



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

Andrea E. Mansfield
Chair, Odenton Town Center Advisory Committee

June 16, 2021

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

Re: Developer Presentation – Starbucks, Annapolis Road (northwest corner of Annapolis Road and Baldwin Road), Tax Map 21, Parcel 276

Dear Mr. Kaii-Ziegler:

I am writing regarding the developer presentation at the Odenton Town Center Advisory Committee meeting on May 25, 2021. The Committee recommends approval of the proposed Starbucks development and the modification to streetscape improvements. The Committee also encourages the applicant to pursue the use of the bonus program.

The applicant is proposing to construct a Starbucks with a drive thru at the intersection of Annapolis Road (MD 175) and Baldwin Avenue. The project is part of the Broadstone at Odenton project, which includes the 322 Broadstone apartment complex. The streetscapes of the project were designed according to the 2009 Odenton Town Center Master Plan and are not up to current Master Plan standards. The developer will utilize the bonus program and request to maintain the currently installed streetscapes. The following modifications are being requested: 1. Landscape buffer along Baldwin Road and Hale Road; 2. Streetscape improvements along Annapolis Road, Baldwin Road, and Hale Road; 3. Right of way for the hiker biker trail, and sidewalk along Annapolis Road; 4. Tree planting width along Baldwin Road and Hale Road; and 5. Critical root zone disturbance. Due to the modifications being requested and the project first being approved under the 2009 Master Plan, the only modification subject to OTCAC review is the modification to the streetscape along Annapolis Road, Baldwin Road, and Hale Road.

Committee members asked questions regarding the parking entryways, setbacks, sidewalks, stormwater management, and the queuing of vehicles in the drive thru. All responses were satisfactory to the committee. Committee members asked if electric vehicle (EV) charging stations would be installed and commented they could be provided as part of the Bonus Program. The developer is also considering installing permeable pavement as part of the Bonus Program.

Committee members were generally pleased with the proposal and the actions taken by the developer to make the property visually appealing. Members did not express any concerns with the modification being sought for the streetscapes. Therefore, the Committee recommends approval of the development and the modification being requested for the streetscape along Annapolis Road, Baldwin Road, and Hale Road. The Committee further encourages the developer to pursue the bonus program.

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