

ABSTRACT

Title of Thesis: MARLEY'S RESURRECTION:
REIMAGINING AN ANNE ARUNDEL
COUNTY COMMUNITY HUB

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Thesis Directed By: Lecturer Marcus Cross, School of Architecture,
Planning, and Preservation

Shopping malls over the course of American history have served as key hubs for visitors (either local or distant) to shop, dine, and be entertained. Though many malls have evolved with time and society through the incorporation of modern architectural elements and consumer needs/amenities, several shopping malls have faced significant declines. The rise of online shopping, fast fashion, high maintenance costs, lack of modern consumer/community amenities/needs, and outdated environments are some of prevalent reasons that have caused these retail centers to fall victim to abandonment, neglect, continual ownership change, and financial issues— ultimately becoming “dead”.

Exhibited distinctly by Marley Station Mall in Glen Burnie, Maryland, this historic community hub in Anne Arundel County is now an outdated, low tenant and visitor occupancy building that no longer serves its community efficiently. This thesis will explore the redevelopment of this historic dead mall site into a new, sustainable community hub that meets its community's needs and supports the county's general development plan, Plan2040 that will positively impact the future.

MARLEY'S RESURRECTION: REIMAGINING AN ANNE ARUNDEL COUNTY
COMMUNITY HUB

by

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Dedication

This thesis is dedicated to all of my family, friends, professors, and mentors who have supported me along this journey. I am truly thankful for having you in my life, and could not have gone through this process without all each of you have done to keep me in high spirits and positivity. I would also like to dedicate this thesis to Anne Arundel County, as this project/vision serves as a new vision for a place that has served several generations of us who grew up here.

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Chapter 1: The Mall Framework: Formulation and Types

Formulation

The shopping mall. Represented in a variety of formats, this commercial-centered architectural typology is one of the most widely known and developed globally. Historically, the core elements of the mall typology were seen in human society as early as the agoras of Ancient Greece. Open places for assembly, agoras served as designated areas in Greek cities for free-born citizens to gather, hear civic announcements, assemble for military campaigns, or discuss politics within their physical setting.¹ As Greece continued to develop, agoras would eventually go on to

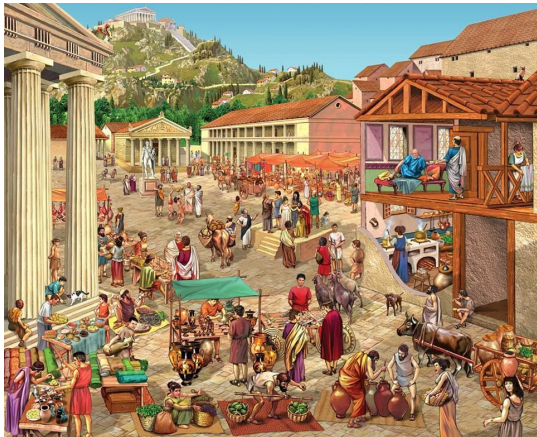


Figure 1: Agora Representational Painting (Source: Eudaimonia)

additionally serve as grounds for open-air marketplaces that merchants sold their goods at. Classical Greeks (circa 5th century BCE) regarded them as a core place they interacted with in their day-to-day religious, political, judicial, social, and commercial activity, given their central location in the middle of the city and harbor(s) (both of which having close adjacencies to temples and other public buildings). Shops and stoaes in some agora

¹ Mark, Joshua J. 2021. "Agora." In World History Encyclopedia. <https://www.worldhistory.org/agora/>.

would often be enclosed by colonnades, with statues, vegetation, altars, and fountains in their landscape.²

The European innovation of the mall architectural typology would continue to evolve overtime, particularly in Paris, France. Showcased in their passages, these iron



Figure 2: Passage de l'Opera [Galerie de l'Horloge; c. 1868] (Source: National Gallery of Art)

and glass-covered shopping arcades were introduced to the city in the late 18th century.³ By the 1830's, Paris passages became a core element of their built environment, given their immense popularity and enjoyment by residents.

From the diversity of shops with windows displaying their luxury goods to their proximity to theaters and dining, residents could find joy in the variety of programs regardless of the time of day. Grand skylights



Figure 3: Paris Passage (Source: Sortira Paris)



Figure 4: Paris Passage (Source: Sortira Paris)

² The Editors of Encyclopedia Britannica. 1998. "Agora | Definition, History, & Facts." Encyclopedia Britannica. July 20, 1998. <https://www.britannica.com/topic/agora>.

³ "The Passages of Paris." 2024. National Gallery of Art. 2024. <https://www.nga.gov/features/marville/the-passages-of-paris.html>.

provided natural light during the day, while indoor gas light fixtures supported nighttime socializing and commerce.⁴



Figure 5: Paris Passage (Source: Sortira Paris)



Figure 6: Paris Passage (Source: Sortira Paris)



Figure 7: Paris Passage (Source: Sortira Paris)

⁴ “The Passages of Paris.” 2024. National Gallery of Art. 2024.
<https://www.nga.gov/features/marville/the-passages-of-paris.html>.

*“These arcades, a recent invention of industrial luxury, are glass-roofed, marble-panelled corridors extending through whole blocks of buildings, whose owners have joined together for such enterprises. Lining both sides of the corridors, which get their light from above, are the most elegant shops, so that the arcade is a city, a world in miniature, in which customers will find everything they need.”*⁵

Walter Benjamin, *The Arcades Project*

Over the span of their peak development, more than 140 passages were built in Paris.⁶ Notable examples that are still apart of the 21 that still exist include the Passage des Panoramas, Passage Verdeau, and Passage Choiseul. These three (among the several others) are largely popular for both residents and tourist strollers, as they include dining, antique dealers, vintage shops, galleries, clothing boutiques, jewelers, and specialty businesses, many of which have been there for more than a century. Those that were removed occurred in the second half of the 19th century occurred due to rise of the new grands magasins (large department stores) that encompassed a diverse selection of goods under a single roof.⁷

This would set the foundation for the single roof mall typology that we are familiar with today, a large-scale retail building that houses multiple stores, which would make its way to America in the early 20th century. Aiming to transition from

⁵ Benjamin, Walter. (1892-1989) 1999. *The Arcades Project*. Translated by Howard Eiland and Kevin McLaughlin. President and Fellows of Harvard College.

https://monoskop.org/images/e/e4/Benjamin_Walter_The_Arcades_Project.pdf.

⁶ “The Passages of Paris.” 2024. National Gallery of Art. 2024.

<https://www.nga.gov/features/marville/the-passages-of-paris.html>.

⁷ “The Passages of Paris.” 2024. National Gallery of Art. 2024.

<https://www.nga.gov/features/marville/the-passages-of-paris.html>.

the typical American Main Street image of its existing suburban shopping centers, by the 1940's, the idea to rework them came as a response to the growing popularity of automobile ownership and dependency, along with the desire for more convenient and comfortable shopping experiences. The further development of suburbia also played a key factor in this response effort. Immediately following World War II (1939-1945), "large merchant builders began developing extensive planned communities of single-family houses and garden apartments in American suburban locations where land was plentiful, regulations were scant, and federal mortgage funding was readily available".⁸ This led to the creation of various new communities and masterplans nationwide, including Park Forest, Illinois (1947-1951) where a central shopping district was first proposed. Developers sought to create an "open-air,

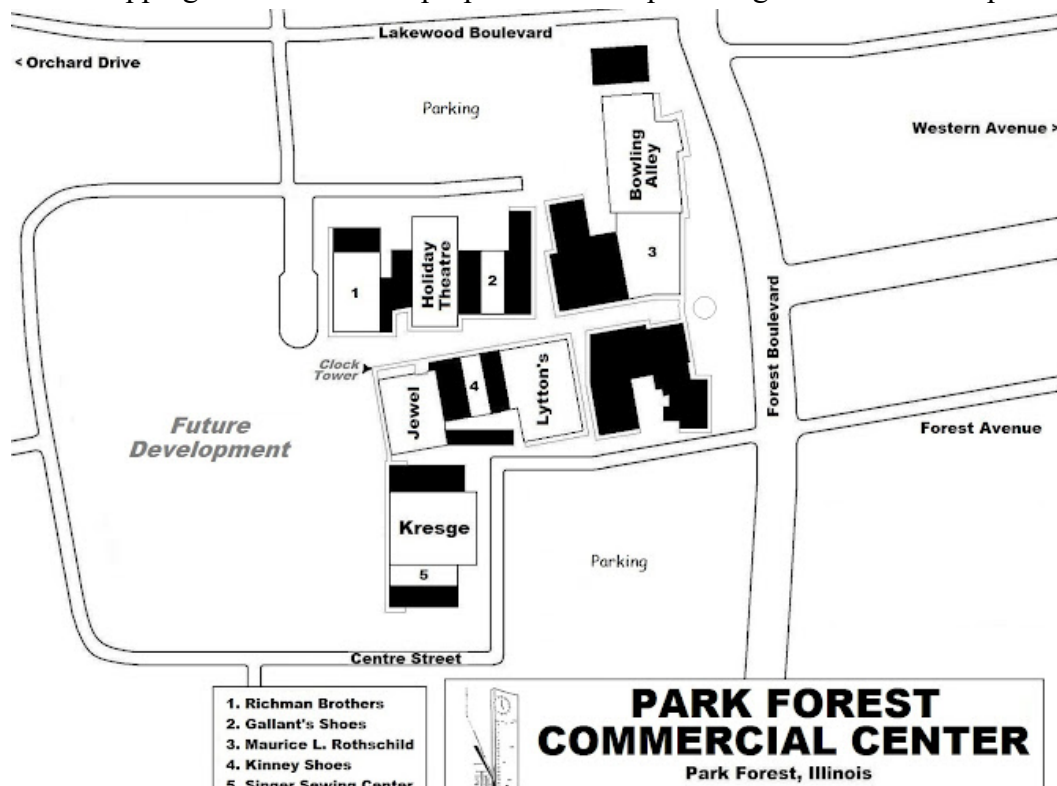


Figure 8: Park Forest Plaza Map [circa 1951] (Source: Digital Research Library of Illinois History Journal)

⁸ Dunham-Jones, Ellen, and June Williamson. 2011. Retrofitting Suburbia: Urban Design Solutions for Redesigning Suburbs. John Wiley & Sons. Page 112.

pedestrian-only shopping center [Park Forest Plaza] that was arguably the first built example of a suburban regional center”.⁹ Though not widely known, Park Forest Plaza serves as a



Figure 9: Park Forest Plaza Aerial View [circa 1960-2001] (Source: Denise Armstrong)

foundational precedent for designing for easy circulation within a large residential suburban context.

Despite the efforts made to focus on keeping these centers pedestrian-only, cars had equally as much of a priority to be considered in their design at the time.

Victor Gruen, a leading Austrian-American modernist architect was the pioneering



Figure 10: Northgate Mall in relation to North Seattle [circa 1955-1960] (Source: Seattle Post-Intelligencer)

designer of the mall typology style in America. His first major mall project, Northgate Mall (now Northgate Station) in Seattle, Washington, opened in 1950. This open-air mall following its opening served as a suburban

destination for Northern Seattle residents to shop “away from the perceived nuisances

⁹ Dunham-Jones, Ellen, and June Williamson. 2011. Retrofitting Suburbia: Urban Design Solutions for Redesigning Suburbs. John Wiley & Sons. Page 112.

of downtown”.¹⁰ Over 1 million square feet in size across 60 acres, it was America’s first suburban shopping center to be called a mall.¹¹ Its name was derived from its developers, the Suburban Company and Rex Allison, who envisioned the commercial center to be the “gateway to metropolitan Seattle”.¹² In comparison to the existing Main Street style suburban shopping centers across America, Northgate Mall was innovatively and



Figure 11: Northgate Mall’s First Christmas [circa December 1950] (Source: Seattle Post-Intelligencer)

consciously designed to keep automobile traffic on the outskirts, to allow for safe opportunities for pedestrians to visit each of the stores within. Over the course of its establishment, a variety of program typologies have been added, redeveloped, or demolished on the mall’s property, including a grocery store, various department/anchor stores, hospital, movie theater, and professional/community iceplex facility. Currently, the mall is undergoing a complete redevelopment to adapt with modern times and consumer needs of a “24/7 urban lifestyle”, through the creation of a vibrant, bustling cultural hub in the form of an “urban mixed-use

¹⁰ GGLO. 2023. “Northgate Mall Redevelopment.” May 17, 2023. <https://www.gglo.com/project/northgate-mall-redevelopment/>.

¹¹ Martin, Genna, and Casey McNethney. 2018. “Seattle history: Looking back at Northgate Mall, the nation’s first shopping mall, mostly.” Seattle Post-Intelligencer, November 30, 2018. <https://www.seattlepi.com/local/seattle-history/article/Seattle-History-How-Northgate-Mall-shaped-the-13257409.php>.

¹² Martin, Genna, and Casey McNethney. 2018. “Seattle history: Looking back at Northgate Mall, the nation’s first shopping mall, mostly.” Seattle Post-Intelligencer, November 30, 2018. <https://www.seattlepi.com/local/seattle-history/article/Seattle-History-How-Northgate-Mall-shaped-the-13257409.php>.

environment with retail, office, hotel, residential, and recreational uses” to re-strengthen its original bonds with the surrounding residential community.¹³

Although Northgate Mall opened first and is an iconographic American mall/landmark precedent, Victor Gruen’s Southdale Center in Edina, Minnesota is the nation’s first modern, fully enclosed, and climate-controlled shopping mall, reminiscent of the malls we know of today.¹⁴ Opening in 1956 after being commissioned by the Dayton Company,



Figure 12: Southdale Center [circa 1956] (Source: Business Insider/Minnesota Historical Society)

the present day 1.1 million+ square foot

commercial center opened with 72 stores (in addition to its 2 anchor stores) to serve



Figure 13: Southdale Center Original Central Garden Court (Source: Business Insider/Minnesota Historical Society)

the Twin City (Minneapolis-Saint Paul) metropolitan region. Multiple levels, all stores were designed around the central garden court (inspired by town squares), marking the beginning of a new era in retail architecture and consumer

culture. Like Northgate Mall, providing adequate automobile parking on the outskirts

¹³ GGLO. 2023. “Northgate Mall Redevelopment.” May 17, 2023. <https://www.gglo.com/project/northgate-mall-redevelopment/>.

¹⁴ Martin, Genna, and Casey McNethney. 2018. “Seattle history: Looking back at Northgate Mall, the nation’s first shopping mall, mostly.” Seattle Post-Intelligencer, November 30, 2018. <https://www.seattlepi.com/local/seattle-history/article/Seattle-History-How-Northgate-Mall-shaped-the-13257409.php>.

of the center was essential to Gruen in its design. Upon opening, 5,000 free parking



Figure 14: Southdale Center Original 'Alligator Lot' (Source: Business Insider/Minnesota Historical Society)

spaces were organized into lots, “well marked by clever symbols to aid in locating one's own car in the sea of automobiles”, an early innovative example of commercial wayfinding in the suburban context.¹⁵ In the half-

century following its opening, Southdale Center served as the “much-imitated” foundational mall model across America following its success in aiding suburban growth.¹⁶ Fulfilling the initial vision of Gruen and its commissioners, this new enclosed mall typology would become the typical community centers of commerce and of social life for suburban residents could experience. As part of the historic master planning for Edina, the mall was originally designed by Gruen to be a town center in the suburbs, with the local town hall, police department, and library on the site as well that were never built. Early developers instead added “profitable shops” such as Dayton’s department store and Walgreens.¹⁷

Even with the mall undergoing several expansions and renovations since its opening, the mall has been impacted by the COVID-19 pandemic amid other

¹⁵ Minnesota Historical Society. 2024. “Southdale Center: The First Indoor Shopping Mall: Overview.” 2024. <https://libguides.mnhs.org/southdale>.

¹⁶ Minnesota Historical Society. 2024. “Southdale Center: The First Indoor Shopping Mall: Overview.” 2024. <https://libguides.mnhs.org/southdale>.

