

2664 Riva Road, P.O. Box 6675
Annapolis, MD 21401
410-222-7450

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 – Starbucks, 1161 Annapolis Rd

Dear Mr. Kaii-Ziegler:

I am writing regarding the developer presentation at the Odenton Town Center Advisory Committee meeting on January 25, 2022. The OTCAC recommends approval of the proposed Starbucks and encourages the developer to provide connectivity to any sidewalks that are installed to promote walkability in the parking lot area. The OTCAC also requests the developer examine the queuing for the drive through for possible traffic impacts along the site's interior drive aisle. While sidewalks along MD 175 and installing a crosswalk to connect both sides of the road are separate from the development project request, the OTCAC feels strongly that these items should be prioritized by the county for members of the public to safely cross MD 175 and accommodate foot traffic throughout the shopping center.

The proposed development is for the renovation of an existing bank building in the Odenton Town Center Shopping Center, which will be redeveloped into a Starbucks with a drive through. The building is one story, and there will not be any additions onto the existing building. There will be one way circulation around the building for the drive through, similar to what existed for the bank. The drive aisle between the building and MD 175 will be modified to have one way traffic and angled parking spaces. Landscaping will be added to aid the drive through which will reduce existing impervious surfaces. The landscape around the building will be renovated for foundation plantings. The landscape buffer along MD 175 will be updated, but there are overhead wires that limit what can be planted. There will be a bike rack and outdoor seating in front of the building. The proposed development will be exempt from stormwater management. Ms. Krause said most of the renovations are for design. The brick building and roof will remain as is with some painting. The entrance will be modernized to match Starbucks branding. There will be signs added to the roof to advertise the building as a Starbucks with a drive through.

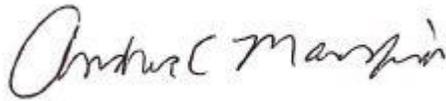
Committee members were generally pleased with the project as it as great example of redevelopment. Members asked questions about the queuing for the drive through and potential traffic impacts. Signage was suggested to ensure members of the public know the drive aisle between the building and MD 175 is one way. Members of the committee also expressed concern with lack of sidewalks and crosswalks to allow people to safely cross MD 175 to enjoy the Starbucks. It was mentioned that a crosswalk from the spaces

behind the building across the drive aisle and the two lanes of the drive through may be helpful as pedestrians will need to cross these when walking through the parking lot. If a crosswalk is installed across MD 175, the developer would discuss continuing the crosswalk through the parking lot.

While sidewalks along MD 175 and installing a crosswalk to connect both sides of the road are separate from the development project request, the OTCAC feels strongly that these items should be prioritized for members of the public to safely cross MD 175 and accommodate foot traffic throughout the shopping center. The OTCAC recommends approval of the proposed Starbucks and encourages the developer to provide connectivity to any sidewalks that are installed to promote walkability in the parking lot area. The OTCAC also requests the developer examine the queuing for the drive through for possible traffic impacts along the site's interior drive aisle.

Committee members appreciate the opportunity to participate in the development process.

Sincerely,

A handwritten signature in black ink that reads "Andrea E. Mansfield". The signature is written in a cursive, flowing style.

Andrea E. Mansfield
Chair
Odenton Town Center Advisory Committee