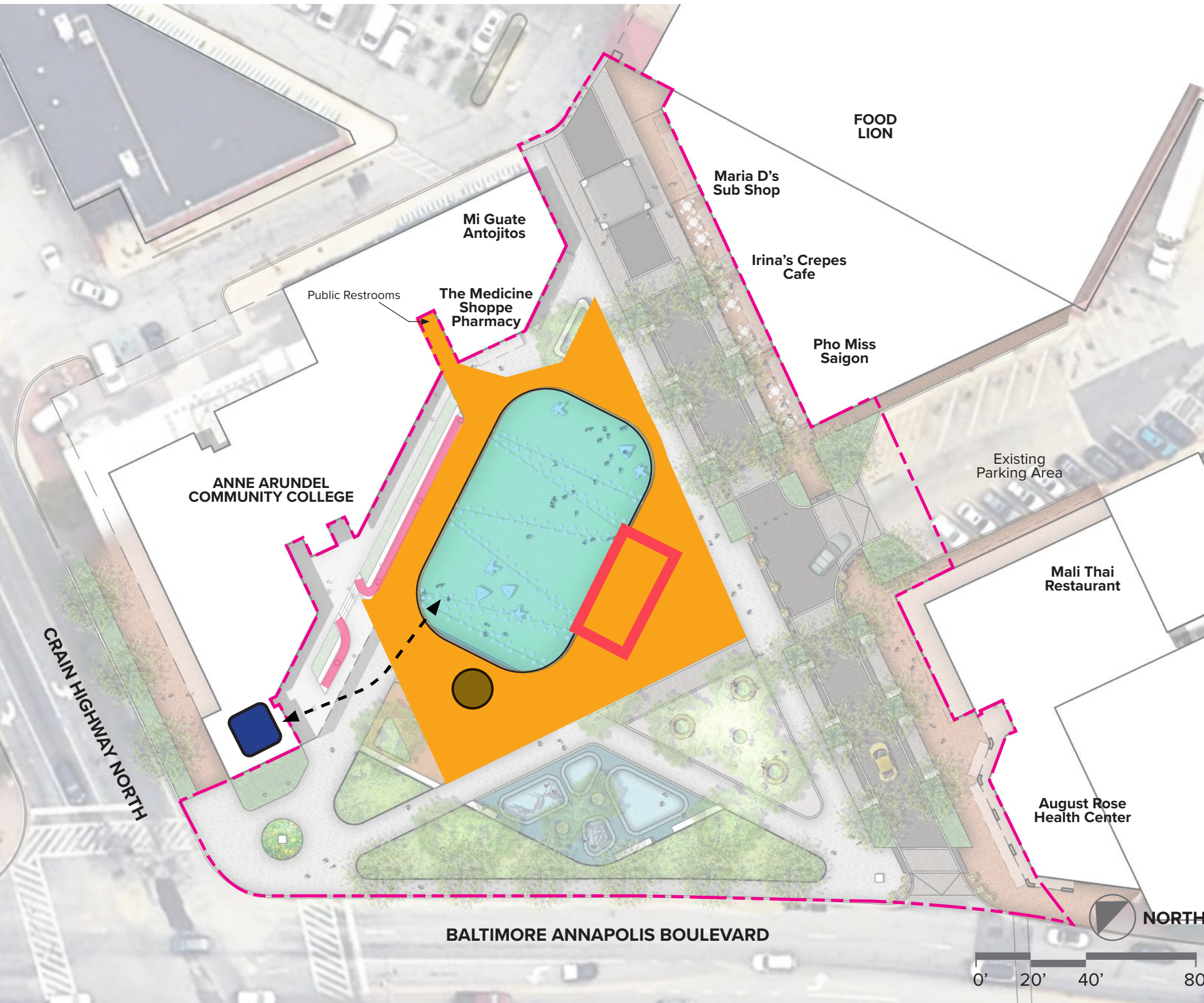
STAGE



MONUMENTAL SEATING

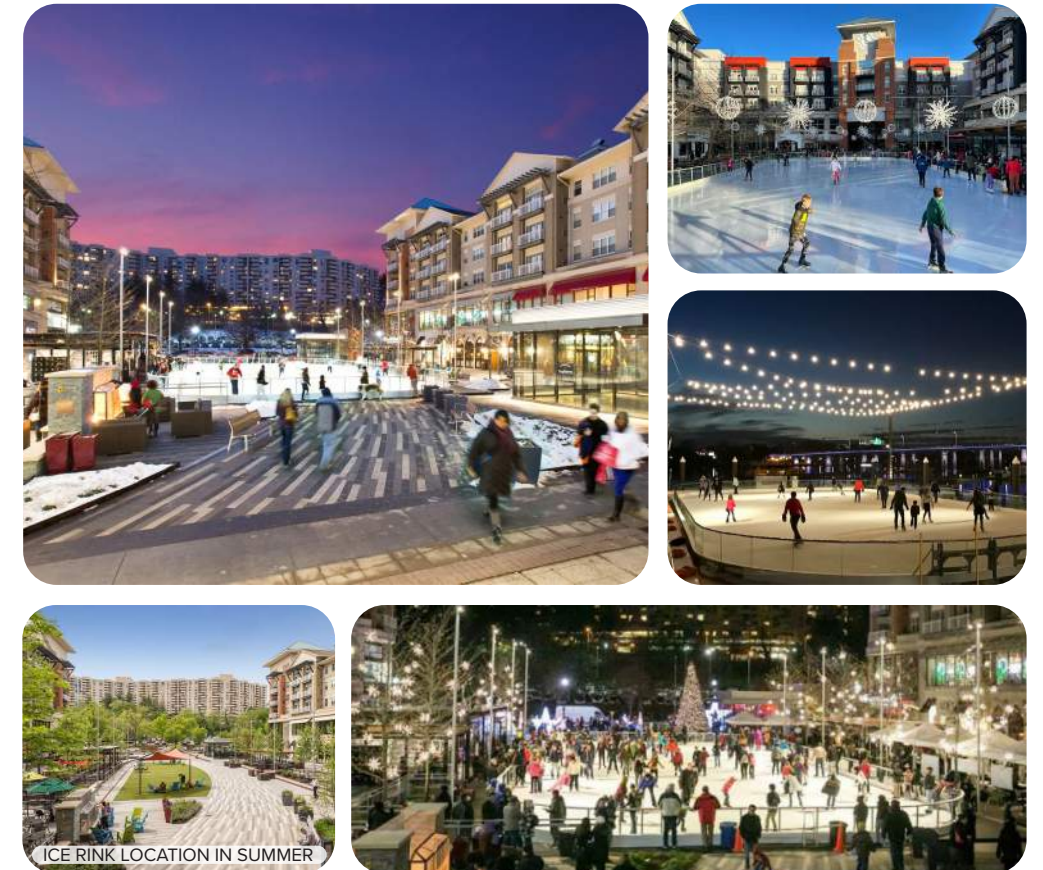