¹⁷ Garfield, Leanna. 2017. “25 Incredible Photos Revealing the History of America’s First Modern Shopping Mall.” Business Insider, August 2, 2017. <https://www.businessinsider.com/first-shopping-mall-us-southdale-center-history-photos-2017-8>.

financial issues. In 2020, only 67% of the malls available tenant space was occupied, with several loans at risk from its owner, Simon Property Group.¹⁸ To combat this, like Northgate Station, Southdale Center is also undergoing redevelopment to adapt to the needs of its consumers and residents of today. Since the pandemic, the mall has been successful at gaining new tenants, adding to its current variety of successful programs on the site. The formerly vacant J.C.Penney anchor store is now a two-level Lifetime Fitness gym, while the former Donaldson's/Mervyn's vacant anchor store is now a Kowalski's Markets grocery store. The AMC Theatres and new luxury residence, One Southdale Place, also are economically thriving site tenants. Simon Property Group also plans to bring a variety of luxury retail brands (i.e., Gucci, Montcler, Max Mara, Burberry, Coach, Tory Burch, Lululemon) to the site between 2024-2025 in an effort to continue their "progressive transformation to create the ultimate Live/Work/Play/Stay/Shop destination experience", in line with some of their other "high-profile" properties including Phipps Plaza (Atlanta, Georgia), Shops at Crystals (Las Vegas, Nevada), and Stanford Shopping Center (Palo Alto, California).¹⁹²⁰

¹⁸ Kennedy, Clare. 2020. "Loans Tied to One of Oldest US Malls, Owned by Simon Properties, Seen At Risk." CoStar. October 14, 2020. <https://www.costar.com/article/1544908756/loans-tied-to-one-of-oldest-us-malls-owned-by-simon-properties-seen-at-risk>.

¹⁹ Simon Property Group. 2024. "Global Retail Leader Simon Announces First Round of New Luxury Brands Coming to Southdale Center." Press-release. Simon Property Group. Simon Property Group. https://assets.simon.com/pressreleases/20240309115428_1249_03.08.24_SOUTHDALE_LuxuryRetailer_Announcement.pdf.

²⁰ Kaplan, Allison. 2023. "Southdale Center Reveals Plans for Luxury Retail." Twin Cities Business. June 20, 2023. <https://tcbmag.com/southdale-center-reveals-plans-for-luxury-retail/>.

Both malls by Victor Griener have played significant roles in shaping American consumer culture and have left a lasting impact on the retail landscape. His vision of the nation's malls being mixed-use environments that supported automobiles, communities, and vegetation turned into commercial islands of gathering in the middle of the suburban residential and urban sprawl.

Types

Key anchors within the communities they serve (like they were historically) enclosed malls of today are classified as a *shopping center* typology. In addition to this one, the International Council of Shopping Centers (ICSC) [established in 1957] has 8 other foundational typologies: Regional Center(s), Superregional Center(s), Neighborhood Center(s), Community Center(s), Lifestyle Center(s), Power Center(s), Theme/Festival Center(s), and Outlet Center(s); each of which are defined by their concept, typical acreage/square footage, anchor ratio/typical anchor(s), and primary trade area.²¹ Coincidentally, enclosed malls *and* the closely related strip malls across the nation have concurrently served as each of these for their respective communities. As society and the population continues to grow and evolve rapidly each year, this typology continues to decline. Therefore, bridging the gap(s) between each is more important than ever before.

²¹ Dunham-Jones, Ellen, and June Williamson. 2011. *Retrofitting Suburbia: Urban Design Solutions for Redesigning Suburbs*. John Wiley & Sons. Page 61.

Chapter 2: The Mall Framework: Impact and Decline

Impact and Decline

In their golden age (1950s-2000s) two of the shopping center typologies, enclosed malls, and their historic, street-fronting linear companion, strip malls were thriving in America. The primary image of suburban consumerism, both of these commercial hubs, as noted by renowned New Journalism author Jane Didion, “floated on the landscape like pyramids to the boom years... “toy cities” in which no one lives [actually lives on] but everyone consumes [at]”.²² Each decade during this golden age period had monumental typology developments and impacts that pushed them forward, as time and community needs did as well. Following the success of Victor Gruen’s Southdale Center (established 1956), by 1960, an average of at least three new shopping centers nationwide opened every day, totaling 4,500 and counting.²³ By the 1970’s, malls and shopping centers (strip malls) accounted for 1/3 of all the nation’s retail sales. However, this was the decade that core utopian elements of Gruen’s vision for the typology would go away, where natural-focused courtyards were replaced with “cheap food courts”.²⁴ His mixed-use site design visions that valued car and pedestrian accessibility/interaction and connection to nature were

²² Didion, Joan, and John Leonard. 2006. *We Tell Ourselves Stories in Order to Live: Collected Nonfiction*. GGP Media GmbH. <https://books.google.com/books?id=UkF0qUme5H4C&printsec=frontcover#v=onepage&q&f=false>. Page 311.

²³ Harmon, Josh, and Exa Zim. 2021. “The Rise and Fall of the American Mall.” *Business Insider*. April 13, 2021. <https://www.businessinsider.com/the-rise-and-fall-of-the-american-mall-2020-7>.

²⁴ Harmon, Josh, and Exa Zim. 2021. “The Rise and Fall of the American Mall.” *Business Insider*. April 13, 2021. <https://www.businessinsider.com/the-rise-and-fall-of-the-american-mall-2020-7>.

replaced with malls centered in greyfields (underutilized, large surface parking lots).²⁵ Despite his original visions being lost, the 1980's took the typology to new heights through the inclusion of on-site amenities movie theaters and arcades, along with the hosting of community events like beauty pageants and musical performances.²⁶ "Megamalls" defined the 1990's, as grander scale amenities such as aquariums (i.e., Sea Life in the Mall of America [Bloomington, Minnesota]), and other recreational activities began to become mall staples.²⁷ The stores within these buildings (regardless of the scale) serve as memorable experiences for local residents who engage with the mall in all phases of life (i.e., teenagers first job, adult's small business initial location, etc.). However, following the turn of the century in the 2000's decade, enclosed malls were completely oversaturated, with an increased dependence on anchors stores to keep them afloat. With multiple malls near one another, "there simply weren't enough of these anchor stores to go around, making it very difficult for older malls to compete with newer ones to fill vacancies and sign leases".²⁸ This led to a collective halt on the construction of new enclosed malls. For the first time since the modern mall creation in 1956, 2007 was the first year that not a single new mall was built nationwide. By 2008, Newsweek magazine declared the

²⁵ Harmon, Josh, and Exa Zim. 2021. "The Rise and Fall of the American Mall." Business Insider. April 13, 2021. <https://www.businessinsider.com/the-rise-and-fall-of-the-american-mall-2020-7>.

²⁶ Harmon, Josh, and Exa Zim. 2021. "The Rise and Fall of the American Mall." Business Insider. April 13, 2021. <https://www.businessinsider.com/the-rise-and-fall-of-the-american-mall-2020-7>.

²⁷ Harmon, Josh, and Exa Zim. 2021. "The Rise and Fall of the American Mall." Business Insider. April 13, 2021. <https://www.businessinsider.com/the-rise-and-fall-of-the-american-mall-2020-7>.

²⁸ Flowers, Wretched. 2022. "What Happens to a Shopping Mall After It Dies?" Architectural Digest, February 9, 2022. <https://www.architecturaldigest.com/story/abandoned-shopping-mall-obsession>.

enclosed mall typology “obsolete”, leading to their decline, and the growth of more strip malls and town centers in the years that would follow.²⁹

This collapse of the enclosed mall typology also provides the opportunity to highlight the range of negative environmental impacts they create. One of the most notable is the land clearing and habitat destruction required for construction and operation, leading to loss of biodiversity and disruption of local ecosystems within the local context. Automobile traffic and parking pollution serve as another environmental impact of the enclosed mall typology.³⁰ The slow speeds of automobiles in these lots as a result of the heavy automobile traffic during peak operation hours is unfortunately when most of the toxic exhaust is generated. As reported by the *Environmental Pollution Centers* research team, “although the exhaust gases will get into the atmosphere and thus dilute, studies have shown that within the mall and its vicinity air quality may be affected”.³¹ Noise pollution from horns and other sources are also likely to impact adjacent communities. Lastly, enclosed malls are large energy hogs and waste producers, consuming large amounts for heating, cooling, and lighting, producing a large amount of greenhouse gases. Packaging and food are two of the additional most common forms of human produced waste, that malls produce a significant amount of.

²⁹ Flowers, Wretched. 2022. “What Happens to a Shopping Mall After It Dies?” *Architectural Digest*, February 9, 2022. <https://www.architecturaldigest.com/story/abandoned-shopping-mall-obsession>.

³⁰ “Shopping Mall Pollution.” 2024. Environmental Pollution Centers. 2024. <https://www.environmentalpollutioncenters.org/shopping-mall/>.

³¹ “Shopping Mall Pollution.” 2024. Environmental Pollution Centers. 2024. <https://www.environmentalpollutioncenters.org/shopping-mall/>.

One cannot also ignore the social decline enclosed malls have when they become “dead”, and no longer valuable. “Economic engines” at their peak for the communities they exist within, hundreds to thousands of workers who work in them “provide a significant amount of dollars to the local tax base”.³² On average, shopping centers (enclosed and strip malls included) provide \$400 billion in local tax revenue annually, according to analysis from the International Council of Shopping Centers (ICSC), the real estate industry’s retail trade group.³³ This leaves the 1,000 malls left that are still operating today with no choice but to adapt, and make valuable decisions that are in the realm of sustainability and evolving in a positive direction.

Action Plan

This thesis aims to take the historic precedents and ideology of the enclosed mall commercial hub set forth by its innovators and create a modern new mixed-use typology model driven by people (local community), sustainability (both economically and environmentally), reliable program, and evolution.

³² Thomas, Lauren. 2020. “The Demise of America’s Malls Can Deal a Blow to the Towns That Depend on Them.” CNBC, June 20, 2020. <https://www.cnbc.com/2020/06/20/how-mall-closings-in-america-hurt-the-towns-depending-on-them.html>.

³³ Thomas, Lauren. 2020. “The Demise of America’s Malls Can Deal a Blow to the Towns That Depend on Them.” CNBC, June 20, 2020. <https://www.cnbc.com/2020/06/20/how-mall-closings-in-america-hurt-the-towns-depending-on-them.html>.

Chapter 3: Consumer Care

Strategies of Mall Redevelopment

Given the decline in America and internationally of this historic architectural building typology dating back to the Post-War era (1945-1970s), rearchitecting them to thrive and meet the needs of those within their vicinity (residents, visitors, etc.) is essential.³⁴ Over the course of the 21st century, architects, local governments, planners, and developers have been pressured to find ways to bring people and life back to these outdated, “dead” malls by reimagining their current form(s) and structures into new ones that are multi-functional, reformative solutions, supporting the needs and interests of those of today. As their sites and masses exist as large footprints amid their surrounding context, using innovative ways of reactivating this grand space into new forms of sustainable residential, commercial, institutional, and civic people-focused design rooted in reknitting community has been a key (opportunity within/for) the architecture-construction-engineering (ACE) industry.

Thus far, strategies for “dead” mall transformation in America have varied. Various factors are considered when deciphering which solution is ideal for each respective site. Location, context, community engagement, and funding are just some of the many considered as local governments and planners work alongside community members and practitioners in the ACE industry. When comparing former existing malls to the “dead” ones that are still open, each was built on a variety of

³⁴ “Rearchitecting the Malls: The Shifting U.S. Retail Landscape.” 2021. IEEE Journals & Magazine | IEEE Xplore. February 1, 2021.
<https://ieeexplore.ieee.org/abstract/document/9353510>.

land acreage, from as low as 20 to as high as 80-100. Much of this can be attributed to the America's historic dependence on automobiles as a primary method of transportation, with developers eagerly aiming to create wide accessibility to these centralized commercial only centers via the creation of large surface parking lots (greyfields). Because of their enormous economic success, urban and architecture studio, Ecosistema Urbano and ArchDaily in their collaborative study emphasize that mall owners and developers did not need to rethink and question their typology model and surrounding land use, that could further innovate them, incorporate additional program types, ideas, or changes to acquire and solidify a deeper, timeless identity.³⁵ However, given the current paradigms, they are forced to simply, "reinvent themselves or die".³⁶

Three of the prominent reinvention strategies include adaptive reuse, redevelopment, and majority/complete demolition with new construction. Adaptive reuse refers to the repurposing of an existing structure for new use.³⁷ Providing new life into existing or historic structures, this strategy gives the opportunity for developers to convert them into a new amenity that a community may need.

Affordable housing, community centers, or mixed-use are popular transformations.

Benefits of mixed-use include an ability to maintain cultural heritage, creation of a

³⁵ Urbano, Ecosistema. 2018. "Reinvent or Die: The Transformation of Malls Under the New Economic/Urban Paradigm." ArchDaily. January 24, 2018.

<https://www.archdaily.com/882288/reinvent-or-die-the-transformation-of-malls-under-the-new-economic-urban-paradigm>.

³⁶ Urbano, Ecosistema. 2018. "Reinvent or Die: The Transformation of Malls Under the New Economic/Urban Paradigm." ArchDaily. January 24, 2018.

<https://www.archdaily.com/882288/reinvent-or-die-the-transformation-of-malls-under-the-new-economic-urban-paradigm>.

³⁷ MasterClass. 2021. "What Is Adaptive Reuse Architecture?" June 7, 2021.

<https://www.masterclass.com/articles/adaptive-reuse-architecture-guide>.

new community beacon, slowing of urban sprawl, overall lower construction costs, and faster construction, ultimately bringing vitality back.³⁸

Notable examples of mall adaptive reuse projects include: The Westminster Arcade (Providence, Rhode Island) and Highland Mall (Austin, Texas). Deemed America's first shopping mall, the Westminster Arcade is a historic Greek Revival shopping center and landmark constructed in 1828.³⁹ Connecting two primary streets in downtown Providence, the building links them via a skylit arcade. Upon closing its doors in 2008, Westminster Arcade was almost at risk of being demolished, until developer Evan Granoff and Northeast Collaborative Architects proposed the \$7 million adaptive reuse project with micro-units (a popular trend in many major cities both in America and globally) that would go on to be approved. Completed officially in 2012, the building re-opened as the Micro Lofts at the Arcade Providence, a successful mixed-use hub with 48 affordable micro-lofts (rent starting at \$550 per month) and 17 small retail spaces (small and affordable) with an encouragement for startups. The transformation provides local multimodal transportation improvements, socialization encouragement, and connections to the outdoors.

For communities, having sustainable, long-term development that has positive reinvestment(s) is ideal. The former Highland Mall as time went on became the opposite, a place no longer providing economic return or interest to the working class and immigrant neighborhoods that surround it, closing permanently in 2015.⁴⁰

³⁸ MasterClass. 2021. "What Is Adaptive Reuse Architecture?" June 7, 2021.

<https://www.masterclass.com/articles/adaptive-reuse-architecture-guide>.

³⁹ Congress for the New Urbanism. 2019. "Micro Lofts at the Arcade Providence" May 7, 2019. <https://www.cnu.org/what-we-do/build-great-places/micro-lofts-arcade-providence>.

⁴⁰ Asnis, AICP, Marc and Perkins + Will. 2023. "Transforming Shopping Malls Into 21st Century Neighborhoods." Building Design + Construction. September 19, 2023.

