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Annapolis, MD 21401
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Andrea E. Mansfield
Chair, Odenton Town Center Advisory Committee

February 28, 2022

Mr. Steve Kaii-Ziegler
Anne Arundel County Office of Planning and Zoning
2664 Riva Road, 4th Floor
Annapolis, MD 21401

Re: Developer Presentation - Academy Yard, Phase 2, 8335 & 8339 Telegraph Road

Dear Mr. Kaii-Ziegler:

I am writing regarding the developer presentation at the Odenton Town Center Advisory Committee meeting on January 25, 2022. The Committee recommends approval of the Academy Yard, Phase 2 Project with the requested modifications from the OTCMP and the proffers from the bonus program.

The Academy Yard, Phase 2 project is located at 8335 and 8339 Telegraph Road. This is a redevelopment project with a total of 55 acres of land that is zoned OTC-Core. The developer presented to the OTCAC in December 2019 and the OTCAC recommended approval at that time. Since that time the developer has been working with the county and is proposing several changes to the project. Several of which require modifications from the Odenton Town Center Master Plan and the bonus program. These modifications and proffers offered through the bonus program are summarized below with more detail provided in the attached letter.

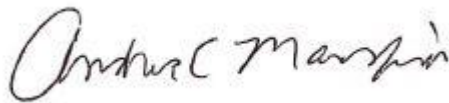
Modifications - The developer requests a change in the mixed-use ratios from 85% residential and 15% retail to 93% residential and 7% retail. There is a request for developing the site in phases. Another request is to not include timetables for retail development. There is a potential modification to the setbacks of the future retail sites depending upon the uses. There is a request to modify the right-of-way along MD 170 and the Pine Street extension that will be developed to connect the site across MD 170. There is a modification to the setback requirements along MD 170 and Mount Vernon Avenue. There is a request for flexibility regarding the requirement for the appearance of two-story retail.

Proffers - There will be increased bicycle parking. The northern-southern rail spur was deactivated at the County's request. The rails were removed from the road on MD 175 and Piney Orchard Parkway. The developer plans to provide as many hiker/biker facilities as possible. Environmental proffers include native species plantings, having more green space than is required, following green building standards, and continuing brownfield remediation. Streetscape and urban design proffers include additional landscaping along MD 170 and removing the concrete slabs.

Committee members thanked the applicant for their efforts in putting forth a plan that reflects many of the concepts the community desires. Members of the public asked how the proposed median and traffic signal will impact traffic of MD 170 and whether the addition of retail space will affect parking in surrounding townhome communities. Generally, members of the public expressed excitement for the project as it will significantly improve the OTC and provide much needed amenities.

The Committee recommends approval of the Academy Yard, Phase 2 Project with the requested modifications from the OTCMP and the proffers from the bonus program. Committee members appreciate the opportunity to participate in the development process.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrea E. Mansfield". The signature is written in a cursive, flowing style.

Andrea E. Mansfield
Chair
Odenton Town Center Advisory Committee

MORRIS & RITCHIE ASSOCIATES, INC.

ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



MEMORANDUM

TO: Odenton Town Center Advisory Committee
c/o Ms. Andrea Mansfield, Chair

FROM: Marilee Tortorelli, RLA, Morris & Ritchie Associates, Inc. (MRA)

SUBJECT: **Academy Yard OTCAC Meeting Follow up**
Bonus/ Proffer Program & Modification Requests Summary

DATE: January 25, 2022

I would like to thank the committee for the opportunity to present the Academy Yard project at the OTCAC meeting on January 25, 2022. The development team greatly appreciates the feedback and support received during this meeting. We truly believe this project will benefit the Odenton community and provide much needed environmental cleanup and enhancements through redevelopment of this former heavy industrial site.

As requested during the meeting, I have summarized the Bonus program, Proffers, & Modification requests that were presented. Please let me know if you have any questions.

Flexibility in the Current Master Plan

The following excerpts from the OTCMP were stated at the meeting and allow the county flexibility in moving this project forward.

