

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

**Andrea E. Mansfield**  
**Chair, Odenton Town Center Advisory Committee**

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December 10, 2019

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

Dear Mr. Kaii-Ziegler:

On behalf of the Odenton Town Center Advisory Committee (OTCAC), I write to request assistance. Since April 26, 2016, the Committee reviewed fifteen different presentations for new developments within the Odenton Town Center. The presentations ranged from industrial uses, new commercial establishments, and new residential communities for the increasing population of Odenton.

In a review of the presentations; however, members of the OTCAC raised concerns that the spirit of the goals and objectives of the Odenton Master Plan are not being adequately met, which will result in imbalances in the types of amenities and services available to Odenton residents. Over the previous three years for commercial establishments, the OTCAC received presentations from developers for two self-storage facilities, two car washes, a gas station, and an automobile parts store. Some of these establishments have been proposed in the Core area, which is the heart of the OTC. This area is intended to be the most intensely developed area with a diverse mix of retail, office, civic, and residential uses combined to create a vibrant live/work community. Development should create a strong pedestrian environment with interesting facades, attractive display windows, little or no setback, and easy and frequent access points. The proposed projects also did not elect to take advantage of development proffers and bonuses designed to improve transportation, protect the environment, incorporate and protect historic places or add architectural designs of interest. For example, the use of solar panels, efforts to reduce car traffic and parking congestion, and the creation of meaningful activity spaces are lacking in most if not all proposals. The OTCAC believes these elements are important if we are to become the vibrant community we envision.

With the planned addition of over 1,000 apartments, condominiums, and townhouses to the Odenton Town Center, the OTCAC observed a noticeable lack of commercial entities such as restaurants, commercial recreational facilities, and other establishments designed to ensure that when people move to Odenton, they have the ability to obtain most of what they need in Odenton.

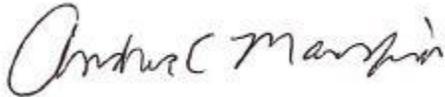
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One of the responsibilities of the OTCAC is to advocate for the goals and objectives of the Odenton Town Center Master Plan. The goal of creating a mix of shopping, employment, entertainment, education, and other public services that serve the Odenton area has seen insufficient progress in the past three years to enable those who move to Odenton to be served within the Odenton community. Under the confines of the 2016 OTCMP, the OTCAC is seeking options for how it can be a better advocate for a more complete mix of commercial establishments and work with property owners, developers, and business owners to achieve the vibrant live/work community envisioned.

The OTCAC is also interested in your insight for crafting an updated OTCMP that achieves our shared vision. The plan states it should be updated every five years and an update is expected to be completed in 2021. The OTCAC invites you to attend an upcoming meeting to discuss process for this update and data that may be helpful as we begin.

Sincerely,

A handwritten signature in cursive script, appearing to read "Andrea E. Mansfield".

Andrea E. Mansfield  
Chairman, Odenton Town Center Advisory Committee