However, through a unique public-private partnership between Austin Community College (ACC) and Red Leaf Properties (RLP), the mall was repurposed as an integrated learning center and diverse income, transit-oriented campus community for the school. ACC resurrected new life into the abandoned big box structures, while RLP developed mixed-use development on top of the empty surface parking lots (greyfields). Community engagement was foundational for developing all programs. Today, 1,200 new residential units, a new transit service, lifestyle shops and services, a 1.25-mile trail and three new parks support ACC on the 81-acre site.⁴¹

Redevelopment mall projects in comparison can include major or complete demolition. Major demolition project examples are North Hills (Raleigh, North Carolina) and Laguna Hills Mall (Laguna Hills, California). Opening in 1960 as a strip mall called, North Hills Mall it would go on to become enclosed in 1967, becoming the first two-story, air-conditioned indoor mall between Baltimore/Washington DC and Atlanta.⁴² After no longer serving as an economic asset to its former owners and community, Kane Realty Corporation purchased the mall and its site in 2001, demolishing the entire mall except the J.C.Penney anchor store and an existing parking garage. The original North Hills Mall site was reopened in 2004 as North Hills, a diverse, mixed-use development district that has been thriving since. On the other side of the country, the former Laguna Hills Mall (1973-

<https://www.bdcnetwork.com/blog/transforming-shopping-malls-21st-century-neighborhoods>.

⁴¹ Asnis, AICP, Marc and Perkins + Will. 2023. "Transforming Shopping Malls Into 21st Century Neighborhoods." Building Design + Construction. September 19, 2023.

<https://www.bdcnetwork.com/blog/transforming-shopping-malls-21st-century-neighborhoods>.

⁴² Kane Realty Corporation. 2024. "About North Hills." North Hills. 2024.

<https://www.visitnorthhills.com/about>.

2018) was fully demolished to be redeveloped as the Village at Laguna Hills. Located off Interstate 5 (I-5) in the electrifying Orange County, the 68-acre site in the city of Laguna Hills will include new creative office space, modern housing, retail, restaurants, entertainment, a hotel and a centralized 2.5-acre park.⁴³ Complete mall demolition projects are showcased in two local examples, the former Owings Mills Mall to Mill Station [Town Center] and the former Laurel Mall to the Towne Centre at Laurel. Although the construction of both is not as inexpensive, fast, or sustainable in comparison to adaptive reuse, they become thriving community assets, resurrecting their “dead” sites.

Each of these provides new opportunities for developers to partner with local community, local officials, and tenants to create a curated, diverse mix of experiences to transform this typical retail center. Transforming (sub)urban experiences through creating experiences that connect people to urban life in new ways is a great way to jumpstart this. Global architecture and design firm, Gensler, in their open forum magazine publication, *Dialogue*, (which addresses industry issues and trends brought forth by various practitioners in-depth) highlights five consumer/experience-focused reinvention strategies that could transform “struggling malls” into “thriving urban lifestyle centers” including:⁴⁴

⁴³ Merlone Geier Partners. 2024. “Village at Laguna Hills.” Village at Laguna Hills. 2024. <https://villageatlagunahills.com/>.

⁴⁴ Gensler. 2020. *Dialogue 35: Transforming the Urban Experience Through Design*. 35th ed. Gensler. <https://www.gensler.com/doc/dialogue35.pdf>.

1. Designing for experience per square foot (removing conventional big retailers in favor of flex spaces, public gathering zones, and other programmable public-private areas)
2. Mixing program up (retail with housing, health clinics, entertainment, or schools; transform single-use malls into integrated, mixed-use communities)
 - a. To supplement this, Ecosistema Urbano and ArchDaily suggest that practitioners give power back to the people through developing program that thinks about retail “the shopping center” as a unified pair to a core human-focused design need (Shopping Center + Physical Activity, Shopping Center + Playground, Shopping Center + Creativity and Culture, Shopping Center + Digital Layer, along with Shopping Center + Gastronomy)⁴⁵
3. Breaking down walls (creating transparency and permeability by breaking up big boxes to bring the outside in and opening visual connections to the street)
4. Improving connectivity (linking retail centers with access to mobility and shared transit to encourage multimodal connections that pedestrians and cyclists)

⁴⁵ Urbano, Ecosistema. 2018. “Reinvent or Die: The Transformation of Malls Under the New Economic/Urban Paradigm.” ArchDaily. January 24, 2018.
<https://www.archdaily.com/882288/reinvent-or-die-the-transformation-of-malls-under-the-new-economic-urban-paradigm>.

5. Creating a tapestry of third places (crafting a multitude of ‘third’ places where people can connect and gather, supporting the retail center as a civic destination)

Despite their differences, each of these innovative strategies involve “diversifying and ‘complexifying’ what has become an overly simplistic design and retailing formula” of the enclosed shopping malls we know today within our (sub)urban contexts that are adapting to the various needs and wants of their populations.⁴⁶

Modern Consumer Needs and Community Hubs

Through society’s development, the general needs of modern consumers often revolve around convenience, personalization, transparency, sustainability, social responsibility, technology, and experiences. People (residents and consumers) today seek products, places, and services that cater to their individual preferences that satisfy them enough to keep them retained. This ideology can be applied to a variety of aspects of one’s day to day, as “life satisfaction is the ultimate objective of people”.⁴⁷ In complete retrospect, life satisfaction is considered as one of the most

⁴⁶ Smiley, David and National Endowment for the Arts, eds. 2003. *Sprawl and Public Spaces: Redressing the Mall*. Page 41. Princeton Architectural Press.

<https://www.arts.gov/sites/default/files/SprawlPubSpace.pdf>.

⁴⁷ Insch, Andrea & Magdalena Florek. 2008. A great place to live, work and play: Conceptualising place satisfaction in the case of a city’s residents. Proceedings of the Inaugural Conference of the Institute for Place Management. Institute for Place Management, London, England.

https://www.researchgate.net/publication/260038441_Insch_A_Florek_M_2008_A_great_place_to_live_work_and_play_Conceptualising_place_satisfaction_in_the_case_of_a_city's_residents_Proceedings_of_the_Inaugural_Conference_of_the_Institute_for_Place_Manage.

important dimensions of mental health and one's quality of life.⁴⁸ Quality of life for residents and consumers is one of the most valuable to analyze by place marketing practitioners such as planners and local government officials to maintain place management. With a growing desire to create and maintain diverse, sustainable cities the residents for “economic, social, cultural and environmental vibrancy”, city planning approaches such as one that follows a human-focused ‘live, work, play’ model keeps all that engage with safety, happiness, easy access, and more. This can only be done with complete, thorough quality-of-life grassroots assessments given to their residents and consumers for those of all ages to ensure designs adhere to all in a community.

Importance of Public/Open Spaces

Although development of community hubs in the form of built structures are a key go to for practitioners in architecture-engineering (ACE) industry and developers when revitalizing, one key hub type that's value is often depreciated is, open space. Whether it is a green space (i.e., park) or recreational amenity such as a basketball court, as suggested by members of the Urban Land Institute (ULI)'s Sustainable Development Council in a recent publication, public open space(s) are “essential for the creation of vibrant communities and successful projects”.⁴⁹ Not only do these

⁴⁸ Insch, Andrea & Magdalena Florek. 2008. A great place to live, work and play: Conceptualising place satisfaction in the case of a city's residents. Proceedings of the Inaugural Conference of the Institute for Place Management. Institute for Place Management, London, England.

https://www.researchgate.net/publication/260038441_Insch_A_Florek_M_2008_A_great_place_to_live_work_and_play_Conceptualising_place_satisfaction_in_the_case_of_a_city's_residents_Proceedings_of_the_Inaugural_Conference_of_the_Institute_for_Place_Manage.

⁴⁹ Urban Land Institute. The Case for Open Space: Why the Real Estate Industry Should Invest in Parks and Open Spaces. Washington, DC: Urban Land Institute, 2018.

spaces provide numerous benefits for communities, including opportunities for physical activity, social interaction, and mental well-being, they also contribute to environmental sustainability by providing areas that can help reduce air pollution, support biodiversity, combat climate change, and support biodiversity. With many historic American malls lacking sustainable site design, construction, and systems that meet modern accreditation green rating systems such as LEED, taking extensive greyfields (parking lots) and inefficient building portions of these “dead” zones, and giving it back to *all* members of the community is critical approach for both short and long-term sustainability.

To achieve this, there is a driving need for developers to re-evaluate their capitalistic focused approach to revitalization and redevelopment to one that does from the lens that views built structures as the only “sustainable” amenities that can boost economic factors like property values and economic development regardless of the project. Therefore, pushing for developers and others within the related private sector to be open minded and receptive towards educating themselves on the

Potential Benefits to Developers of Supporting Community-Accessible Open Space
By Phase of Real Estate Development

Planning and design	Project marketing	Project completion	Operations and maintenance (O&M)
<ul style="list-style-type: none"> Stronger support for proposed developments through early community engagement on open-space components Increased buy-in from influential stakeholders, including public officials and investors Faster zoning approvals and entitlements from local jurisdictions, lowering project costs Increased development size or density in localities with park/open-space zoning incentives Enhanced likelihood of winning RFPs to develop projects because of civic contributions 	<ul style="list-style-type: none"> Ability to capture strong market demand for parks and open space Increased marketability due to project differentiation Ability to enhance project branding or burnish a firm's reputation through high-quality design Opportunities for public recognition through sponsored public events, awards, or iconic features Increased project visibility because of foot traffic 	<ul style="list-style-type: none"> Accelerated market absorption rates Enhanced asset value through higher rent premiums, lower vacancy rates, or faster lease-ups Ability to command sales or rental rates above comparable projects that lack open space Economic development that supports project value through <ul style="list-style-type: none"> Job creation and business relocation and attraction Complementary neighborhood development/synergistic uses Equitable development opportunities through partnerships on workforce development, small business retention, and affordable housing 	<ul style="list-style-type: none"> Increased net operating income New sources of revenue streams from vendors, concessions, or events to offset O&M costs Long-term cost savings through resilience-promoting amenities Better mortgage insurance rates from debt providers Sustained value/future-proofing Increased business for retail tenants, reducing vacancy and tenant turnover Increased residential tenant retention Long-term real estate value appreciation Project resilience during economic downturns

importance of open space as Taubman College of Architecture and Urban Planning professor Robert

Figure 15: Potential Benefits to Developers of Supporting Community-Accessible Open Space (Source: Phase of Real Estate Development/ULI Case for Open Space)

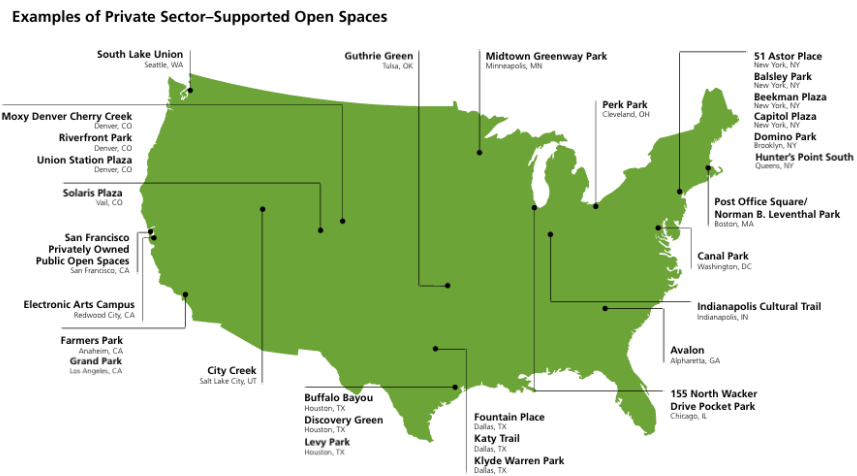
<https://americas.uli.org/the-case-for-open-space-why-the-real-estate-industry-should-invest-in-parks-and-open-spaces/>.

Fishman highlights, designing, maintaining, operating, and programming open space will become a higher priority on their projects moving forward that will in the back end be enhanced returns on their investments.⁵⁰⁵¹

Overall, public open spaces play a crucial role in fostering healthy, vibrant, and sustainable communities. Well-crafted open spaces create a sense of belonging and civic pride that define the surrounding context as a place for all to gather and interact.

Figure 16: Map of Private Sector-Supported Open Spaces (Source: ULI Case for Open Space)

Several case studies, including the Hunter's Point South (Queens, New York), Levy



Park (Houston, Texas), Grand Park (Los Angeles, California), Guthrie Green (Tulsa, Oklahoma), Solaris Plaza (Vail, Colorado), and Katy Trail (Dallas, Texas) are 6 exemplary, representational examples of open spaces that act as a standard for what should be replicated on shopping mall “dead zones” across America.⁵²

⁵⁰ Smiley, David and National Endowment for the Arts, eds. 2003. Pages 9-10. *Sprawl and Public Spaces: Redressing the Mall*. Princeton Architectural Press. <https://www.arts.gov/sites/default/files/SprawlPubSpace.pdf>.

⁵¹ Urban Land Institute. *The Case for Open Space: Why the Real Estate Industry Should Invest in Parks and Open Spaces*. Washington, DC: Urban Land Institute, 2018. <https://americas.uli.org/the-case-for-open-space-why-the-real-estate-industry-should-invest-in-parks-and-open-spaces/>.

⁵² Urban Land Institute. *The Case for Open Space: Why the Real Estate Industry Should Invest in Parks and Open Spaces*. Washington, DC: Urban Land Institute, 2018.

Third Spaces

As practitioners who design for humans within the built environment forming strong communities through and around outdoor open spaces is significant. However, in order to stabilize these people-focused hubs, there is a vitality for meaningful indoor architectural program that plays an equally role in fostering social connection(s), building community, and providing spaces for individuals and groups



Figure 17: First, Second, and Third Place(s) Illustration (Source: The University of Chicago English Language Institute)

to gather outside of their homes ('first' place) and places of work or school ('second' place[s]), infamously known as, third places. Founded by sociologist Ray Oldenburg,

cafes, libraries, community centers, places of worship, gyms, hairdressers, to fast-food restaurants showcase the variation of program types one could be. These spaces offer a sense of belonging and comfortability for those similar and different from one another. As featured in a 2016 *Guardian* editorial, a local McDonald's found that for lower-income Americans, the global fast food giant has become the equivalent of the English "pub", short for "public house".⁵³ This has become a prime location for groups of retired seniors, who often have their regular Bible study meetings here, and

<https://americas.uli.org/the-case-for-open-space-why-the-real-estate-industry-should-invest-in-parks-and-open-spaces/>.

⁵³ Butler, Stuart, and Carmen Diaz. 2023. "Third Places' as Community Builders." Brookings. July 13, 2023. <https://www.brookings.edu/articles/third-places-as-communitybuilders/>.

people treat the restaurant as an inexpensive hangout for coffee and conversation.⁵⁴

These informal interactions and relationships that occur within these spaces are actively help to combat feelings of social isolation and loneliness, ultimately contributing to overall positive well-being of individuals of all ages, genders, backgrounds, and socioeconomic status through providing inclusive and accessible opportunities for relaxation, recreation, and personal enrichment in a welcoming environment to share ideas, build relationships, and support one another.

Intergenerational Spaces

In relation to third places, enclosed malls in their high day(s) were places of enjoyment for those of all ages. With the typology dying quickly, life expectancies are increasing equally as fast. Thus, a need for age-inclusive solutions (urban environments) in place of enclosed shopping malls that support “diverse life stages and abilities becomes pressing”.⁵⁵ Titled intergenerational spaces, these environments offer a range of benefits, including promoting social connections between different age groups, providing opportunities for mutual learning and mentorship, fostering a sense of community and belonging, and combatting ageism by breaking down stereotypes and promoting empathy and understanding across generations. These spaces can also encourage a more inclusive and diverse

⁵⁴ Butler, Stuart, and Carmen Diaz. 2023. “‘Third Places’ as Community Builders.” Brookings. July 13, 2023. <https://www.brookings.edu/articles/third-places-as-communitybuilders/>.

⁵⁵ Nelischer, Claire, and Anastasia Loukaitou-Sideris. 2022. “Intergenerational Public Space Design and Policy: A Review of the Literature.” *Journal of Planning Literature* 38 (1): 19–32. <https://doi.org/10.1177/08854122221092175>.

environment where individuals can share knowledge, experiences, and perspectives, leading to a more enriched and vibrant community overall.