FINAL CONCEPT PLAN - WINTER VILLAGE PROGRAM



LEGEND

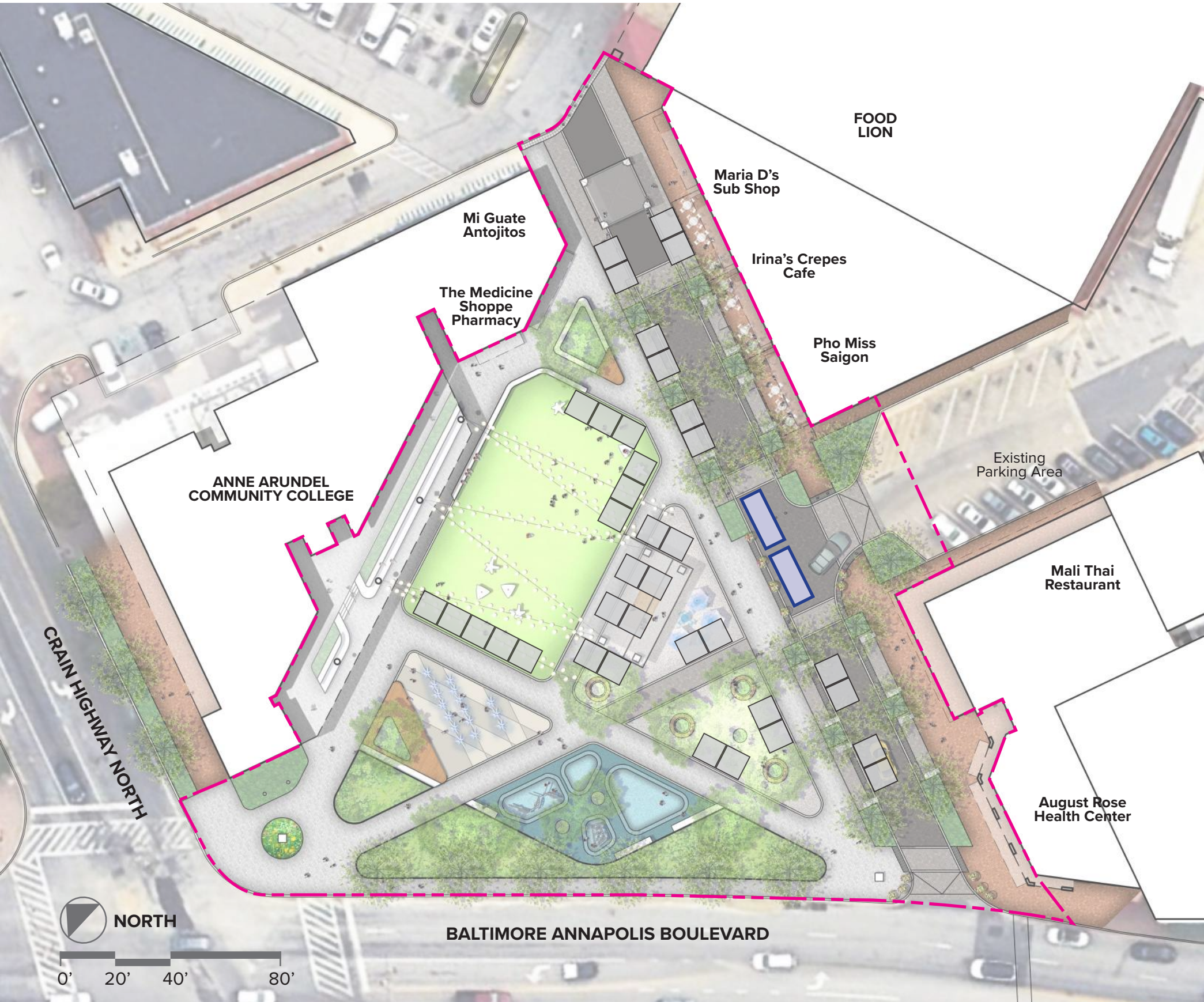
-  100' x 60' Ice Rink
-  Holiday Tree
-  Zamboni & Ice Unloading
-  Rubberized Walking Mat
-  Ice Rink Warming Hut
-  Ice Rink Viewing Terraces
-  Limit of Work






