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Annapolis, MD 21401
410-222-7450

Andrea E. Mansfield
Chair, Odenton Town Center Advisory Committee

May 10, 2022

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

Re: Developer Presentation – Blue Oaks (Conifer) at North Odenton

Dear Mr. Kaii-Ziegler:

I am writing regarding the developer presentation at the Odenton Town Center Advisory Committee meeting on March 29, 2022. The Committee recommends approval of the project and looks forward to receiving updates as the project progresses. The OTCAC was very impressed with the proposed changes to provide a play area for children, additional parking spaces and other amenities.

Blue Oaks at North Odenton is located at 1570 and 1580 Annapolis Rd. and will have two structures on site. The project was originally presented to the OTCAC in June 2021. The OTCAC did not feel it had sufficient information to make a recommendation at that time; however, provided a letter outlining concerns and requested the developer respond by letter how they were being addressed. Items of concern for further clarification included: 1. Greater use of the bonus program as proffers for modifications, 2. Project impact on traffic flow and entryway to project as specified in the traffic analysis; 3. How the reduction in parking will affect residents and the impact of compact spaces as examined in the parking study.

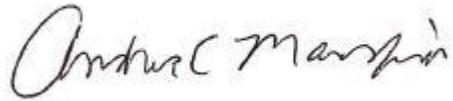
Instead of providing a response letter, the developer presented to the OTCAC proposed changes to the site. The OTCAC was very pleased with the proposed changes as they addressed most of the concerns raised in the initial letter. Although the developer is seeking relief from the parking requirement, additional spaces have been added. Changes were also made to protect a specimen tree, incorporate a play area, and the developer is working with the neighboring Weis grocery store to provide connectivity to the adjacent shopping center. The only outstanding item is the traffic study. However, the County has reviewed the traffic study and the developer is still working with SHA to address comments.

The OTCAC was very pleased with the changes to the project and believes they will better meet the needs of residents, as well as the overall project filling more immediate needs in the County by providing more affordable and workforce housing. The OTCAC recommends approval of the project and looks forward to receiving updates as the project progresses.

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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
Chair, Odenton Town Center Advisory Committee