Intergenerational spaces can be developed and formed in a variety of formats. Whether a shared generational facility like the Severn Center (Severn, Maryland)/Prince George’s Sports and Learning Complex (Landover, Maryland) or a



Figure 18: Severn Center Users (Source: Severn Center/Facebook)

program, they all provide those each person young through old the ability to positively bond. A notable intergenerational program example is Community Connections (CC), launched in 2007 as a pilot program including a diverse array of

international university students, older adults, caretakers, Center for Life Experiences (a faith-based community outreach program) staff, and community volunteers.⁵⁶ A success, the program builds community through its range of activities based on exchanging life and multicultural experiences through small narrative storytelling and fine arts. Reducing social barriers of all ages, relationship building, expanding language, cultural showcase are each foundational goals of this “extended family”.⁵⁷

⁵⁶ Iabmcp, Scott P. Anstadt PhD Dcsw Lcsw. 2009. “Community Connections: An Intergenerational and Multicultural Community Group Program.” *Journal of Intergenerational Relationships* 7 (4): 442–46. <https://doi.org/10.1080/15350770903288795>.

⁵⁷ Iabmcp, Scott P. Anstadt PhD Dcsw Lcsw. 2009. “Community Connections: An Intergenerational and Multicultural Community Group Program.” *Journal of Intergenerational Relationships* 7 (4): 442–46. <https://doi.org/10.1080/15350770903288795>.

Aging in Place and Historic Preservation

In the realm of spanning, historic landmarks and buildings are critical staples of communities. Regardless of generation, they create visuals and succinct connections to history and culture. These community elements are key especially for those of the older generation, who potentially have lived in a community longer than the age(s) of those of younger generations, tying directly into the concept of Aging in Place. Studied by the National Institute of Health (NIH)'s: National Institute on Aging, Aging in Place is important for communities because it allows older individuals to remain in their own homes and maintain their independence, connections with their communities, and sense of familiar surroundings.⁵⁸ Communities with this dynamic can have a positive domino effect appeal to younger generations who want to stay within the area they have grown up in, building a stronger intergenerational community. Additionally, promoting aging in place helps foster intergenerational bonds, builds stronger communities, and reduces the strain on healthcare and social support systems. By creating accessible and supportive environments for older residents to age in place, communities can enhance the quality of life for all residents and promote inclusivity and diversity within the community fabric.

This directly ties with the importance of preserving historic landmarks (buildings, statues, among other possibilities) in communities. Even though some may “not look like” landmarks, they often have a cultural, architectural, and historical

⁵⁸ “National Institute on Aging. 2023. “Aging in Place: Growing Older at Home.” 2023. <https://www.nia.nih.gov/health/aging-place/aging-place-growing-older-home>.

significance that can help tell the story of a community's past and provide a sense of continuity and identity.⁵⁹ They also attract tourism, stimulate economic growth, and add character to neighborhoods. Furthermore, preservation promotes a sense of pride, respect for heritage, and a connection to the past, fostering a deeper appreciation for the history and traditions that have shaped a community.

⁵⁹ Beckelman, Laurie, and Anthony Robins. "Coping With History: Cultural Landmarks and the Future of Preservation." In *Forum Journal*, vol. 8, no. 3, pp. 11-17. National Trust for Historic Preservation, 1994.

Chapter 4: Anne Arundel County

Location

The most central county in the state, Anne Arundel County serves as the heart of Maryland in many ways. Outside of its centralized geographic location, the county is the home to the state capital of Annapolis, the United States Naval Academy, among several other iconic places and landmarks. Bordered by 7 out of the 23



Figure 19: Anne Arundel County Context Map (Source: WhereIG)

Kent), and the independent City of Baltimore, Anne Arundel County is the 13th largest, with over 418 square miles of total land area to serve a population of over 588,000 as of 2020.⁶⁰ Natural elements provide Anne Arundel County with a unique edge/distinctive benefit, as there are over 533 miles of coastline (including a portion of the Chesapeake

Bay and other state rivers), which support many of the recreational activities residents enjoy such as “boating, fishing/crabbing, water skiing, sailing and swimming”.⁶¹

Additionally, there are a variety of land recreational spaces for residents and visitors

⁶⁰ United States Census Bureau. 2024. “Anne Arundel County, Maryland.” 2024. https://data.census.gov/profile/Anne_Arundel_County_Maryland?g=050XX00US24003.

⁶¹ Anne Arundel County, Maryland Government. 2024. “About Anne Arundel County.” Anne Arundel County, Maryland (Government). 2024. <https://www.aacounty.org/about#:~:text=As%20the%20most%20centrally-located,people%20call%20the%20county%20home>.

including, “2 state parks, 4 regional parks, 95 community and neighborhood parks, 119 school recreation parks, 2 sports complexes, and 34 special use areas, including an aquatic center, ice rink, recreation center and boat ramps”.⁶² Greenways are also a unique benefit of the county. Walkers, runners, bicyclists, and equestrians can enjoy the number of trails for transportation and recreation such as the Baltimore & Annapolis (B&A) Trail, Baltimore Washington International (BWI) Trail, WB&A Trail, and Broadneck Peninsula Trail. Additional notable landmarks and places in the County include Baltimore Washington International Airport, Fort Meade military base, Maryland Live! Casino, and more.

Regions

Given the County’s size, diversity, and environmental/urban context/conditions, the County’s government over the course of history has divided it into 9 regions, with 6 of them being key Planning Areas. The first Planning Area, Region 1, is the northernmost, and includes the cities of Brooklyn Park, Linthicum Heights, Ferndale, Curtis Bay, Baltimore Washington International (BWI) Airport, Harmans, and parts of Hanover. It is bordered by Baltimore County, Howard County, and the Patapsco Valley State Park to the North and West, Maryland State Route 100 to the South, Maryland State Route 2, and the Curtis Bay industrial area. The County characterizes this region by its historic and densely developed residential areas, Baltimore Washington International Thurgood Marshall Airport and its supporting

⁶² Anne Arundel County, Maryland Government. 2024. “About Anne Arundel County.” Anne Arundel County, Maryland (Government). 2024. <https://www.aacounty.org/about#:~:text=As%20the%20most%20centrally-located,people%20call%20the%20county%20home>.

office, commercial, and industrial uses, as well the variety of available public transit options, such as the Baltimore Light Rail and MARC Penn Line.⁶³

Region 2, the most western Planning Area of the County includes the remaining parts of Hanover, Jessup, Laurel, Annapolis Junction, Maryland City, Fort

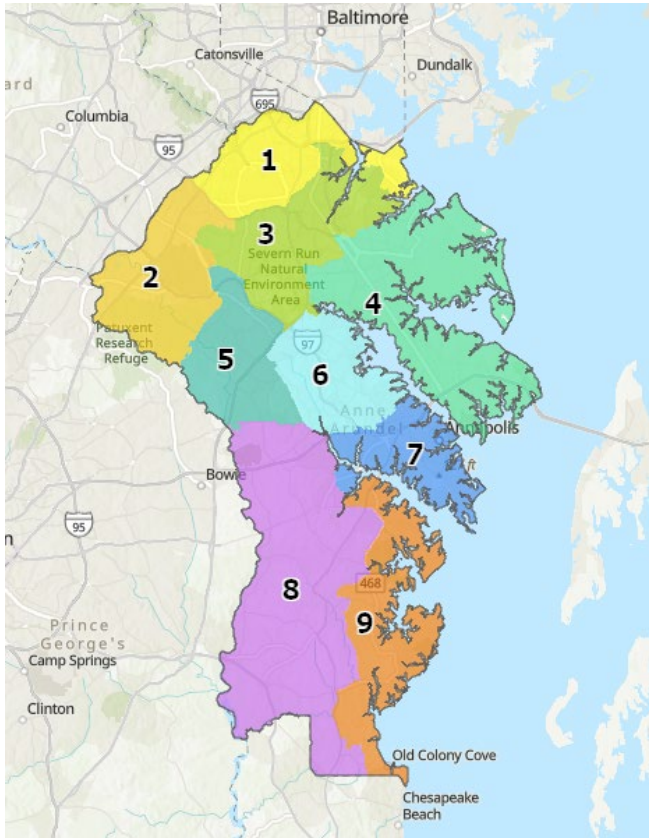


Figure 20: Anne Arundel County Region Planning Areas Map (Source: Anne Arundel County Office of Planning and Zoning)

Meade, and the Patuxent Research Refuge. Howard County borders the West, Maryland State Route 100 the North, Maryland State Route 713 and Fort Meade form the East, along with the eastern edge of the Patuxent Research Refuge forming the to the South and portion of the East.⁶⁴

Characterized by its variety of land uses (residential, commercial, industrial, office,

etc., it also includes Fort Meade military base, Maryland’s largest employer. This region also encompasses some of the County’s environmentally sensitive areas: the

⁶³ Anne Arundel County. 2023. “Region 1 Planning Hub.” 2023. <https://region-plan-hub-annearundelmd.hub.arcgis.com/pages/region-1>.

⁶⁴ Anne Arundel County. 2023. “Region 2 Planning Hub.” 2023. <https://region-plan-hub-annearundelmd.hub.arcgis.com/pages/region-2>.

Oxbow Nature Preserve, Patuxent River, and the Little Patuxent River of the Severn Watershed.

Switching gears, the cities of Glen Burnie, Severn, and parts of Millersville comprise Region 3. One most urban parts of the County, this region includes Glen Burnie Town Center, along with several historic neighborhoods including Freetown, along with newer, grand communities like Tanyard Springs and Wade’s Grant.⁶⁵ The County has noted that this region/Planning Area has significant opportunities for redevelopment, with one of the first being its aging commercial centers. Analogous with Region 1, accessibility to the Baltimore Light Rail is a major transportation feature, along with the local bus routes. One of the County’s most environmentally sensitive habitats, the Severn Run Natural Environment Area is also within this portion of the county.⁶⁶ Pedestrian connection to other regions of the County is made possible through The Baltimore & Annapolis (B&A) Trail that runs along much of the natural landscape by the residential and commercial areas in this region/Planning Area.

Moving east, Region 4 includes two of the County’s key peninsulas, the Broadneck peninsula and the Lake Shore peninsula. This Planning Area includes several “distinctive village areas, [along with] a strong waterfront community given the Severn River, Magothy River, [as well as the] numerous streams and creeks” that each define this portion of the County.⁶⁷ Residential neighborhoods with similar

⁶⁵ Anne Arundel County. 2023. “Region 3 Planning Hub.” 2023. <https://region-plan-hubannearundelmd.hub.arcgis.com/pages/region-3>.

⁶⁶ Anne Arundel County. 2023. “Region 3 Planning Hub.” 2023. <https://region-plan-hubannearundelmd.hub.arcgis.com/pages/region-3>.

⁶⁷ Anne Arundel County. 2023. “Region 4 Planning Hub.” 2023. <https://region-plan-hubannearundelmd.hub.arcgis.com/pages/region-4>.

housing types, and recreational activities are within the boundaries of this region, which include the Chesapeake Bay, Maryland State Route 178 (locally known as Veterans Highway), the southern portions of Glen Burnie, Brightview Drive, and Obrecht Road.

The final County-defined Planning Areas, Region 7 and Region 9 comprise the southeastern portions/boundaries of the County. Comprised of the Annapolis Neck peninsula, Region 7 encompasses the City of Annapolis, the Town of Highland Beach, and the Riva community. It is bounded on the North by Saltworks Creek and on the South by the South River.⁶⁸ With majority of this region being the City of Annapolis, it is unique in that it is noted as a separate jurisdiction with its own planning authority. The Annapolis Neck and community of Riva contain 14,630 acres in total, with approximately 10,000 acres being County property, with the additional 4,600 acres being split between the City of Annapolis and the United States Naval Academy. Most of the land area is developed, primarily with residential (single family homes), with the core commercial concentrations being in the Parole area and the City of Annapolis. There is very little industrial land use in the County portion of this Planning Area.⁶⁹ On the contrary, Region 9 runs predominantly along the Chesapeake Bay. This Planning Area spans from the city of Edgewater, through the Mayo peninsula, Galesville, West River, Shady Side, Churchton, Deale, Tracy's Landing, Friendship to its southernmost point, North Beach. Maryland State Route 2

⁶⁸ Anne Arundel County. 2023. "Region 7 Planning Hub." 2023. <https://region-plan-hub-annearundelmd.hub.arcgis.com/pages/region-7>.

⁶⁹ Anne Arundel County. 2023. "Region 7 Planning Hub." 2023. <https://region-plan-hub-annearundelmd.hub.arcgis.com/pages/region-7>.

bounds the west of this planning area.⁷⁰ Maritime uses, rural residences, and small nodes of commercial uses characterize this portion of the County. Common issues faced by residents are based various geographic and environmental challenges, such as limited peninsula access, public water access, water quality, coastal flooding, and natural resources protection.⁷¹

Other notable regions include 5, 6, and 8, which encompass key central and southern portions of the county, with notable cities including Crownsville, additional parts of Millersville, Odenton, Gambrills, Crofton, Davidsonville, Hardwood, Lothian, Friendship, and parts of Edgewater. This area comprises a variety of historic and new residential communities, with a variety of commercial nodes. The natural/environmental landscape in this region of the County has some of the most profound topographic changes when compared the regions that are more coastal. In addition, this region of the county is one of the most ecologically conscious, as the Patuxent Wildlife Refuge, Globecom Wildlife Management Area, Patuxent River, Severn River cover large amounts of the land in these regions.

Each designated Planning Area is the foundation for a County Region Plan, an individualized community-driven action plan that offers community members within those regions an opportunity to develop a shared vision for their future over the next 20 years (alongside partnership with the County’s Office of Planning and Zoning, along with other organizations).⁷² Each Plan evaluates each region and its

⁷⁰ Anne Arundel County. 2023. “Region 9 Planning Hub.” 2023. <https://region-plan-hub-annearundelmd.hub.arcgis.com/pages/region-9>.

⁷¹ Anne Arundel County. 2023. “Region 9 Planning Hub.” 2023. <https://region-plan-hub-annearundelmd.hub.arcgis.com/pages/region-9>.

⁷² Anne Arundel County. 2023. “Region 3 Planning Hub.” 2023. <https://region-plan-hubannearundelmd.hub.arcgis.com/pages/region-3>.

community’s assets and needs, providing specific recommendations about land use, redevelopment, zoning, environmental protection, transportation improvements, public facilities, and community design.⁷³ The Region Plans align with the goals and policies of the County’s general development plan, Plan2040, building on the Small Area Plans that were developed between 1998 to 2004.

Plan2040

Published in May 2021, Plan2040 “sets the policy framework to protect the natural environment, shape development of the built environment, provide public



Plan2040
 Volume I: Anne Arundel County General Development Plan
 Adopted May 3, 2021



Figure 21: Plan2040 Cover Page (Source: Anne Arundel County Office of Planning and Zoning)

services to promote healthy communities, and support a diverse, resilient economy.”⁷⁴ Led by the county’s Office of Planning and Zoning, over 600 policies, goals, and strategies are identified, with departments, performance measures, and timeframes for each. Preserving natural resources, improving infrastructure, maintaining character of existing neighborhoods, resident-focused redevelopment,

⁷³ Anne Arundel County. 2024. “Region Planning.” Anne Arundel County. 2024. <https://www.aacounty.org/planning-and-zoning/community-planning/region-planning>.

⁷⁴ ARCHGIS StoryMaps. 2021. “Plan2040: Anne Arundel County General Development Plan,” May 3, 2021. <https://storymaps.arcgis.com/stories/55e261d654f845378a5f5fef8405a194>.

expanding opportunities for all, and maintaining an accountable government, are all key dynamics of the plan's chapters. Through several public forums and thousands of comments, Plan2040 considers competing views on various topics, like land use, by creating consistent development and redevelopment patterns across each of the regions within each community. Common concerns throughout the County are "traffic congestion, school capacity, environmental protection, and housing affordability."⁷⁵ Plan2040 will ultimately shape a future that is Green, Smart, and Equitable for all nine of the Planning Areas and their Region Plan. The County also hopes this framework will assist with overcoming racial and economic injustices that have been faced over the course of history such as slavery and federally financed segregated living patterns.⁷⁶

Region 3, Glen Burnie, and Needs

This thesis project will focus on Region 3, in the city of Glen Burnie. Despite its many highs (such as its geographic location and commercial presence), residents of this area have expressed many lows. To assess both in an effort to complete this research, multiple outreach activities including: community organization member research interviews, library outreach events, a Region Plan Open House, and online questionnaire and interactive feedback map were completed in 2023 by the County's

⁷⁵ ARCHGIS StoryMaps. 2021. "Plan2040: Anne Arundel County General Development Plan," May 3, 2021.