FINAL CONCEPT PLAN - WINTER VILLAGE VIEW



FINAL CONCEPT PLAN - FARMERS MARKET PROGRAM



LEGEND

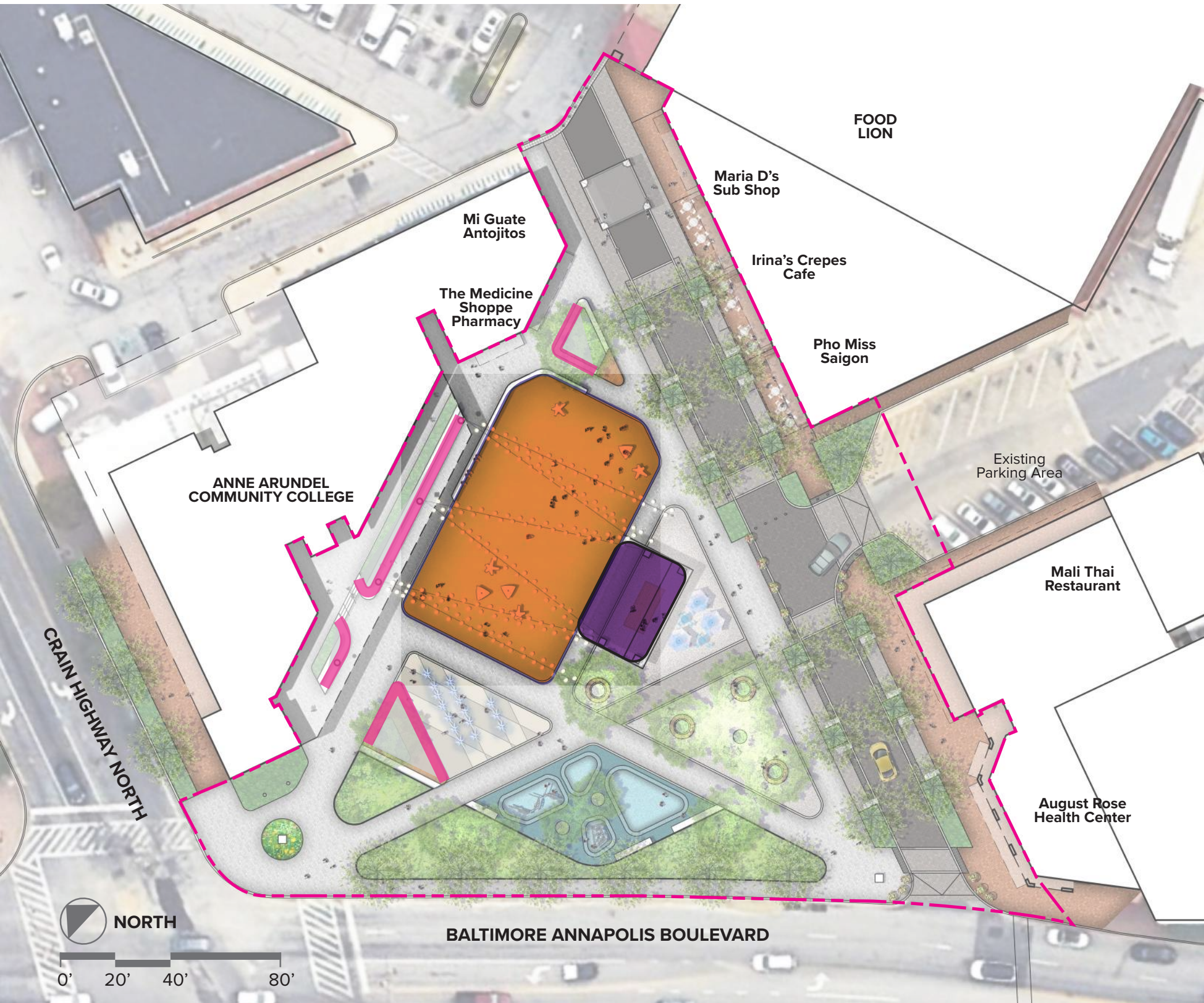
-  10' x 10' Tent Locations (42 Total)
-  Food Trucks
-  Limit of Work







