

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 – Seven Oaks at Odenton Town Center, Lot 4 - three apartment building containing a total of 886 residential units, Tax Map 21, Parcel 126

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 proposed modification for a change in the mix of uses to 100% residential, with 15% reserved for workforce housing. The OTCAC also encourages the County to work with the developer to determine the appropriate mix of 1-, 2-, and 3-bedroom workforce housing units.

The developer proposes to construct 886 units across three multifamily buildings, each with their own parking and community amenities. The development will occur through three phases. Phase 1 is vested for 132 school seats; phases 2 and 3 will likely go on the six-year waiting list for school capacity. The sketch project for Lot 4 was initially approved in 2009 as 100% office and modified in 2016. The developer now requests a modification to the mix of uses for Lot 4 to be entirely residential. As a proffer through the Bonus Program, the developer proposes to provide 15% of the units as workforce housing, meaning that units will be affordable for households earning 60% of Area Median Income (AMI) or less.

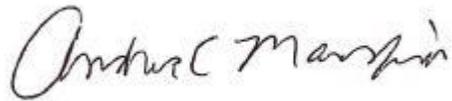
Committee members discussed the need for retail and restaurants in the OTC and the need more affordable housing in the area. Although the requested modification would not meet the retail space requirements of the 2009 Master Plan, the proffer being offered to provide 15% of the units as workforce housing was viewed favorably the OTCAC. The one question raised by the OTCAC was whether the mix of workforce housing units – 1-, 2-, and 3 bedroom would be adequate for the area. Although it seemed there would not be sufficient 3 bedroom units for the need, the OTCAC does not have data to determine what the appropriate mix should be. Therefore, the OTCAC is suggesting the County work with the developer to determine the appropriate mix of housing units.

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The OTCAC recommends approval of the proposed modification for a change in the mix of uses to 100% residential, with 15% reserved for workforce housing. The OTCAC also encourages the County to work with the developer to determine the appropriate mix of 1-, 2-, and 3-bedroom workforce housing units.

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