<https://storymaps.arcgis.com/stories/55e261d654f845378a5f5fef8405a194>.

⁷⁶ ARCHGIS StoryMaps. 2021. "Plan2040: Anne Arundel County General Development Plan," May 3, 2021.

<https://storymaps.arcgis.com/stories/55e261d654f845378a5f5fef8405a194>.

Office of Planning and Zoning (OPZ).⁷⁷ Upon analyzing and synthesizing the results, the seven emerging themes from the community research were⁷⁸:

1. Add and improve opportunities for safe multimodal travel and recreation
2. Reconfigure roadways to encourage safety
3. Transit options are incomplete and underutilized
4. Increase safe, affordable housing options
5. Reinvest and revitalize in commercial opportunities
6. Improve safety and support healthy habits
7. Protect and increase natural features

With this Planning Area having one of the highest waitlists of residents that need affordable housing, coupled with an influx of aging commercial centers, addressing these two needs at a large scale, will provide the foundation for the other themes the community to be addressed concurrently. One site of this region in particular, Marley Station Mall, has been highlighted viewed as an opportunity for change by the community to redeveloped, to create space for housing, restaurants, retail, among other communal wants and needs that could be fulfilled.⁷⁹

⁷⁷ Anne Arundel County Office of Planning and Zoning. 2023. "Region 3: Initial Community Outreach Findings." Anne Arundel County Office of Planning and Zoning. https://aacoprod.aacounty.org/AACOServicePublic/rest/SharedDrive/loadFile/web/opz-region-plan-3/Region%203_Initial%20Outreach%20Findings_Sept%202023_v2.pdf.

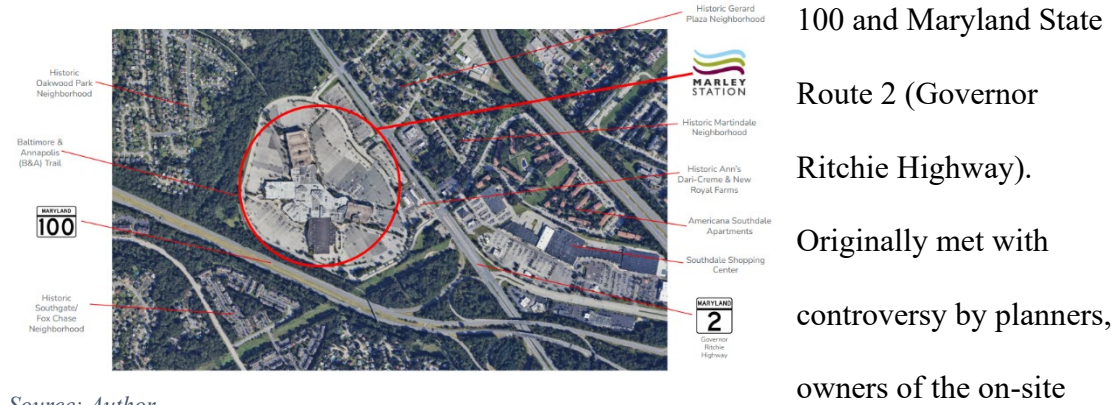
⁷⁸ Anne Arundel County Office of Planning and Zoning. 2023. "Region 3: Initial Community Outreach Findings." Anne Arundel County Office of Planning and Zoning. https://aacoprod.aacounty.org/AACOServicePublic/rest/SharedDrive/loadFile/web/opz-region-plan-3/Region%203_Initial%20Outreach%20Findings_Sept%202023_v2.pdf.

⁷⁹ Anne Arundel County Office of Planning and Zoning. 2023. "Region 3 Housing Briefing Document." Anne Arundel County Office of Planning and Zoning. https://aacoprod.aacounty.org/AACOServicePublic/rest/SharedDrive/loadFile/web/opzregion-plan-3/R3%20SAC_BriefPaper_Housing.pdf.

Chapter 5: Marley Station Mall

History

Marley Station Mall, located at 7900 Governor Ritchie Highway, in the city of Glen Burnie, is nestled on 22 acres within the intersection of Maryland State Route



Source: Author

100 and Maryland State Route 2 (Governor Ritchie Highway). Originally met with controversy by planners, owners of the on-site historic Ann's Dari-Creme hot dog and ice cream shop, along with the site's adjacent communities, the enclosed, 2-story suburban mall was built in 1987 by real estate developer, Taubman Centers (now a subsidiary of the Simon Property Group). Characterized by the original “7,612 square feet of marble, 105 miles of wiring, 123,012 square feet of drywall, 1.55 acres of terrazzo tile and 7,100 linear feet of neon” the mall was envisioned to serve as a new regional community hub.⁸⁰ Its prime location between Baltimore and Annapolis via Maryland State Route 2, a major North-South connector of local traffic in Anne Arundel County, supported its regional appeal. Upon its development and opening, the area was seen as one that had a “tremendous opportunity for growth” which had a variety of existing retail (car

⁸⁰ Mayer, Caroline E. “REGIONAL MALL OPENING IN ANNE ARUNDEL COUNTY.” *Washington Post*, February 22, 1987.

<https://www.washingtonpost.com/archive/business/1987/02/23/regional-mall-opening-in-anne-arundel-county/01734479-5693-4b20-babb-4cf06b06f6bc/>.

dealerships, restaurants, smaller scaled commercial centers) along with two additional historic/popular shopping malls to its north, Harundale Mall (the first enclosed mall east of the Mississippi River) and Glen Burnie Mall, which opened in 1958 and 1963 respectively.⁸¹

With several surrounding residential communities already in place including, Harundale, Marley Neck, Southgate, and the historic African American, Freetown, to name a few, Taubman Centers deemed the area as “stable”, with a goal of appealing to all within its vicinity, regardless of socioeconomic status, Taubman Centers attempted to cater both to residents who were blue collar/middle-class to those that were “affluent” through a mixed atmosphere.⁸² At the time of its opening, Macy’s and Hecht’s served as the two anchor stores, with a variety of smaller tenants comprising the rest of the available retail space. After several requests from local consumers, negotiations were made, and the mall was expanded between 1993 and 1994 to add J.C. Penney as an additional anchor store. With the closest J.C.Penney being in Annapolis, not only did this new store location provide a closer proximity, but was also designed with J.C. Penney’s upgraded store model, which included a

⁸¹ Mayer, Caroline E. “REGIONAL MALL OPENING IN ANNE ARUNDEL COUNTY.” *Washington Post*, February 22, 1987.

<https://www.washingtonpost.com/archive/business/1987/02/23/regional-mall-opening-in-anne-arundel-county/01734479-5693-4b20-babb-4cf06b06f6bc/>.

⁸² Mayer, Caroline E. “REGIONAL MALL OPENING IN ANNE ARUNDEL COUNTY.” *Washington Post*, February 22, 1987.

<https://www.washingtonpost.com/archive/business/1987/02/23/regional-mall-opening-in-anne-arundel-county/01734479-5693-4b20-babb-4cf06b06f6bc/>.

home department, luggage, sports apparel, as well as “separate areas for cosmetics, athletic apparel and men’s designer sportswear”.⁸³

The mall was expanded further in 1996 with the addition of a fourth anchor store, Sears, replacing an existing location further north on Ritchie Highway. This new location would encompass 2 floors, along with an auto center.⁸⁴ Each of these anchor stores, along with other key stores truly defined and sustained the mall into the next century. During the mid-2000’s, the mall began to experience changes that would foreshadow its unprecedented future, beginning with Taubman Companies 2004 sale of Marley Station Mall to the Simon Property Group. In 2006, following the brand’s dissolution and new parent company, Macy’s, Hecht’s closed, and Macy’s would go on to relocate into the former Hecht’s space. Macy’s sold their former space to Boscov’s, a Pennsylvania-based department store chain. After only a short 2-year operation, in 2008 during the national economic recession, Boscov’s filed Chapter 11 bankruptcy, leading to the closure of several Baltimore metropolitan area locations, including Marley Station Mall’s.⁸⁵ In an effort to revive its largest anchor store shell, in 2012, mall ownership sold the three-level former home to Macy’s and Boscov’s, in a \$1.6 million-dollar private deal, introducing a non-retail tenant,

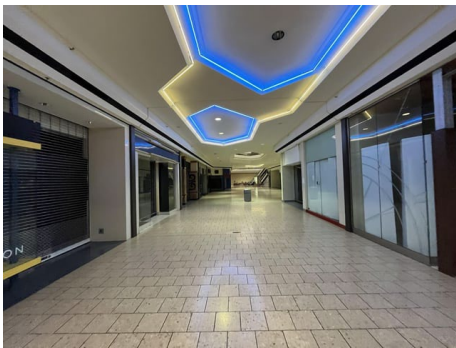
⁸³ Mirabella, Lorraine. “Marley Station Expands With New Anchor Store.” *Baltimore Sun*, May 27, 1993. <https://www.baltimoresun.com/1993/05/27/marley-station-expands-with-new-anchor-store/>.

⁸⁴ Lee, Consella A. “Sears Opening Store at Marley Station Mall Ritchie Highway Location to Close, Transfer Workers.” *Baltimore Sun*, October 2, 1996. <https://www.baltimoresun.com/1996/10/02/sears-opening-store-at-marley-station-mall-ritchie-highway-location-to-close-transfer-workers/>.

⁸⁵ McDaniels, Andrea K., Julie Scharper, and Paul Adams. “Boscov’s in Bankruptcy.” *Baltimore Sun*, August 5, 2008. <https://www.baltimoresun.com/2008/08/05/boscovs-in-bankruptcy/>.

AiNET to operate a CyberNAP data center.⁸⁶ During this time (between 2012 to 2013), Marley Station Mall was at the end of its user, commercial, and financial peak.

Outside of the high vacancy rates (up to 44%) and decrease of consumer traffic due to the rise of online shopping and lack of competitive edge over nearby



Figures 22 and 23: High Store Vacancy Areas within Mall (Source: Reddit)



malls, the foundation of the mall's years of financial issues (that have impacted the mall up to the present day) would emerge during this time.⁸⁷ This unfortunate series began in 2013, when Simon Property Group defaulted on their \$115 million loan with Bank of America, allowing the mall to fall into foreclosure. A motion was filed by TKL East, a business entity representing Marley Station Mall with the Anne Arundel County Circuit Court to allow Simon Property Group's decision. Until it was sold by

Bank of America, the judge in the case appointed real estate developer and property manager, the Woodmont Company, to oversee the mall.⁸⁸ During their time of overseeing the 1,064,483 square foot mall, AiNet proposed interest in purchasing the entire mall property to expand its data center operations, however, the Woodmont

⁸⁶ Baltimore Sun. "Company to Launch Data Center at Old Boscov's Location in Glen Burnie," March 20, 2012. <https://www.baltimoresun.com/2012/03/20/company-to-launch-data-center-at-old-boscovs-location-in-glen-burnie-2/>.

⁸⁷ Walsh, Spencer. "Marley Station Mall in Glen Burnie, MD: Past, Present, and Future - BestAttractions." BestAttractions (blog), December 24, 2023. <https://bestattractions.org/usa/maryland/marley-station-mall-glen-burnie-md/>.

⁸⁸ Blumberg, Sara. "Marley Station Mall: Retail Is Here to Stay." Capital Gazette, June 29, 2013. <https://www.capitalgazette.com/2013/06/29/marley-station-mall-retail-is-here-to-stay/>.

Company expressed to media outlets that there were “no plans to sell or close down Marley Station”.⁸⁹⁹⁰

Another key Marley Station Mall tenant that has been there since a few months after the 1987 grand opening is the small movie theater adjacent to the food court. Going by a variety of names over the course of its establishment, in 2014, amid the mall’s new ownership with LNR Properties and continued underlying financial issues, the theater closed after 27 years without notice.⁹¹ However, this closure aimed to have a positive result, as a new tenant, Horizon Cinemas, took over and renovated the former Regal Cinemas. After only a few months, Horizon Cinemas officially opened, with the mall’s former General Manager John Hess expressing his hopes that “upgrade[s] to [the] movie theatres will help [Marley Station Mall] become the best community, shopping and entertainment center for [their] customers”.⁹²

Unfortunately, even with the movie theater renovations, the mall overall still faced low consumer engagement and continued financial issues. Uniquely, LNR Properties assumed the mall’s defaulting loan from TKL East in 2014 as a special servicer. However, after not seeing any returns on their investment a year later in 2015, and along with seeing the report by Zurich-based global financial services

⁸⁹ The Woodmont Company. “MARLEY STATION MALL CONFIDENTIAL OFFERING MEMORANDUM.” Report. MARLEY STATION MALL. The Woodmont Company, 2020. <https://woodmont.com/wp-content/uploads/2020/08/marley-station-mall-om.pdf>.

⁹⁰ Blumberg, Sara. “Marley Station Mall: Retail Is Here to Stay.” Capital Gazette, June 29, 2013. <https://www.capitalgazette.com/2013/06/29/marley-station-mall-retail-is-here-to-stay/>.

⁹¹ Davis, Phil. “Marley Station Mall Sold for Around \$21.5M.” Capital Gazette, June 21, 2019. <https://www.capitalgazette.com/2016/11/19/marley-station-mall-sold-for-around-215m/>.

⁹² Marley Station Mall. “Marley Station Movie Theater Release,” April 15, 2014. <https://www.shopmarleystationmall.com/press-release/Marley-Station-Movie-Theater-Release/2130562641/>.

company, Credit Suisse, which highlighted Marley Stations Mall’s appraisal value dropping to only \$31.6 million (\$84 million less from when Simon Property Group owned it), the mall was put up for auction on the Ten-X platform.⁹³ Following a year on the auction market, Marley Station was sold to Texas-based real estate developer, G.L. Harris in a private deal for a low \$22.7 million in December 2016.⁹⁴

Between 2017 through 2022, Marley Station Mall continued to experience a lack of positive change/development across the various elements discussed previously, as the mall went into foreclosure for a second time. Unfortunately, in 2020, the mall was posted by G.L. Harris for auction on the Alex Cooper auction company website during the height of the COVID-19 pandemic.⁹⁵ 2020 also served as the year that the Sears anchor store closed, along with 6 other underperforming stores nationwide.⁹⁶ Almost 2 years later in June 2022, the mall was sold in a partnership deal to two New York based companies, Mason Asset Management and Namdar Realty Group for \$10.5 million.⁹⁷ Mason Asset Management oversees all

⁹³ Davis, Phil. “Marley Station Mall Sold for Around \$21.5M.” *Capital Gazette*, June 21, 2019. <https://www.capitalgazette.com/2016/11/19/marley-station-mall-sold-for-around-215m/>.

⁹⁴ Mirabella, Lorraine. “Marley Station Mall Sold for \$22.7 Million.” *Baltimore Sun*, June 6, 2018. <https://www.baltimoresun.com/2017/01/17/marley-station-mall-sold-for-227-million/>.

⁹⁵ Mann, Alex. “Marley Station Mall up for Auction, Again. This Time, Anne Arundel Officials See an Opportunity.” *Capital Gazette*, August 29, 2020. <https://www.capitalgazette.com/2020/08/29/marley-station-mall-up-for-auction-again-this-time-anne-arundel-officials-see-an-opportunity/>.

⁹⁶ Dehnel, Chris. “Liquidation Sale Commences at Doomed Manchester Sears.” *Manchester, CT Patch*, November 13, 2020. <https://patch.com/connecticut/manchester/liquidation-sale-commences-doomed-manchester-sears>.