FINAL CONCEPT PLAN - FARMERS MARKET VIEW



FINAL CONCEPT PLAN - SUMMER CONCERT



LEGEND

-  Stage
-  Concert Seating
-  Amphitheater Edges
-  Limit of Work



FINAL CONCEPT PLAN - SUMMER CONCERT VIEW

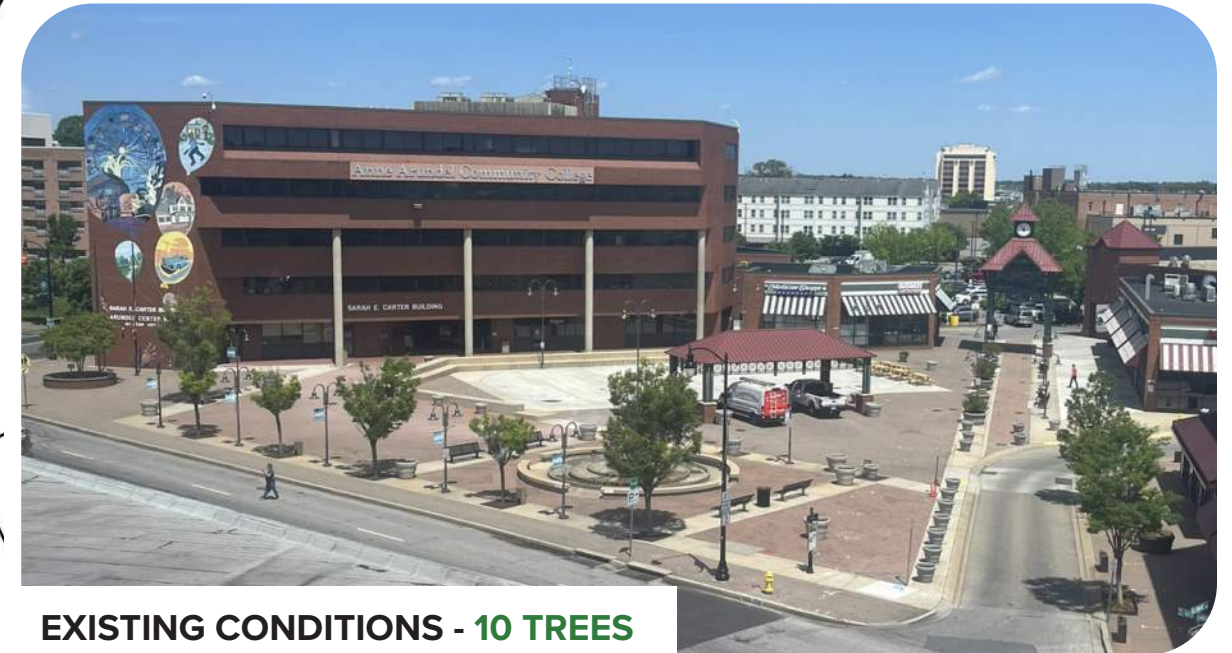


REFINED CONCEPT - PROPOSED GREEN SPACE

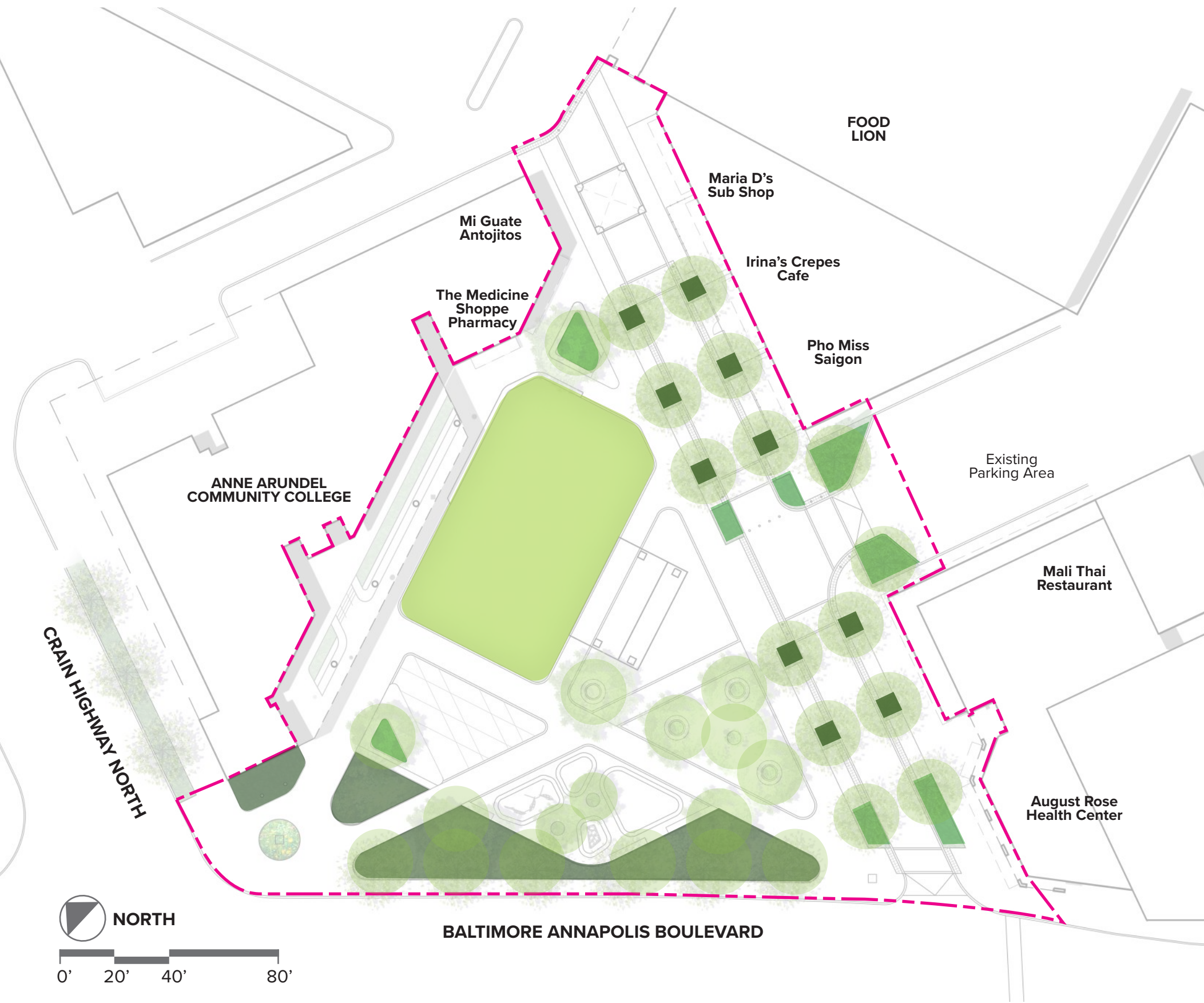


PROPOSED AND EXISTING PERVIOUS AREA

| PROPOSED | | EXISTING | |
|----------|---------------------------|----------|-----------------------------|
| ----- | TOTAL LOW AREA: 52,307 SF | ----- | TOTAL LOW AREA: 52,307 SF |
| ----- | PERVIOUS - 18% (9,684 SF) | ----- | PERVIOUS: 401 SF (1%) |
| ■ | GREEN - 60% (5,784 SF) | ■ | IMPERVIOUS: 51,906 SF (99%) |
| ■ | GRAVEL - 40% (3,900 SF) | | |
| ■ | TURF - 16% | | |
| | HARDSCAPE - 84% | | |



REFINED CONCEPT - PLANTING DIAGRAM



PLANT TYPE AREAS

- LOW
- ARTIFICIAL TURF
- LOW PLANTING (18" TALL)
- MIXED PLANTING (18" - 36" TALL)
- 32 PROPOSED TREES *+22 FROM EXISTING CONDITIONS*





NEXT STEPS

GLEN BURNIE TOWN CENTER

Anne Arundel Community College

SARAH E. CARTER BUILDING
ARUNDEL CENTER NORTH

THANK YOU !!!

