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Andrea E. Mansfield
Chair, Odenton Town Center Advisory Committee

October 4, 2021

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

Re: Developer Presentation – Conifer at North Odenton - a 150-unit affordable housing apartment complex

Dear Mr. Kaii-Ziegler:

I am writing regarding the developer presentation at the Odenton Town Center Advisory Committee meeting on June 29, 2021. The Committee did not feel it had sufficient information to make a recommendation on the project and instead is providing this letter outlining concerns with the expectation that the developer will respond through a letter explaining how these concerns will be addressed. The Committee is recommending approval for a potential height modification related to the exposed foundation.

The proposed development consists of nine separate parcels that will be consolidated into two lots containing two structures on 4.983 acres of land. The buildings will be side by side and house a total of 150 units, with approximately 95 units in one building and 55 units in the other. The units vary and consist of one bedroom one bath, two-bedroom one bath, three bedroom one and a half bath, and one bedroom one bath ADA accessible units. All units will be energy efficient. In addition to the apartments, there will be an onsite leasing office, community spaces, computer rooms, a laundry room, bike storage, patio and courtyard, playground, and fitness center. There will be 180 parking spaces on site. The proposed development will serve a variety of community members including seniors, couples, singles, and disabled people. The apartments will vary in price - affordable apartments are priced below 60% of the area median income, workforce apartments are priced at 60% of the area median income, and market rate apartments have no pricing restrictions.

The developer is requesting several modifications: 1. Building height – buildings are four stories high, but the slope of the area will result in the foundation being exposed on the back side of one the buildings and could potentially be viewed as an additional story; 2. Parking modification to have fewer required spaces – 180 instead of 227; 3. Compact Parking – currently not allowed in residential spaces, requesting a modification to provide more compact spaces.

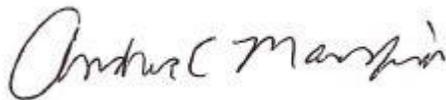
Committee members asked questions regarding the building height, reduction in parking and compact spaces, traffic along Rt 175, and access to entryways given turn lanes are not along Rt 175. The developer commented that a parking analysis would be provided to the County and a traffic study would be available to the County to assist with determining the traffic produced from the proposed development. Disappointment

was also expressed about the lack of use of the bonus program, especially given that the property is in a mixed-use area where they could encourage connectivity between shops and the apartment building through trails cutting across the property.

Given the lack of a detailed response to the Committee's questions and the ongoing parking analysis and traffic study, the OTCAC did not make a recommendation on the project. Instead, the committee is providing this letter outlining its concerns with the expectation that the developer will respond through a letter explaining how these concerns will be addressed. Items of concern in which further clarification is being sought include: 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. The Committee recommends approval of the modification request to the building height. The street facing side of the building will be 4 stories. Due to the grade of the property the foundation will only be exposed on the backside of one building. Should the Committee feel it needs further clarification once the letter is reviewed, it may request the developer attend a future meeting to discuss.

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 cursive script that reads "Andrea E. Mansfield".

Andrea E. Mansfield
Chair, Odenton Town Center Advisory Committee