⁹⁷ Simmons, Melody. “Marley Station Mall sells for \$10.5M as new owners look to add more retailers.” *WBAL-TV 11*, June 16, 2022. <https://www.wbaltv.com/article/marley-station-mall-sold/40313780>.

leasing, while Namdar Realty Group will serve as the primary managing operator.⁹⁸ In a statement by Igal Nassim of Mason Asset Management, the partner companies intend to use “aggressive leasing strategies” to fill the large amount of current vacancies.⁹⁹ (20) However, presently in 2024, tenants have continued to decrease, no major renovations have been planned or commenced, and the mall still remains dead, as only 45 out of potential 120 leasing spaces are occupied, with Gold’s Gym being the most active. As a result of this, several county political figures, local business owners, and residents have a new vision for the site—redeveloping it back to a new community hub that serves the community now, just as it did when the mall was in its peak.¹⁰⁰

General Context and Analysis

Given its central location between major cities of Baltimore and Annapolis, and proximity to other key cities of Anne Arundel County like Severn, Odenton, Millersville, and Pasadena, Glen Burnie has an ideal location within its regional context. Glen Burnie has access to several major roadways and highways that allow for easy transportation for vehicular users. In addition to Marley Station Mall’s bounding roadways (Maryland State Route 100 and Maryland State Route 2

⁹⁸ Mirabella, Lorraine. “Marley Station Mall in Glen Burnie Sold to New York Partnership.” *Baltimore Sun*, June 15, 2022. <https://www.baltimoresun.com/2022/06/14/marley-station-mall-in-glen-burnie-sold-to-new-york-partnership/>.

⁹⁹ Mirabella, Lorraine. “Marley Station Mall in Glen Burnie Sold to New York Partnership.” *Baltimore Sun*, June 15, 2022. <https://www.baltimoresun.com/2022/06/14/marley-station-mall-in-glen-burnie-sold-to-new-york-partnership/>.

¹⁰⁰ Mann, Alex. “Marley Station Mall up for Auction, Again. This Time, Anne Arundel Officials See an Opportunity.” *Capital Gazette*, August 29, 2020. <https://www.capitalgazette.com/2020/08/29/marley-station-mall-up-for-auction-again-this-time-anne-arundel-officials-see-an-opportunity/>.

[Governor Ritchie Highway]), Interstate 97, Interstate 695 (Baltimore Beltway), Interstate 895 (Baltimore Harbor Tunnel Thruway), are among the several in a close radius to the site of the mall. Although “more than half of the mall site is an impervious surface”, the mall is also bounded by a significant amount of natural and recreational elements, including the Baltimore and Annapolis (B&A) Trail, and a diverse array of plant life.¹⁰¹ Accessibility to the site is predominantly vehicular focused, due to the mall’s direct context to Maryland State Route 2 (Governor Ritchie Highway), a historic key automotive scenic route/local road that showcases important pieces of Anne Arundel County’s development over time. The site is within a 10-minute drive to the nearest Baltimore Light Rail station at Cromwell Station, about 3 north of the site. Public bus transportation is available to Marley Station Mall via the Maryland Transit Administration (MTA) bus 70. Given the site’s lack of transit to access to the site, the Transit Score is 35. The Walk Score of the site is 46, while the Bike Score is 65.¹⁰²

¹⁰¹ Smith, Mark. “What’s next at Marley Station?” Business Monthly, October 14, 2020. <https://bizmonthly.com/news/business/2020/10/whats-next-at-marley-station/>.

¹⁰² Walk Score. “7900 Governor Ritchie Highway, Glen Burnie MD - Walk Score,” 2024. <https://www.walkscore.com/score/7900-governor-ritchie-hwy-glen-burnie-md-21061>.

Help Needed

With Marley Station Mall only being 37 years old as of 2024 (when this thesis was developed), it has had a very short life span compared its competitors. In Glen



Figure 24: Aerial View of Mall (Source: Flickr)

Burnie, the historic Harundale Mall (now Harundale Plaza) and Glen Burnie Mall (now the Centre at Glen Burnie) have both been redeveloped into strip malls that encompass modern consumer desires including a Lidl grocery store, Target, Chick-fil-A, and more between the two. Slightly further in other regions of Anne Arundel County, Arundel Mills Mall and Annapolis Mall through their renovations and adaptations to modern consumer needs/interests (i.e., experience, amenities/stores, and overall shopping environment) have fortunated them with remaining successful and sustainable from their establishments, even with obstacles such as the 2008 recession and COVID-19 pandemic. For the once alive Marley Station Mall and its site to become resurrected again, significant change/serious reinvestment across the entire site will need to occur to bring life back to this Region 3 and Anne Arundel County community staple.

Burnie, the historic Harundale Mall (now Harundale Plaza) and Glen Burnie Mall (now the Centre at Glen Burnie) have both been



Figure 25: Existing Marley Station Mall parking lot (Source: Author)



Figure 26: Marley Station Mall Opening Day (1987)



Figure 27: Marley Station Mall Typical Day (2022-present)

Chapter 6: Marley's Resurrection

With all of this considered, the scope of this thesis is to redevelop the dead 22-acre existing Marley Station Mall into a transformed, lively, modern intergenerational communal hub that meets its community's needs, along with Anne Arundel County's Plan2040 goals for county overall and Region 3 through the foundational drivers of Opportunity, Reimagination, Community, Growth, and Sustainability. Other key components of this thesis include:

- Answering my thesis question, "Are dying shopping mall sites a strong place to create the ideal modern community hub?"
- Connecting/weaving the site back into adjacent neighborhoods and natural elements (i.e., Baltimore & Annapolis [B&A] Trail and Marley Creek)
- Giving the land back to the local community
- Providing opportunity and spaces for prosperity, inclusion, equity, and more

Existing Site and Context Analysis

To begin the redevelopment of the site, existing site and context analysis was completed to fully understand their dynamics from both architectural and planning levels.

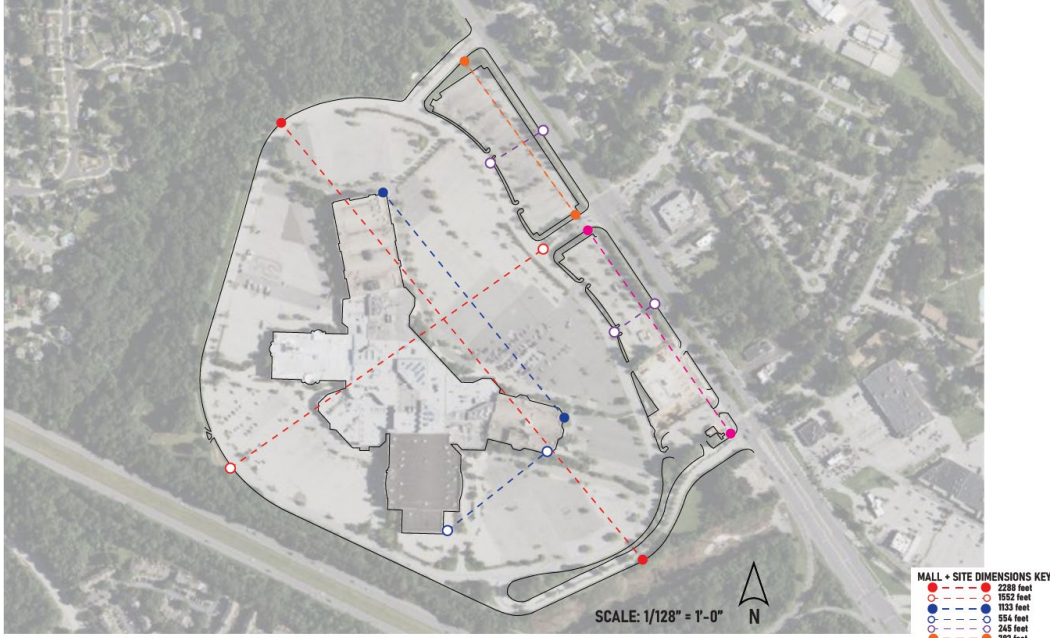


Figure 28: Existing Site Dimensions Diagram (Source: Author)

FIGURE GROUND



Figure 29: Existing Site Figure Ground Diagram (Source: Author)

LAND USE

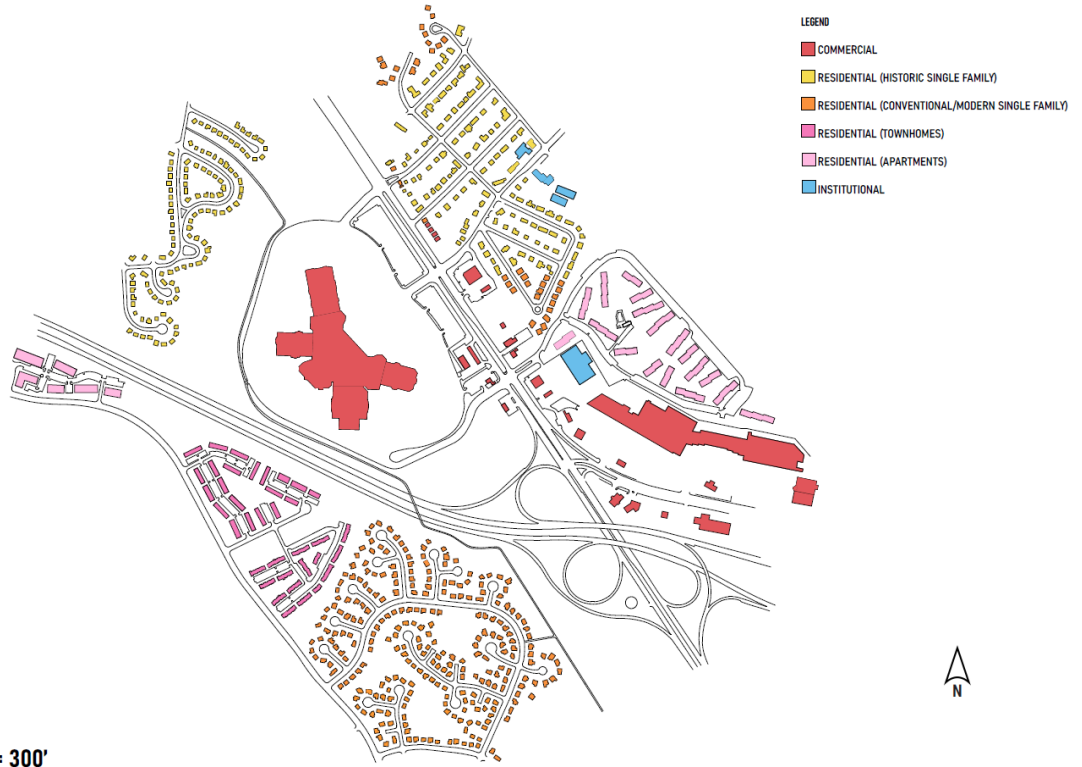


Figure 30: Existing Site Land Use Diagram (Source: Author)

VEGETATION



Figure 31: Existing Site Vegetation Diagram (Source: Author)

DISTRICTS + ADJCANCIES

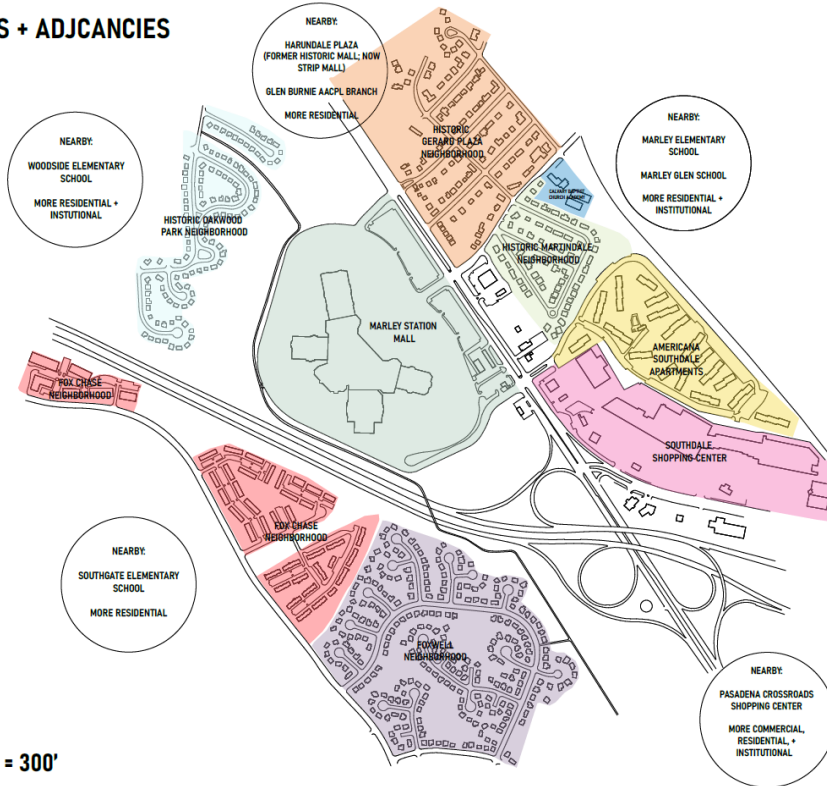


Figure 32: Existing Site Districts + Adjancies Diagram (Source: Author)

SITE WALKING RADIUS

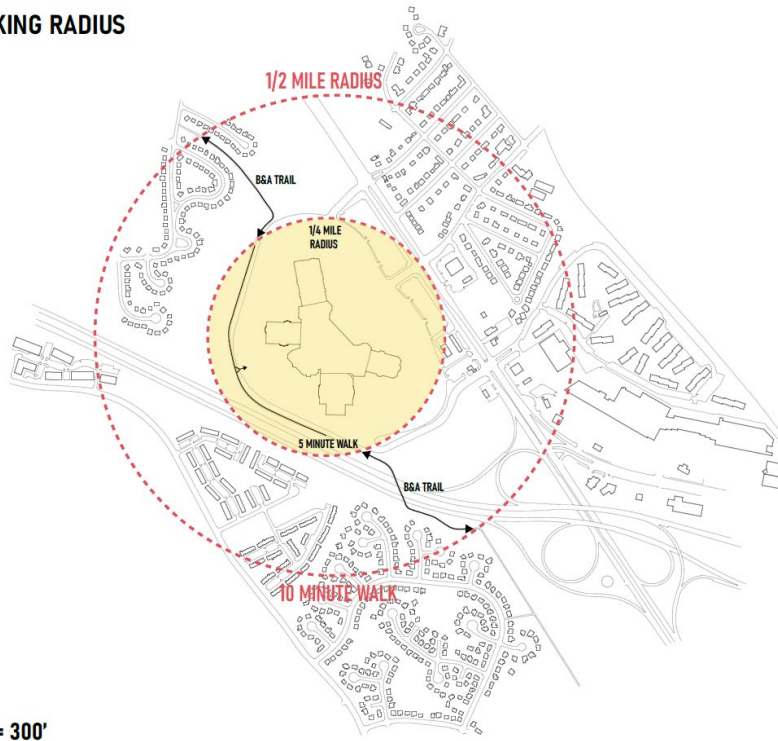


Figure 33: Existing Site Walking Radius Diagram (Source: Author)

As showcased in the series of diagrams above, the existing Marley Station Mall site is a key central node for all its surrounding neighborhood and commercial context. The existing mall building is out of scale with its surrounding buildings, almost quadrupling the height of some buildings near it, and notably larger in both length and width. A notable feature of the site is its complete walking radius, as the site is about a quarter mile large, equivalent to a 5-minute walk, ideal for pedestrians. With the goal of this thesis converting this site into an ideal neighborhood/pedestrian pocket, verifying its walkability/support for multi-modal transportation in addition to improving its connection back to the Baltimore & Annapolis (B&A) Trail is essential.

