

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

Colette Gelwicks
Chair, Odenton Town Center Advisory Committee

October 1, 2025

Ms. Jenny Dempsey
Anne Arundel County Office of Planning and Zoning
2664 Riva Road, 4th Floor
Annapolis, MD 21401

Re: Comments on proposed Odenton MARC Station Parking Garage

Dear Ms. Dempsey:

This letter constitutes a response by the Odenton Town Center Advisory Committee (OTCAC) to an applicant's request regarding a 1,000 space parking garage at 1151 Town Center Boulevard presented on September 30, 2025.

The OTCAC previously received a presentation about this development on July 25, 2023 and October 24, 2023 and provided the County with letters (attached) recommending approval of the project subject to the 2016 Odenton Town Center Master Plan (Plan). The letters also recommended approval of relief from the roadway and streetscape sections, use requirements, landscaping, and specimen tree removal.

The most recent presentation on September 30, 2025 outlined changes and modifications to the original proposal to construct a parking garage subject to the new 2024 Plan. The overall geographic location, property boundaries, and design generally remained unchanged from the July 2023 and October 2023 presentations.

The OTCAC recognized that the proposal outlined the complexity of this specific site and the challenges with making it both pedestrian and vehicle-friendly. The Committee specifically noted that a multi-modal project, such as a parking garage at a train station, should include safe and accessible bicycle facilities along the local roads and within the project site. The Committee reviewed the new renderings of the exterior façade and recommended that the north facade should include architectural elements consistent with the other facades of the building, such as a metal grid element.

OTCAC vote: Mr. Schwier motioned that the OTCAC sustains its recommended approval of the MARC Station Parking Garage, accounting for all of the votes taken during the meeting on the modifications, with the inclusion of the statement about the OTCAC concerns about bicycle access and safety, and the need for focus on not only the parking garage but the future TOD development as well. Mr. Hanson seconded the motion. The motion carried 8-0.

Modifications

The applicant is requesting the following relief from the OTCAC 2024 OTC Master Plan.

Modification #1: Active Frontage (Chapter 3, Section II.B.2), which requires that residential, commercial, or mixed-use building facades along active frontage edges shall have continuous building facades along at least 50 percent of the frontage, except where unobtainable due to existing historic buildings that are to remain.

OTCAC vote: Mr. Title motioned that the OTCAC recommend approval for modification request #1. Ms. Deeds seconded the motion. The motion carried 8-0.

Modification #2: Landscaping (Chapter 3, Section IV.A), which requires that the standards contained in the Anne Arundel County Landscape Manual shall apply to all development in the Odenton Town Center.

OTCAC vote: Mr. Schwier motioned that the OTCAC recommend approval for modification request #2. Mr. Title seconded the motion. The motion carried 6-2.

Modification #3: Landscaping (Chapter 3, Section IV.A), which requires development and redevelopment, should be used as an opportunity to relocate overhead utilities from the streetcape, particularly along active frontage corridors, to the extent possible.

OTCAC vote: Mr. Title motioned that the OTCAC recommend approval for modification request #3. Ms. Robinson seconded the motion. The motion carried 5-2 with one abstention.

Modification #4: Rooflines (Chapter 3, Section III.C.4) Rooflines, which requires that all rooftop-mounted solar energy generating facilities, heating, air conditioning, and ventilating equipment shall be screened from view.

OTCAC vote: Mr. Schwier motioned that the OTCAC recommend approval for modification request #4. Mr. Title seconded the motion. The motion carried 8-0.

Modification #5: Setbacks (Reference to County Code and other Manuals), which requires the maximum front setback of 45' to Annapolis Road.

OTCAC vote: Mr. Schwier motioned that the OTCAC recommend approval for modification request #5. Mr. Title seconded the motion. The motion carried 8-0.

Modification #6 and #7: Typical roadway sections (Reference to County Code and other Manuals), which requires frontage improvements along public roadways and streets along Town Center Boulevard and Odenton Road.

