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Annapolis, MD 21401
410-222-7450

Andrea E. Mansfield
Chair, Odenton Town Center Advisory Committee

January 20, 2020

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 December 3, 2020. The Committee recommends approval of the Academy Yard, Phase 2 Project and members supported the idea of a community area on the west side of MD 170, even if it means not meeting the required mix of uses. Members noted that public transportation needs to be considered, given the population increase in Odenton. The applicant noted that bus stops and shelters have been built into this plan.

The Academy Yard, Phase 2 project is located at 8335 and 8339 Telegraph Road. This is a re-development project with a total of 55 acres of land that is zoned OTC-Core. Phase 1, Flats 170 - a 369 multi-family apartment building, is complete. Phase 2 is the residential component with grocery store upfront with the remainder of the development in future phases for retail use. Phase 2 is approximately 37 acres, which is comprised of three residential multi-family apartment buildings consisting of 297 residential units. One building has a four-level parking garage behind the building. There are six other retail buildings and a parking area totaling approximately 118,389 square feet. Pursuant to the provisions in the OTCMP, the parking area adjacent to Buck Murphy's may count towards the required square-footage for retail. Amenities include sidewalks, benches, and landscaping that provide full connectivity throughout the entire development. The applicant will work with the State Highway Administration to determine if the amount of traffic warrants a traffic signal at MD 170 and Pine Street. The applicant will also explore opportunities for the County to connect Pine Street to Winmeyer Avenue, and will provide right of way through applicant's property to connect Pine St to MD 170.

The applicant will be using the Bonus Program. They have multiple options for proffers with this project such as structured parking, additional bike stations, maintaining 50 % native species, quadrupled the required amount of green space, and will increase the landscaping throughout the development.

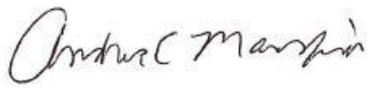
Committee members thanked the applicant for their efforts in putting forth a plan that reflects many of the concepts the community desires. Members suggested the applicant incorporate Odenton's history into the project and requested clarification of the modifications being requested. Fewer modifications are being requested with the revised project plan. Members of the public expressed concern with increased traffic with the addition of the connector roads, mainly Pine Street, and asked whether retail is really needed. The applicant understood the concern and offered a solution in working with the County to complete a traffic study. The applicant suggested the retail space could also be something else, possibly even a green space, if that was desired by the community.

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The Committee recommends approval of the Academy Yard, Phase 2 Project and members supported the idea of a community area on the west side of MD 170, even if it means not meeting the required mix of uses.

Committee members appreciate the opportunity to participate in the development process. Let us know if you need further information or have questions.

Sincerely,

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

Andrea E. Mansfield
Chairman
Odenton Town Center Advisory Committee