The demographics surrounding the site can be analyzed across 2 different spans, Region 3 overall, and the immediate site context. When looking at Region 3 in general, key demographic information (as of 2021) includes¹⁰³:

- Total Population: 118,724
 - By Race:

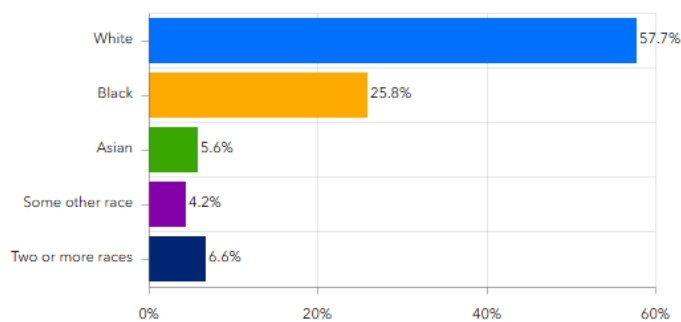


Figure 34: Region 3 Total Population by Race [2021] (Source: Anne Arundel County Region 3 Planning Hub)

- Median Age: 38 years old

¹⁰³ Anne Arundel County. 2023. "Region 3 Planning Hub." 2023. <https://region-plan-hubannearundelmd.hub.arcgis.com/pages/region-3>.

- Educational Attainment:
 - Less than High School (7.2%)
 - High School Diploma (27.8%)
 - Some College or Associate’s Degree (28.4%)
 - Bachelor’s Degree (20.5%)
 - Graduate/Professional Degree (12.4%)

- Median Household Income: \$90,798

- Median Home Value: \$275,478

- Average Monthly Rent: \$1,391

Moving forward, within the site’s immediate context (as of 2023), key demographic information includes¹⁰⁴:

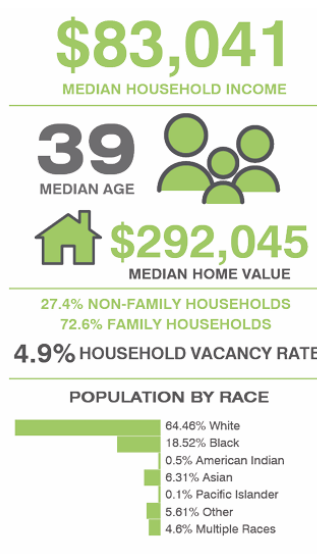


Figure 35: Site + Adjacent Context Demographics [2023] (Source: Anne Arundel County Transit-Oriented Development Feasibility Study)

¹⁰⁴ Design Collective. (2023). Anne Arundel County (Summer 2023) - Transit-Oriented Development Feasibility Study. Anne Arundel County.

Through looking at both sets of demographic data, key takeaways are that this area is diverse, working class. With this, providing a new solution for this site that would appeal to the surrounding community in addition to those who may be interested in moving to the area for the first time or moving back was essential. Aligning this data with the community outreach survey results on the Region 3 Planning Hub was key in developing the need-based and ideal community program I aimed to put forth on the site. Key quotes from community outreach, plans, and studies that were recently completed in the last few years (up through as recent as 2023) that influenced the program development include:



Figure 36: Region 3 Planning Hub Local Resident Community Outreach Quotes

Program

In developing the program for this new community/redeveloped site, I created a series of zones (formulated by the existing communal need-based elements along with those

of the ideal community) that would be overlaid on top of the site. These zones include:

- Residential (through a gradient housing approach that weaves the single family homes surrounding the site to the outer townhome layer on the redeveloped site, to the multifamily developments towards the redeveloped site center)

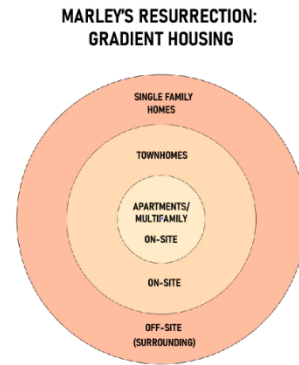


Figure 37: Marley's Resurrection Gradient Housing Diagram
(Source: Author)

- Affordable and market rate to address high need and number of residents on waitlists for housing opportunities (aim to mitigate this number by providing housing for as many residents as possible)
- Mixed Use Residential (with Ground Level Retail)
 - Affordable and market rate to address high need and number of residents on waitlists for housing opportunities (like Residential, aiming to mitigate this number by providing for as many residents as possible)
 - Commercial tenants that are of interest to community (including a larger tenant such as a grocery store)
- Commercial (Small Business Retail Pods)
 - Allowing for remaining small businesses currently in mall such as barbershops, braiding salons, etc. (and new businesses [startup and established]) to have prominent/ideal visibility along Ritchie Highway/site main/new retail corridor) and support entrepreneurship

- Goal to provide a new commercial retail experience that is unique from shopping centers that are within a 2-10-minute radius of site
- Green/Natural
 - Establishment of a community park, community garden, recreation spaces, reconnection to Baltimore & Annapolis Trail, pavilions,
 - Overall reduction of existing site surface parking lots (greyfields)
- Preservation/Existing
 - Keeping the existing Ann's Dari-Creme and Royal Farms (with slight modifications to their inclusion/connectivity to the redeveloped site)
- Third Places
 - Establishment of a new community center/library/gathering spaces with various amenities (like Wheaton Community Recreation Center and Library in Wheaton, Maryland)

Through use of the same approach as the former Laurel Mall and Owings Mills Mall by starting with a clean slate (minus the Preservation/Existing Zone elements) was the first one and one of the most important steps in the development of the in the new vision of the site and overlaying the new zones. This array of new zones would require the site to be rezoned from its current C3 (General Commercial District) classification to a Mixed Use District per Anne Arundel County's Zoning

Classifications Guide.¹⁰⁵¹⁰⁶ This change will provide the opportunity to bring life back to this 22 acre historic gem site into a contemporary community hub that is Safe, Equitable, and Green, serving the modern needs for locals and visitors, while synonymously meeting the county's goals in the currently adopted general development plan, Plan2040.

Site Organization and Concept Development

Through the developed zones, creating the ideal neighborhood via effective site organization strategies was the next major component in developing the *Marley's Resurrection* concept. To do this successfully, analyzing successful precedents, particularly those in the realm of New Urbanism was key. Ideal neighborhood organization within the last century can be seen as early as in urban planner Clarence Perry's Neighborhood Unit diagram (1930) on the left (see Figure __) which highlights how a community could be arranged, particularly one off a main highway, similar to the Marley Station Mall site (directly off of Maryland State Route 2/Governor Ritchie Highway). This neighborhood arrangement revolves around a central community center (which anchored within the site), while being mindful of the location of shopping districts/commercial (placement at site borders and along major entrances), along with thinking about recreation space/third places placement (i.e., church) within site, along with street width in the context of a 5-minute walk-

¹⁰⁵ Anne Arundel County Land Use and Zoning Viewer. (2024). ArcGIS. <https://gis.aacounty.org/portal/apps/webappviewer/index.html?id=b46df2f799bd489fbd855e509bf28c35>

¹⁰⁶ Anne Arundel County Government. (2024). Zoning Classifications Guide. Anne Arundel County. <https://www.aacounty.org/planning-and-zoning/zoning-administration/zoning-classifications-guide>

sized site. The New Urbanist idea of the traditional neighborhood compared to suburban sprawl (as showcased in the central diagram) [1980] showcases the hierarchy of the mall within their adjacent context during their “golden era”. This diagram is very reminiscent of the existing site conditions and helped to showcase the potential thought process of the original developer (Taubman Centers) when creating and designing the site in the 1980’s (leading up to the Marley Station Mall’s opening in 1987). Additionally, this diagram was salient in displaying how the shopping mall typology create large obstructions through the suburban grid created by neighborhood streets. Lastly, Doug Farr’s Sustainable Neighborhood Unit (2008) [right] serves as an updated version of Clarence Perry’s 1930 ideal neighborhood unit diagram, emphasizing the importance of green/sustainability efforts, multimodal transportation support, ideal street width, the importance of building/layout diversity in buildings/layout, and more within a 5-minute walk sized site.

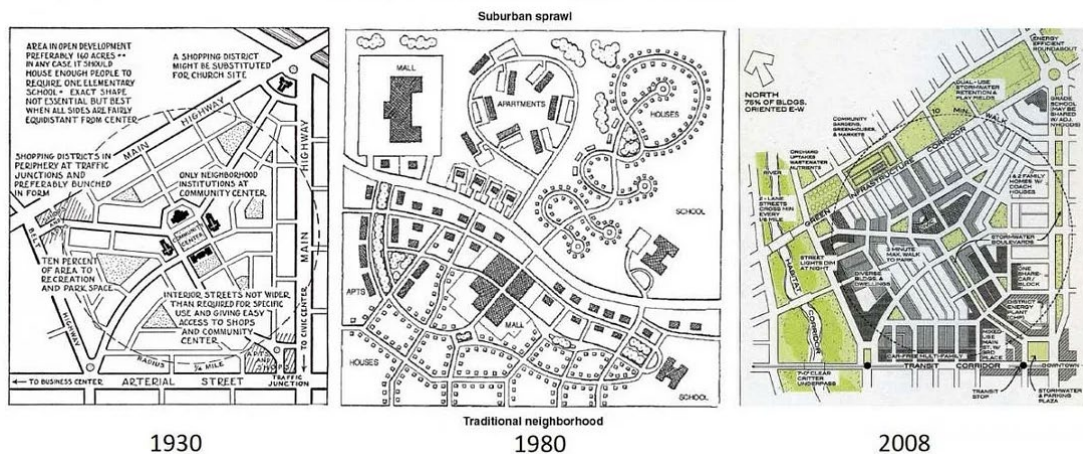


Figure 38: Historic Neighborhood/Site Organization Strategy Diagrams

Furthermore, when prioritizing key site organization/neighborhood precedents, two in particular, Seaside, Florida (1980-1982 by DPZ Codesign) and Annapolis Town Center (Annapolis, Maryland) [2007-2009 by Martin Architectural Group] were two

of the strongest that displayed the characteristics of the ideal neighborhood/community I set forth to create on the Marley Station Mall site. Both have an array of commercial, residential, community/third places, and more that align with the visions and foundational elements I plan to incorporate in the new *Marley's Resurrection* site. Annapolis Town Center has been noted by several residents of Region 3 as a local precedent within the county that they would enjoy having closer/in their close context; given that it was built on the site of the former Parole Shopping Center, a historic strip mall that was no longer serving its adjacent community's needs.



Figure 39: Seaside, Florida Community Site Plan

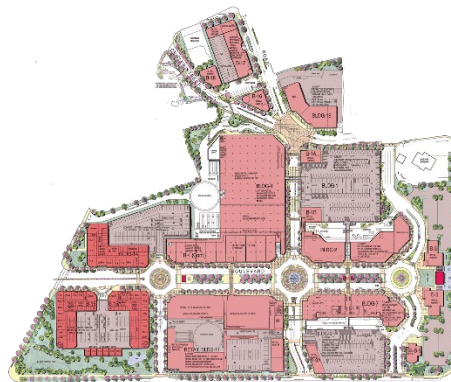


Figure 40: Annapolis Town Center Site Plan

Taking this all into account, led to the creation of my parti diagram (as shown below). Simple, the diagram was the result of determining key site axes I wanted to establish/enhance that are existing to create a sense of order, incorporating the existing overflow parking lots aligning Maryland State Route 2 (Governor Ritchie Highway) back into the overall site design/accessibility, consider the site's full scope, as well as highlighting the existing site's Baltimore & Annapolis (B&A) Trail

entrance/exit to give it an important hierarchy/key node status that must be reflected in the new masterplan/site redesign in my reconnection to nature effort(s).

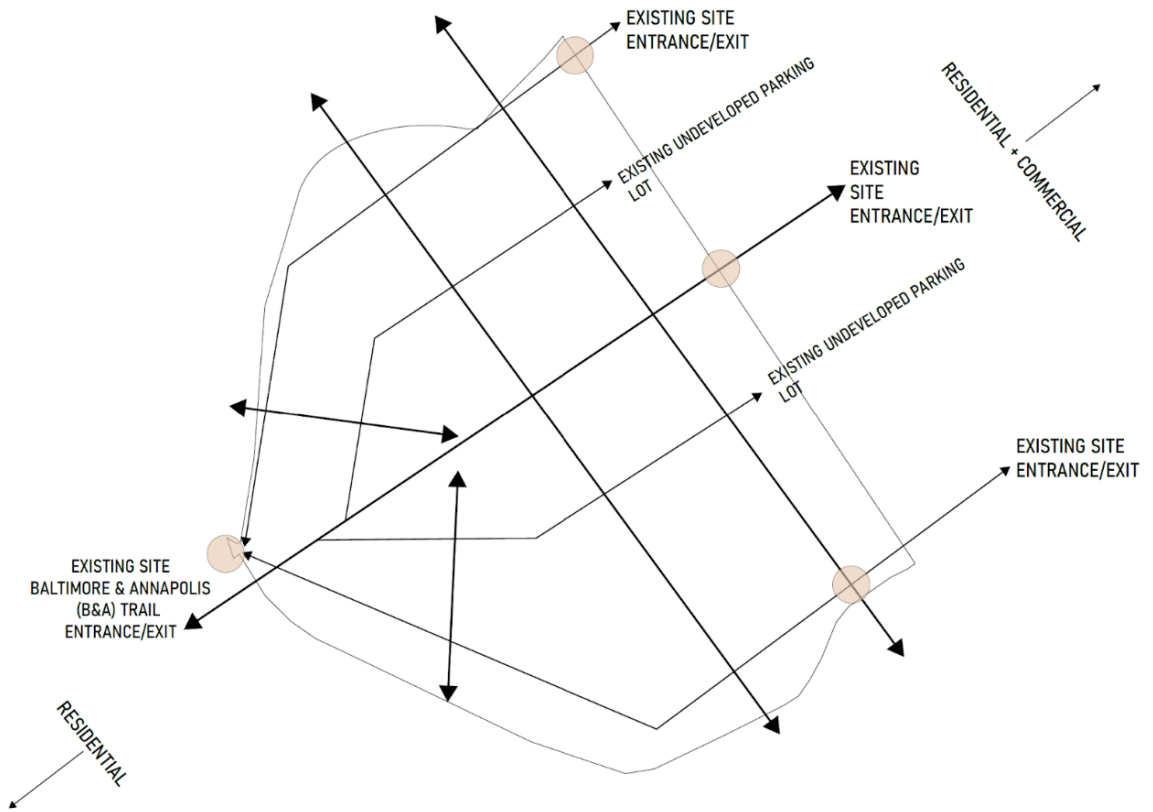


Figure 41: Marley's Resurrection Parti (Source: Author)

Reimagination

**MARLEY'S RESURRECTION:
MASTERPLAN**



Figure 42: Marley's Resurrection Masterplan (Source: Author)

SCALE: 1/64" = 1'-0"



KEY

- | | | | |
|---|---------------------------------------|------------------------|---|
| 1 - SMALL BUSINESS PODS | 6 - CENTER GREEN | 11 - LARGE DOG PARK | 16 - COMMUNITY GRILL AND GATHERING SPACE |
| 2 - ROYAL FARMS (EXISTING) | 7 - MARLEY CIRCLE | 12 - SMALL DOG PARK | 17 - IMPROVED SITE BALTIMORE & ANNAPOLIS (B&A)
TRAIL ENTRANCE/EXIT |
| 3 - ANN'S DARI-CREME (EXISTING) | 8 - LIBRARY (FUTURE COMMUNITY CENTER) | 13 - PLAYGROUND | |
| 4 - 4 STORY WRAPPER MIXED USE BUILDING WITH GROUND LEVEL RETAIL | 9 - COMMUNITY PARK | 14 - MEDITATION GARDEN | |
| 5 - 3 STORY WRAPPER MULTIFAMILY RESIDENTIAL | 10 - TOWNHOME COMMUNITY | 15 - COMMUNITY GARDEN | |

Figures 43 & 44: Existing Site Satellite Views (Source: Google Earth)