OTCAC vote: Mr. Schwier motioned that the OTCAC recommend approval for modification request #6 and that the OTCAC notes concerns about bicycle access and facilities safety. Ms. Deeds seconded the motion. The motion carried 7-1. Mr. Schwier motioned that the OTCAC recommend approval for modification request #7 and that the OTCAC notes concerns about bicycle access and facilities safety. Ms. Robinson seconded the motion. The motion carried 7-1.

Proffers

To offset the above modification requests, the developer has proposed the following proffers.

OTCAC vote: Ms. Robinson motioned that the OTCAC approve the provided proffers as outlined in the presentation. Mr. Schwier seconded the motion. The motion carried 8-0.

Land Use Proffer #1: The proposed parking garage, associated plaza, designated bus drop-off loop, covered bus stop, and covered bicycle parking will provide improvements to and amenities for multi-modal transit (train, bus, vehicle, bike, and pedestrian) at the Odenton MARC Station. The proposed structured parking and associated site features will also contribute to enabling the future TOD project.

Transit and Parking Proffer #1: The parking garage ground floor will provide a bus shelter for Maryland Transit Authority (MTA) and transit/shuttle buses.

Transit and Parking Proffer #2: Bicycle parking spaces will be located on the parking garage ground floor to provide cover and remove bike locker clutter that currently exists on the site.

Transit and Parking Proffer #3: The number of bicycle parking spaces provided will exceed the requirement (120 spaces will be provided vs the 79 spaces required by Article 18-9-107(C) and the OTCMP).

Transit and Parking Proffer #4: Parking spaces (49 spaces) are reserved within the parking garage for rideshare (carpooling or vanpooling) users. Per Parksmart Standards, "Rideshare reduces the prevalence of single occupancy vehicles, lowering traffic congestion, auto emissions, and parking space construction."

Transit and Parking Proffer #5: The parking garage will consolidate/replace the entire site's existing parking and provide approximately 293 additional spaces.

Conservation Proffer #1: The number of electric vehicle charging stations provided will exceed the requirement (34 vehicle charging stations will be provided vs the 22 vehicle charging stations required). There will be capacity to add up to 80 more.

Conservation Proffer #2: The project's proposed plant schedule includes 58% native species. For this purpose, 'native species' include straight species and cultivars of species listed in the Anne Arundel County Native Plant List Version 2.0\2022. When also considering plant species (and their cultivars) not included on the aforementioned list, which are native to the Mid-Atlantic and/or United States, not invasive, and adaptable to Anne Arundel County, the project's proposed plant schedule includes 975 native species.

Conservation Proffer #3: 50,000 square feet of solar panels will be installed on the garage roof.

Conservation Proffer #4: Pervious area will be added to the site due to the removal of existing surface parking areas adjoining the wetland buffer on the north side of the parking garage structure.

Conservation Proffer #5: Garage design will pursue Parksmart Level Bronze Certification.

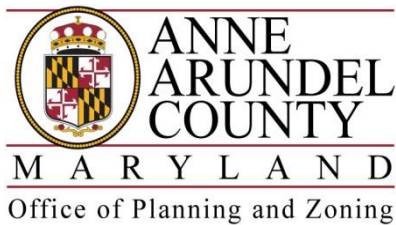
Streetscape and Urban Design Proffers #1: Space for civic art has been designated near the southeast corner of the garage, and other potential opportunities are also identified inside the garage's common areas (near the ticketing office and southeast stairwell).

The information shared in this letter was the OTCAC's best faith effort to obtain, review, and comment on the information provided by the applicant. The letter is not intended to be a verification of the information the applicant provided. A formal review of the application will be conducted by the County. The OTCAC appreciates the opportunity to participate in an advisory role in the development review process. Please let us know if you need further information or have questions.