- Per Chapter 3, Section 1.2(2)(b) of the OTCMP, “development projects that will renovate or develop existing developed sites and that will increase the existing development floor area on the site by 50% or more shall be required to fully comply with the Master Plan requirements. Development projects that will increase the existing development floor area on the site by less than 50% are not required to comply with the Master Plan requirements.” – *Prior to redevelopment, the existing floor area for the overall project site was approximately 1,034,600 square feet. Currently, the overall redevelopment floor area is expected to be 830,239 square feet. This a 20% +/- reduction from the existing floor area.*
- Per Chapter 3, Section 1.2(2)(f) of the OTCMP, “for development projects on former industrial sites, design flexibility may be afforded at the discretion of the Planning and Zoning Officer with regards to design standards for parking, frontage, facades, minimum building height, building entrances, and building setbacks. Flexibility may be necessary in cases where redevelopment of certain industrial sites involves environmental remediation and/or constraints, or requires special planning and design considerations to meet the requirements of a desired user.” – *This site is a redevelopment/brownfield project. This language was added to the 2009 MP and retained within the 2016 MP specifically for a site such as this site. This flexibility is necessary for projects that*

have been added into the Core but are geographically disconnected from the remainder of the core sites.

To achieve necessary flexibility for the Phase 2 Residential development and Future Retail phases of Academy Yard, the below flexibility requests and proffers are proposed. Requests 1-3 address the project as a whole. Requests 4-7 are specific to the future retail uses. The purpose of obtaining relief now for the future retail uses, with the residential phase, is to address the project as a whole and provide an approved master plan program that can be achieved, which will also help with retail marketing efforts. Overall project relief also allows StonebridgeCarras to commit to and provide proffers that exceed the Phase 2 residential in order to address up-front the flexibility items requested for the future retail that have been included below

Project Flexibility Requests:

1. **Modified Mixed-Use Percentages** – *Chapter 3, Section 2.2(2)(a)*:
We seek to reduce the retail requirement to 7% (from 15%) and to increase the allowable residential to 93% (from 85%).
2. **Single-use Phases** – *Chapter 3, Section 1.3(1)*.
In lieu of a balanced mix of uses within each phase we request to proceed with single use phases.
3. **No timetable for development of future phases** – *Chapter 3, Section 1.3(1)*.
Since the owner is unable to anticipate or predict when retail development will be feasible for this project, we request to omit a timeline for delivering future, non-residential uses.
4. **Modify Building Setbacks from Telegraph Road & Mt . Vernon** – *Chapter 3, Section 2.4(1)*
We request no maximum building setbacks along Telegraph Road and Mt. Vernon for the future retail uses to aid the owner in working with potential retail users and accommodate existing conditions.
5. **Modify Typical Road Sections and Streetscape Requirements** - *Chapter 3, Section 5.3(1)*
 - a. Telegraph Road, MD 170, (OTC Arterial) – To be improved with Phase 2 residential
 - i. OTCMP Section – Figure 3-11
 1. 100' right of way
 2. 72' roadway
 3. 5' wide walk, bike lane, & 10' wide hiker/biker trail
 - ii. Proposed Section
 1. 90' to 100' right of way
 2. 65' minimum roadway width (including 4 – 11' travel lanes, an 11' center turn lane, a 5' median, and a 5' bike lane (west side only)) in lieu of 72'.
 3. Only one dedicated bike lane located along the west side of the road in lieu of two total bike lanes
 4. A 10' hiker/biker trail located along the east side of the road in lieu of both a 5' sidewalk and bike lane.
 - b. Planned Road P4 (aka. Pine Street extension) (OTC Grid) – To be provided with future retail phase on west side of MD 170
 - i. OTCMP Section – Figure 3-11
 1. 50' right of way
 2. 28' roadway
 3. 10' wide sidewalks

- ii. Proposed Section
 - 1. Will provide a 50' right of way and 28' roadway
 - 2. Relief needed to provide a 5' wide sidewalk with a 6' wide planting strip in lieu of a 10' wide sidewalk and no planting strip (only sidewalk trees).
 - 3. Option to maintain as a private road.

- c. Mt. Vernon Avenue (Public) - To be provided with future retail phase on west side of MD 170
 - i. OTCMP Section – Figure 3-11
 - 1. 54' right of way
 - 2. 28' roadway
 - 3. 6' wide sidewalk and 5' wide planting strip
 - ii. Proposed Section
 - 1. Provide half section improvements along east side of Mt. Vernon and maintain existing 50' wide right of way
 - 2. Will provide half section for a 28' wide roadway
 - 3. Relief needed to provide a 5' wide sidewalk with a 6' wide planting strip in lieu of a 6' wide sidewalk and 5' planting strip (only sidewalk trees).