After careful development, *Marley's Resurrection* serves as a redevelopment vision for the dead Marley Station Mall site. Encapsulating the proposed residential, civic, commercial and natural/green space inclusions, this community forward/new urbanistic approach provides a new place on sentimental, yet valuable land that will support sustainability and growth for Region 3 and the rest of Anne Arundel County. Preserving Ann's Dari-Creme and Royal Farms was essential to the redesign, as they serve as key site amenities (gas station, local small dining business, etc.) and providing various canvases for community placemaking. Through keeping the 3 major entrances/exits from Ritchie Highway (Maryland State Route 2), the site will still feel familiar. However, each now has a new chemistry/connection to the site that enhances the new resurrected site vision. The middle entrance/exit (the technical continuation of Marley Station Road across Maryland State Route 2) is now anchored by the new Center Green, a major axis/new boulevard roadway for the site that creates a terminating point/view at the new current library (future) community center, creating a direct link for a safe pedestrian connection to access the Baltimore & Annapolis Trail) via the new community park, reconnecting the site back with nature. Another key axes/roadway created was the major East-West roadway that expands the full length of the site and transcends through the variety of zones (residential, mixed use residential, commercial, etc.) and their varied building typologies. The two overflow parking lots fronting Ritchie Highway are now linked back into site through established roads (as highlighted in the parti), with neighborhood roads and a variety of green/natural spaces and trees on each street that support sustainable site dynamics such as providing stormwater management, reducing air pollution/heat island effect,

increasing biodiversity through native plantings, and more. The final zoning breakdown of *Marley's Resurrection* includes:

- Residential
 - Townhomes (205)
 - 1 and 2 Bedroom Apartments (between both the mixed use residential and multifamily buildings) [945]
 - Designed via gradient housing approach that weaves the single family homes surrounding the site to the outer townhome layer on the redeveloped site, to the multifamily/mixed use developments towards the redeveloped site center)
 - Combination of affordable and market rate to accommodate needs of Region 3 and bringing more people to/back to site

Marley's Resurrection (Glen Burnie, Maryland)	Pike & Rose (Bethesda, Maryland)
Site Total Acres: 22	Site Total Acres: 24
Site Total Units: 1150	Site Total Units: 1047
Site Density (units/acre): $1150 / 22 = 52$ units/acre	Site Density (units/acre): $1047 / 24 = 44$ units/acre

- To display the density of the redeveloped site, an analysis was completed comparing the site with Pike & Rose in Bethesda, Maryland; a similarly scaled mixed use redevelopment that has a similar programmatic and site size as *Marley's Resurrection* and its site
- *Marley's Resurrection* can support more units per acre on a slightly smaller site, given the residential and mixed use building design
- Mixed Use Residential (with Ground Level Retail)

- 4 total all concentrated within the center of the site creating the site core; aligning with the Center Green
- Commercial tenants that are of interest to community (including a larger tenant such as a grocery store)
 - “Mom and Pop”/startup/small businesses are main tenants of interest
- Commercial (Small Business Retail Pods)
 - At front of site along Ritchie Highway in the existing overflow parking lots
 - Tenant space would be for remaining small businesses currently in Marley Station Mall such as the barbershops, braiding salons, etc. (and new businesses [startup and established])
 - Will now prominent/ideal visibility along Ritchie Highway/site main/new retail corridor) and support entrepreneurship
 - Provide a new commercial retail experience that is unique from shopping centers and other popular retailers that are within a 2-10-minute radius of site
- Green/Natural
 - Establishment of:
 - Community Park
 - Includes open green spaces, a playground, 2 basketball courts, 2 volleyball courts, pool (with lap lanes), baby

pool, hot tub, 3 tennis courts, 2 pickleball courts, and outdoor garden patio

- Pedestrian safe/improved Baltimore & Annapolis (B&A) Trail entrance/exit that leads directly into park

- Community Garden

- Marley Circle

- Pedestrian only node within the center of the roundabout that includes site and local history before in between library/future community center and Center Green

- Meditation Garden

- Large & Small Dog Parks

- Community Grill & Gathering Space

- *Significant reduction of existing site surface parking lots (greyfields)**

- Preservation/Existing

- Ann's Dari-Creme

- Building remained the same

- Relinked with *Marley's Resurrection* through new pedestrian path and crosswalks, along with the removing some of the underutilized surface parking spots in back of existing building to create a new outdoor dining area/parklet that is shaded and

protected by vegetation on all sides (both existing and new [to be planted])

- Relocated entry/exit on *Marley's Resurrection* side to keep cars out of new outdoor dining area/parklet
- Royal Farms
 - Slight modifications to entry/exit on *Marley's Resurrection* side to support new traffic pattern/roadways
- Third Places
 - Establishment of:
 - New community center (anchored by 3 wings: Recreation, Library, and Event Hall)
 - Future Recreation Wing:
 - Interior: Fitness studios, gym, basketball court with indoor track, locker rooms, and more
 - Exterior: Everything directly outside the wing within Community Park (basketball courts, pickleball courts, volleyball courts, tennis courts, pools, hot tub, etc.)
 - Library Wing:
 - Including new/relocated Anne Arundel County Public Library: Glen Burnie Branch)
 - Transparent and designed to emphasize the strong central axis of the site linking the Center

Green to the community park/Baltimore &
Annapolis (B&A) Trail

- Future Event Hall Wing
 - Would be able to support quinceaneras along with other grand or smaller events by community members since several other event hall venues along Ritchie Highway such as the former La Fontaine Bleue have permanently closed

MARLEY'S RESURRECTION: SITE SECTION



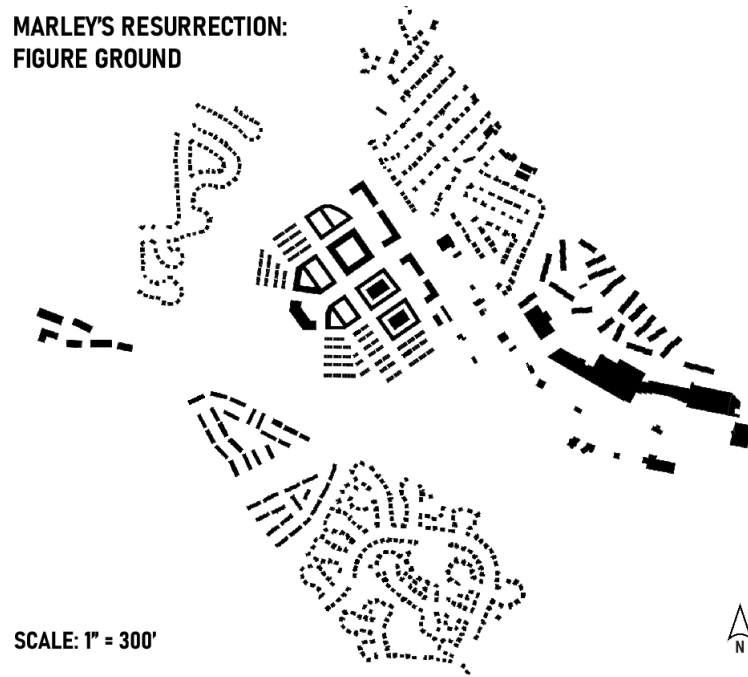
SCALE: 1" = 20'

Figure 35: Marley's Resurrection Site Section through Center Green from Small Business Pods to Community Park/Baltimore & Annapolis [B&A] Trail (Source: Author)

Multimodal transportation is supported throughout the site, supporting vehicles via street parking, parking garages (in each of the mixed use/multifamily residential buildings or townhome alleys/driveways), dedicated drop off zones, bike lanes, and more.

Marley's Resurrection Overall Site Diagrams:

**MARLEY'S RESURRECTION:
FIGURE GROUND**



SCALE: 1" = 300'

Figure 46: Marley's Resurrection Figure Ground Diagram (Source: Author)

**MARLEY'S RESURRECTION:
RECONNECTION TO NATURE/
GREEN NETWORK**



Figure 47: Marley's Resurrection Reconnection to Nature/Green Network Diagram (Source: Author)

**MARLEY'S RESURRECTION:
LAND USE**



KEY

- | | |
|---|--|
|  SMALL BUSINESS PODS |  4-STORY MIXED USE DEVELOPMENT WITH GROUND LEVEL RETAIL |
|  LIBRARY (FUTURE COMMUNITY CENTER COMPLETE WITH RECREATION AND EVENT HALL WINGS) |  3-STORY MULTIFAMILY RESIDENTIAL BUILDING |
|  EXISTING PRESERVATION COMMERCIAL |  TOWNHOMES |

Figure 48: Marley's Resurrection Land Use Diagram (Source: Author)

Marley's Resurrection Perspectives:



Figure 49: Marley Resurrection Center Green View looking towards Library/Community Center (Source: Author)



Figure 50: Marley's Resurrection Typical Townhome Community Street (Source: Author)



Figure 51: Marley's Resurrection Dog Park Approach (Source: Author)


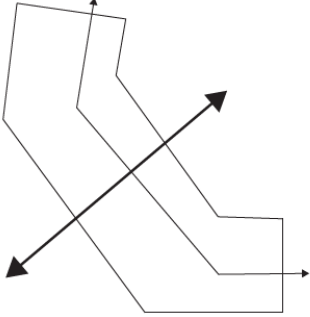
Marley's Resurrection Library/Future Community Center

In developing third places for *Marley's Resurrection*, establishing a new community center that encompassed a variety of programs based on the regions and community's needs was essential. Not only would this community center be the anchor of the site, but also serve as a key node for those within the surrounding site context/neighborhoods, as there currently is not a community center across any of them. Comprised of three wings (Recreation, Library, and Event Hall) as mentioned above, the new *Marley's Resurrection* community center will serve as an intergenerational community hub that can support and includes a variety of interests, needs, and services.

The library wing in particular is important, due to it serving as my re-design of the nearby, older Anne Arundel County Public Library (AACPL): Glen Burnie branch

which would be relocated from its current site at 1010 Eastway, Glen Burnie, Maryland (1 mile North of the *Marley's Resurrection* site) to within the new community center. Originally built in 1969, there are currently plans for a new library building for this branch in the fiscal year 2027-2028, aligning with the Plan2040 goals set forth by the county to help address needs in this region.¹⁰⁷ With this in mind, creating a new library that included the successful staple program of the existing Glen Burnie Library branch (Kits for Checkout, Caring Cupboard, children's area [Discovery Dock], teens area [Club 1117], etc.) while also incorporating elements of successful modern library precedents was essential. Key elements that were important to me to include in the new design include the expansion of workstations, providing a variety of individual and group study spaces, connections to outdoors/natural light, inclusion of modern library spaces (makerspace, multipurpose rooms for gathering, health and human services offices, life skills suite), and more. With the library being the central wing of the new community center, ensuring it served as a hierarchal entrance that could also provide access to the attached wings on the ground and second floors via the expansion zones (as showcased in the floor plans below) was essential. The design for the new library is highlighted in the two diagrams below:

¹⁰⁷ Glen Burnie Library Branch Highlights. (2024). In Anne Arundel County Public Libraries. Anne Arundel County Public Libraries. <https://www.aacpl.net/sites/default/files/content/minutes/GBN%20Fact%20Sheet%20FY24.pdf>

 <p data-bbox="310 512 808 564"><i>Figure 52: Marley's Resurrection Library Program Organization Diagram (Source: Author)</i></p>	 <p data-bbox="850 516 1365 569"><i>Figure 53: Marley's Resurrection Community Center Design Parti Diagram</i></p>
<p data-bbox="305 640 813 779">This diagram displays the experience and building organization of the library, with the ground level and its associated program being more active and passive.</p> <p data-bbox="305 785 821 1138">This level also provides the interior linkage/access to the Center Green/Marley Circle and the community park. The upper level on the other hand is based more in relaxing and staying for a while, as all the program is related more towards the traditional library format of engaging with the books, using the workstations, studying, and more.</p>	<p data-bbox="850 640 1365 926">This parti diagram displays the functionality of the new community center, showcasing the hierarchal central axes that link the Center Green/Marley Circle entrance/exit to the community park entrance/exit, as well as the connections between all three wings via the expansion zones.</p>

The new *Marley's Resurrection* library is a total of 34,482 square feet, 14,282 square feet larger than the 20,200 square foot existing Glen Burnie library branch building on Eastway.¹⁰⁸ This new location will not only help resurrect the site, but also bring the library more central to the variety of communities within the local context.

¹⁰⁸ Glen Burnie Library Branch Highlights. (2024). In Anne Arundel County Public Libraries. Anne Arundel County Public Libraries. <https://www.aacpl.net/sites/default/files/content/minutes/GBN%20Fact%20Sheet%20FY24.pdf>



**MARLEY'S RESURRECTION:
LIBRARY GROUND FLOOR PLAN**

SCALE: 3/32" = 1'-0"

KEY

- | | | | | | | | | |
|--|-------------------------------------|--------------------------------------|--------------------------------|----------------------------------|----------------------------------|----------------------------|--------------------------------------|--------------------------|
| 1 - CENTER GREEN/LIBRARY ENTRANCE/CLUB | 6 - STAFF AREA | 11 - LIFE SKILLS SUITE MEETING ROOM | 16 - JANITORY'S CLOSET | 21 - MAKERSPACE | 26 - MAKERSPACE | 31 - FIRE STAIR | 36 - MEDICAL STUDY CABINETS | 41 - READING ROOM/TRACKS |
| 2 - CENTER GREEN/LIBRARY VESTIBULE | 7 - ART CENTER | 12 - LIFE SKILLS SUITE MEETING ROOM | 17 - KITS FOR CHECKOUT/STORAGE | 22 - MAKERSPACE CLASSROOM | 27 - MAKERSPACE CLASSROOM | 32 - TRACKLOADING | 37 - SMALL STUDY ROOM | 42 - OUTDOOR BALCONY |
| 3 - BOOKSTORE/BOOK PICK UP | 8 - ART DIRECTOR OFFICE | 13 - SENIORITY RESEARCH OFFICE | 18 - COFF CLOSET | 23 - MAKERSPACE CLASSROOM | 28 - MAKERSPACE CLASSROOM | 33 - COPY ROOM | 38 - LARGE STUDY ROOM | 43 - OUTDOOR PATIO |
| 4 - CAFE | 9 - ART CENTER STORAGE | 14 - HEALTH AND HUMAN SERVICES SUITE | 19 - GENDER NEUTRAL RESTROOM | 24 - MAKERSPACE DIRECTOR OFFICE | 29 - MAKERSPACE DIRECTOR OFFICE | 34 - TEENS AREA | 39 - CHILDREN'S AREA/DISCOVERY DOCK | |
| 5 - CARING CUPBOARD COMMUNITY PANTRY | 10 - LIFE SKILLS SUITE MEETING ROOM | 15 - HEALTH AND HUMAN SERVICES SUITE | 20 - MECHANICAL ROOM | 25 - MAKERSPACE ASSISTANT OFFICE | 30 - MAKERSPACE ASSISTANT OFFICE | 35 - TEENS AREA STUDY ROOM | 40 - WORKSTATIONS + CIRCULATION DESK | |

**MARLEY'S RESURRECTION:
LIBRARY SECOND FLOOR PLAN**

SCALE: 3/32" = 1'-0"

Figure 54: Marley's Resurrection Library (with Community Center Wings) Floor Plans (Source: Author)



Figure 55: Marley's Resurrection Library/Community Center from Center Green/Marley Circle Approach (Source: Author)



Figure 54: Marley's Resurrection Community Park experience looking towards Library/Community Center (Source: Author)



Figure 55: Marley's Resurrection Library/Community Center Approach from Community Park (Source: Author)

Marley's Resurrection Site Aerials



Figure 58: Marley's Resurrection Site Aerial from Community Park looking towards Ritchie Highway (Source: Author)



Figure 59: Marley's Resurrection Site Aerial from Small Business Pods/Ritchie Highway looking towards Center Green/Library/Community Center (Source: Author)

Chapter 7: Final Thoughts

Marley's Resurrection is a testament that thriving, lively community hubs can in fact be formed on dying mall sites. Sites like Marley Station Mall that are located within the middle of suburban communities have the opportunity and space to serve their local communities more than the dying shopping mall typology can. Each of the new programmatic elements within each zone will provide economic growth, site sustainability, provide necessary modern communal amenities, and resurrect this land that is so meaningful to those within its adjacent context, Region 3, Anne Arundel County, the state of Maryland, and beyond.

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