Sincerely,

A handwritten signature in blue ink, reading "Colette Gelwicks". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Colette Gelwicks, Chair
Odenton Town Center Advisory Committee



2664 Riva Road, P.O. Box 6675
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Jason M. Schwier
Chair, Odenton Town Center Advisory Committee

November 8, 2023

Ms. Jenny Jarkowski
Anne Arundel County Office of Planning and Zoning
2664 Riva Road, 4th Floor
Annapolis, MD 21401

Re: Comments on proposed Odenton MARC Station Parking Garage, at 1151 Town Center Boulevard

Dear Ms. Jarkowski:

This letter constitutes a response by the Odenton Town Center Advisory Committee (OTCAC) to requests from the developers of the Odenton MARC Station Parking Garage as presented to the Committee on October 24, 2023. Construction of this multi-level garage located at 1151 Town Center Boulevard in Odenton, MD will provide approximately 1,000 parking spaces and access for public transportation. The project is located within the OTC-COR subarea, Regulatory Block 1 of the Odenton Town Center and is classified for West Core Mix usage. The Committee recommends approval of the proposed development project and five proposed modification requests to the Odenton Town Center Master Plan (OTCMP). The Committee, however, declined to hold an opinion on five additional modification requests related to the Anne Arundel County Code, which are outside the scope of the OTCMP.

The developers provided the presentation of the garage plan at a community meeting of the OTCAC, which outlined the overall design of the parking structure, a summary of current modification requests, and proffers with the current plan. The Committee particularly appreciated the provided art and solar panel proffers and requested that the County consider an open process for submission of candidate art projects from the Odenton community, including Fort Meade. The OTCAC also appreciates the plan's inclusion of customer amenities, such as wayfinding systems navigate the garage area, as required for Parksmart certification.

The applicant listed five modification requests related to the County Code and five modification requests for the OTCMP. These ten requests in total are accompanied by ten proffers. The OTCAC appreciates the significance of the proffers offered and approves of their consideration when weighing the modification requests. The Committee was impressed with the balance of proffers distributed across the entire proposal, especially those related to improving the quality of the development for vehicles and supporting needs of pedestrians and bicyclists.

County Specific Modification Request 1:

- Skip the Preliminary Plan stage and proceed to Site Development Plan stage

OTCAC Recommendation: No opinion

OTCAC Comment: As this request is for a modification to the County Code, it is outside the scope of the OTCMP.

County Specific Modification Requests 2, 3:

- Removal of priority retention area specimen trees
- Landscape Manual modification to provide fewer plantings

OTCAC Recommendation: No opinion with comment

OTCAC Comment: The OTCAC noted that the requests to remove the specimen trees and reduce the number of plantings were modifications to both the County Code and the OTCMP. The Committee did not hold a stance with respect to the modification requests to the Code but did provide an opinion regarding the modifications to the OTCMP, as described below in OTCMP Modification Requests 4 and 5.

County Specific Modification Request 4:

- Deviation from the County standard infrastructure implementation of water and sanitary lines

OTCAC Recommendation: No opinion

OTCAC Comment: As this request is for a modification to the County Code, it is outside the scope of the OTCMP.

County Specific Modification Request 5:

- Impact 25' non-tidal wetland buffer

OTCAC Recommendation: Sustained no opinion

OTCAC Comment: The OTCAC previously received notice of this modification need through a presentation at our regularly scheduled meeting on July 25, 2023. The Committee responded to this modification request in our letter dated August 2, 2023, attached to this letter for reference. With the new presentation, the OTCAC did not find any reason to change its previous stance noting that this modification was outside the scope of the OTCMP.

OTCMP Modification Request 1:

- Town Center Boulevard shared-use path, parking lane, and roadway width alterations

OTCAC Recommendation: Approve

OTCAC Comment: The Committee recommends approval of the modification because it logically makes sense for the structure to maximize use of the available space and provide safe pedestrian access to the site, reduce the on-street parking directly next to the parking garage, and constrain the roadway width within the area leading to the historic district.

OTCMP Modification Request 2:

- Allow 'transportation, multimodal station' to count toward 'retail mixed use' as a modification to the 50% first floor requirement of retail

OTCAC Recommendation: Approve of intent, with comment

OTCAC Comment: The Committee approves of the intent of this request, which is to receive approval to have parking spaces on the ground floor and not predominant retail in order to support a residential/commercial Transit Oriented Development to occur adjacent to the Parking Garage. Committee members raised the question why a new precedent should be established to expand the definition of “retail mixed use” versus simply obtaining a waiver for a lower percentage of required first floor retail under an already established precedent.

