

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

Andrea E. Mansfield
Chair, Odenton Town Center Advisory Committee

December 13, 2021

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 - a 179-unit apartment complex

Dear Mr. Kaii-Ziegler:

I am writing regarding the developer presentation at the Odenton Town Center Advisory Committee (OTCAC) meeting on October 7, 2021. The Committee did not make a recommendation on the project, but encourages the developer to consider including solar panels in the final design and requests clarification on the activity space, lighting, trash enclosure, and parking spaces.

The proposed project is located at 1412-1420 Hale Street, which is the northwest corner of Hale Street and Town Center Boulevard in the OTC (Odenton Town Center) Core zoning district. The developer is proposing to construct two buildings that will be four stories above parking. The buildings will house approximately 179 apartment units that are a mix of one and two-bedroom units. There will be surface parking as well as parking under the building. The parking lot is expected to have two 20-foot drive aisles with one lane in each direction. The parking spots will be angled. There is landscaping around the perimeter of the site and landscape islands in the parking lot.

The developer is requesting several modifications, but these modifications impact County Code, not the Odenton Town Center Master Plan. Therefore, the requested modifications are not subject to OTCAC review.

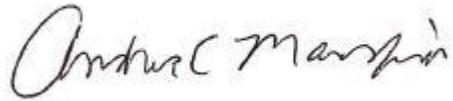
Committee members asked questions regarding the use of solar panels on the roof of the buildings, whether adequate parking was being provided, the amount of activity space, lighting plans for the complex, and where trash enclosures for residents would be located. The developer responded solar panels could be considered and plans for activity space, lighting, and trash enclosures are still in development. With respect to parking, the parking count is based on one space per bedroom, but the number of bedrooms may change as the unit mix is not yet confirmed. The OTCAC encouraged the developer to design their parking according to the minimum parking requirements.

Given the discussion and the number of items still under development, the OTCAC did not make a recommendation on the project. Instead, it is providing this letter to encourage the developer to consider

including solar panels in the final design and to request clarification on the activity space, lighting, trash enclosure, and parking spaces.

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". The ink is dark and the signature is fluid and legible.

Andrea E. Mansfield
Chair, Odenton Town Center Advisory Committee