- 6. **Permit Parking Lots between the proposed buildings and a public street or a major site entrance, Chapter 4, Section 4.2(2):**

We request allowance to locate the proposed parking lots for the future retail uses between the buildings and the public street frontage (Telegraph Road and Mount Vernon) and/or the main entrance roads into the site. This is necessary to accommodate retail tenant requirements.

- 7. **Retail Building Height – Chapter 3, Section 2.3 (3):**
 - a. Flexibility in Bulk requirements for retail uses.
 - b. Retain flexibility with apparent 2-story appearance for retail buildings and architectural variation.
 - c. This flexibility is needed to encourage redevelopment and retail users.

Project Proffers:

The following proffers will be provided with the Academy Yard Phase 2 and/or Future Retail Phases.

A. Transportation Proffers

- 1. **Increased Bicycle Parking** – Provide bicycle parking in excess of the requirement for Phase 2. The parking requirement for Academy Yard Phase 2 is 17 bicycle parking spaces (333,510 gross square feet within proposed residential buildings A, B, and C at 1 bicycle parking space per 20,000 square feet of building). We will provide a minimum of 20% more bicycle parking spaces (21 spaces total) than is required in the OTCMP.

- 2. **Deactivate the Norfolk Southern rail spur** – To accommodate the County's request, StonebridgeCarras has deactivated the Norfolk Southern rail spur that crosses over MD 175 and Piney Orchard Parkway, and will assist County efforts to recapture the spur leading to the MARC station, library, future park and TOD developments.

3. **Remove Rail Spurs** – Remove the two existing rail spur sections crossing over Piney Orchard Parkway and MD 175 with the residential phase. This will be coordinated with County/SHA paving maintenance/repairs over these sections.
4. **Hiker-Biker Trail** – Dedicate a portion of Academy Yard and construct a hiker/biker trail (in addition to the hiker/biker trail along Telegraph Road) along the Norfolk Southern rail spur alignment, from the southern property line to the east side of Piney Orchard Parkway with the residential phase. Contingent on working with SHA on these improvements, including pedestrian crossing over MD175.
5. **Pine Street Connection** – Construct a road connection from MD 170 to Mt. Vernon with retail phase on west side.
6. **Adjacent Shared Parking** – Provide additional parking on a portion of the Academy Yard property with the future retail phase on the west side of Telegraph Rd. to enable an upgrade/expansion of Buck Murphy's Bar and Grill now that it is under new quality management.

B. Environmental Proffers

1. **Native Plants** – Site landscaping to be comprised of at least 50% Native Plant Species.
2. **Increased Green Areas** - Provide Green Areas with the residential phase that are at least double the total requirement for the residential phase and future retail phases.
3. **Green Building Standards** – Academy Yard Phase 2 residential project will pursue minimum standards of the National Green Building Standard (NGBS) or an equivalent industry-recognized standard such as USGBC (LEED), Enterprise Green Communities, or Energy Star Certification.
4. **Brownfield remediation** – Continue with the rehabilitation and remediation of this former heavy industrial/manufacturing plant and brownfield site.

C. Streetscape and Urban Design Proffers

1. **Enhanced Landscaping** – Integration of landscape and viewshed similar to what was demonstrated in Flats170 to create a strong visual connection as part of the overall design. A phased approach will be implemented to enhance the uses as they are constructed.
2. **Impervious removal** – In conjunction with the residential development, remove the industrial slabs located on the east side of MD 170, grade and plant grass along the frontage.

Modification Requests

1. Stream/Stream Buffer Impacts
 - a. East and northwest SWM outfall construction
 - b. Sewer connection construction (to replace connection severed by County during prior OTC sewer upgrades)
 - c. Former stream buffer impacts – retain a small portion & replant remaining exist. disturbance
2. Flood Plain Impacts
 - a. East and northwest SWM outfall construction
 - b. Sewer connection construction

3. Wetland/Buffer Impacts
 - a. Northwestern SWM outfall construction
4. Forest Clearing – any forest clearing, outside the critical area, requires a modification

cc: Mark Wildonger, OPZ
George Carras, StonebridgeCarras
Ellen Miller, StonebridgeCarras
Jeff Kayce, Bozzuto
Devon Hastie, Bozzuto
Courtney Galiber, MRA