



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

Andrea E. Mansfield
Chair, Odenton Town Center Advisory Committee

July 30, 2022

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

Re: Developer Presentation – Hale Street Property - Apartment building with 179 residential units, Tax Map 21, Parcels 114, 151, 152

Dear Mr. Kaii-Ziegler:

I am writing regarding the developer presentation at the Odenton Town Center Advisory Committee (OTCAC) meeting on June 28, 2022. The OTCAC recommends approval of the project subject to the County's approval of the proposed access road to the adjacent parcel. The OTCAC was also pleased the developer addressed all issues the OTCAC previously identified.

This proposal is for the provision of 179 workforce housing units at the northwest corner of Hale Street and Town Center Boulevard in the O-COR zoning district. Seventy-three units will be 2-bedroom apartments, and 160 will be 1-bedroom apartments. The developer shared the site development plan and an illustrated rendering. The development will provide more parking than required and will provide an access road between Hale Street and a landlocked parcel to the property's north. Bioretention areas will be provided for stormwater management and street trees, a bus shelter, and benches along Hale Street.

The developer had presented to the OTCAC previously and the Committee members reviewed the items raised in the previous letter. The developer addressed all issues previously raised. For the purposes of this meeting, the OTCAC was being asked to comment on the site development plan only.

The OTCAC supports the emphasis being placed on workforce housing in the area and recommends approval of the project. However, the proposed access road still needs to be approved by the County. Therefore, recommended approval is subject to the approval of the access road.

The OTCAC appreciates the opportunity to participate in the development process and looks forward to hearing more about this project as it moves forward.

Sincerely,

A handwritten signature in cursive script that reads "Andrea E. Mansfield".

Andrea E. Mansfield
Chair
Odenton Town Center Advisory Committee