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

August 3, 2020

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

Re: Developer Presentation for the 7-Eleven proposed to be located at 1426-1430 Annapolis Road

Dear Mr. Kaii-Ziegler:

I am writing regarding the developer presentation at the Odenton Town Center Advisory Committee meeting on July 28, 2020. Based upon the presentation, the Committee recognizes that, in accordance with the Odenton Town Center Master Plan, this proposed development is a permitted use of the land at 1426-1430 Annapolis Road within the Core, West Core Mix usage category. This was a follow-up presentation provided by the developer in response to the comments and concerns the Committee raised during their initial April 30, 2019 presentation.

The developer requested two modifications in their letter to the Office of Planning and Zoning. The first to combine the Preliminary Plan and Site Development Plan process and a second to request relief from the restriction of developing within a nontidal wetland and its 25-foot buffer. The Committee recommends approval of these modification requests as the reasoning for both were clearly explained during the presentation. Additionally, the Office of Planning and Zoning recognized during the presentation that a third modification request was needed for a 25-foot monument sign but was not included in the submitted letter. The Committee does not recommend approval of this modification. A 25-foot monument sign is inconsistent with other projects within the Odenton Town Center and would result in the 7-11 sign having an appearance that is contrary to the design goals of integration, harmony, and compatibility with neighboring developments of the Core sub-area.

In our letter dated May 8, 2019, the Committee specified six points of concern that resulted in our withholding of a recommendation on the project. Each of these points were satisfactorily addressed during the second presentation.

- 1) Plans be re-worked to include a 35-square-foot activity space

The shape of the building changed to better accommodate a visible entrance, and a planned outdoor eating space on the south side of the building fulfills the Committee's request. Committee members did raise concerns that some of the design choices for the activity space appeared inconsistent but not to an extent to cause this point to be a continuing issue.

2) A review of the traffic impact study

The developer included a detailed walk through of the process behind the traffic study. The Committee is distinctly aware of the constant traffic issues on MD-175 due to Odenton's critical placement as a hub for the regional MARC line. Committee members raised questions about the methodology to better understand the presented impacts and were encouraged by the detail behind the overall study. The Committee still has concerns that traffic and safety issues exist with this project due to the current traffic congestion around the Odenton Fire Station. The redesign of the MD-175 entrance to restrict ingress and egress to westbound MD-175 alleviated much of the Committee's previous concerns, but the Committee is confident that this restriction will be ignored by some vehicles, still creating dangerous left turn situations onto MD-175 and Baldwin Avenue.

3) Confirmation that the project has been reviewed by the Fire Marshal

The developer noted that the Fire Marshal and the Odenton Fire Department were consulted regarding the site changes. The Committee was encouraged that there would be a traffic light that was directly tied to the fire station traffic light to stop egress from the site onto MD-175. The Committee remains concerned about the safety of the vehicles of the Odenton Fire Department, as damage to these vehicles directly impacts the safety of the overall community, but was encouraged by the changes to the site to prevent these accidents as much as possible.

4) Inclusion of electric charging stations

The presenter explained that they discussed this with 7-11 but this was not part of the 7-11 business plan. Of all of the Committee's concerns, this was addressed the least within the presentation, but due to the developer leveraging of other bonus proffers, the Committee accepts that charging stations for electric vehicles are not going to be part of the project.

5) A new parking configuration based on traffic concerns

The number of spaces along and within the site decreased due to the overall changes to the proposed footprint. The presenter noted that the number and location of spaces was different from the typical 7-11 due to the discussions with the County. With the changes to the site entrances and exits and the reduction in the number of spaces, the Committee felt that its concerns about parking space locations were addressed.

6) Greater protection of the wetlands

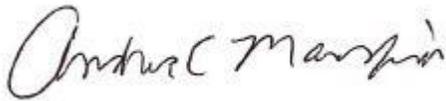
The presenter explained that the disruption to the wetlands was kept to a minimum with this project and was necessary to meet requirements specified within the Master Plan. Further, the presenter explained that the project attempted to be compliant with the Grid Streets Project,

which is currently partly funded in the Capital Improvement Plan and is in the Design Development phase. This project will make improvements to Berger, Hale, Duckens, and Dare Streets, Baldwin Road, and Nevada Avenue. These improvements will have a far larger impact to the wetlands surrounding this specific site. The Committee understood that the impact will happen regardless due to the future plans that include for a Hale Street expansion and accepted that the project minimized this to the best extent possible.

Committee members are still concerned that proposals for development are not meeting the spirit of the goals and objectives of the Master Plan. As stated in our letter on December 10, 2019, the Committee continues to see the same types of proposals for commercial development. As further noted, the goal of creating a mix of shopping, employment, entertainment, education, and other public services that serve the Odenton area has seen insufficient progress. This proposal is for yet another gas station within the Odenton area. As noted above, while this is a permitted use of the land, the intent of the Master Plan is to create a mix of services within the Odenton area and create a strong sense of place for the Town Center. Committee members look forward to beginning the process of updating of the Master Plan, which is to be completed in 2021, to ensure the vibrant live/work community we envision is achieved.

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

Sincerely,

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

Andrea E. Mansfield  
Chair  
Odenton Town Center Advisory Committee