OTCMP Modification Request 3:

- Streetscape landscaping order of installation

OTCAC Recommendation: Approve

OTCAC Comment: The Committee recommends approval of the modification because they logically make sense for the structure to provide safe pedestrian access to the site and ensure that vehicles have maximum ability to see pedestrians walking around the site to prevent accidents.

OTCMP Modification Request 4:

- Exclude plantings in modified roadway median on Town Center Boulevard

OTCAC Recommendation: Approve

OTCAC Comment: The Committee recommends approval of the modifications because they logically make sense for the structure to maximize use of the available space and provide safe pedestrian access to the site.

OTCMP Modification Request 5:

- Remove two specimen trees on east side of garage

OTCAC Recommendation: Approve

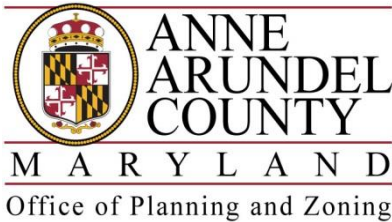
OTCAC Comment: The OTCAC does not favor the removal of specimen trees. In this specific case, the subject trees are infected with fungal growth that will eventually kill the trees, as reported by an arborist advising the developers. Furthermore, the presentation noted that construction in and around the specimen trees is likely to cause damage to the tree root system in the impact zone and added that these trees are already leaning toward the proposed structure, presenting possible hazards. The OTCAC noted that consideration should be given to replanting similar trees elsewhere nearby.

The OTCAC recommends approval of the proposal for the Odenton MARC Parking Garage. Committee members appreciate the opportunity to participate in the development process. Please let us know if you need further information or have questions.

Sincerely,



Jason M. Schwier, Chair
Odenton Town Center Advisory Committee



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

Jason M. Schwier
Chair, Odenton Town Center Advisory Committee

August 2, 2023

Ms. Jenny Jarkowski
Anne Arundel County Office of Planning and Zoning
2664 Riva Road, 4th Floor
Annapolis, MD 21401

Re: Comments on Odenton Parking Garage Modification to impact a wetland buffer

Dear Ms. Jarkowski:

This letter constitutes a response by the Odenton Town Center Advisory Committee (OTCAC) to a request made and presented to the committee on July 25, 2023 regarding a request for a modification to the Anne Arundel County Code regarding construction impacts to a wetland buffer. As the modification request pertains to the County Code and not the Odenton Town Center Master Plan, the request is beyond the purview of the OTCAC. The Committee would like to express its continued support for the Odenton Parking Garage proposed to be constructed at the MARC Station located southeast of the intersection of MD-175 and Town Center Boulevard.

The presentation outlined how the wetland buffer will be impacted by the equipment necessary to construct the parking garage. The wetland buffer is not located within the Chesapeake Bay Critical Area and approximately 3,150 square feet of the buffer will be impacted in three separate zones. Most of the impacted areas will return to vegetation after construction is complete, but there will be permanent impacts within two of the zones due to the probable removal of specimen trees in one zone and the proximity of the buffer to an access road in a second zone.

Community members expressed their support for the modification request due to the specimen trees' rating of "fair condition" and the low likelihood of surviving critical root zone disturbance or the stress of moving them. OTCAC members provided historical context that this wetland was originally a stormwater management area that was converted to a wetland. Additionally, the current wetland serves as a drainage area for the parking lot, which likely is impacting the land far more than the physical impacts to the buffer itself.

While the OTCAC does not take a formal stance with respect to the modification request, the Committee encourages the County to have the parking deck reach formal construction and eventual completion. Committee members appreciate the opportunity to participate in the development process. Please let us know if you need further information or have questions.

Sincerely,

A handwritten signature in black ink, reading "Jason M. Schwier". The signature is written in a cursive, flowing style with a large initial "J" and "S".

Jason M. Schwier, Chair
Odenton Town Center Advisory Committee