

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

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 Academy Yard, Phase 2, at 8335 & 8339 Telegraph Road

Dear Ms. Jarkowski:

This letter constitutes a response by the Odenton Town Center Advisory Committee (OTCAC) to the requests from the developers of the Academy Yard, Phase 2, construction of approximately 298 multi-family residential units and 42,000 square feet of retail to be located at 8335 and 8339 Telegraph Road in Odenton, MD as presented to the Committee on October 24, 2023. The Committee recommends approval of the proposed development project, one modification, and six flexibility requests. The OTCAC sustained its prior approval of four modifications and one flexibility request. Lastly, the Committee declined to hold an opinion on the modification request with respect to the Public Road Design Manual Criteria as this is a modification to a County Manual and is outside the scope of the Odenton Town Center Master Plan (OTCMP).

The presentation outlined a completely new rework of the site and proposes to provide three high-density residential buildings, 37 townhouses, a grocery store, a retail center, and a drive-through retail center. Academy Yard, Phase 2, is located within the OTC-COR subarea, Regulatory Block 7 of the Odenton Town Center and is classified for East Core Mix usage. Dependent upon the type of retail use, all proposed residential and retail are approved uses per the 2016 OTCMP. This presentation marks the third time the developer presented this project to the Committee. Academy Yard, Phase 2, was previously presented to the OTCAC on December 3, 2020 and January 25, 2022. The Committee recommended approval of the Academy Yard, Phase 2, plans after both previous presentations. For reference, the previous letters submitted by the OTCAC are included with this letter.

The applicant listed six modification and seven flexibility requests that the OTCAC considered. The thirteen requests are accompanied by eleven proffers. The OTCAC appreciates the significance of the proffers, but did not take an official stance, as they were discussed in our previous letters. The Committee wants to emphasize the complexity of the site as a brownfield remediation, however, and its appreciation as an included proffer.

Modification Requests 1-4:

- Stream/Buffer Impacts
- Flood Plain Impacts
- Wetland/Buffer Impacts
- Forest Clearing

OTCAC Recommendation: Sustain prior recommendation of approval

OTCAC Comment: The Committee recognized the challenges that this site faces with each of the impacts. Committee members were very impressed with the inclusion of restoration projects that undo impacts that currently exist. The Committee determined that it would not deviate from its previous position that these modifications are recommended for approval.

Modification Request 5:

- Public Road Design Manual Criteria

OTCAC Recommendation: No opinion

OTCAC Comment: The Committee recognized the goal of the County and the developer in constructing a functional, aligned Pine Street extension. As this proposal is a request for a modification to the County's Public Road Design Manual Criteria, it is outside the scope of the OTCMP.

Modification Request 6:

- Roadway Classification and Streetscape Requirements

OTCAC Recommendation: Approve

OTCAC Comment: The Committee recognized the need for flexibility in the streetscapes, especially with the focus of the developer to ensure that Academy Yard, Phase 2, visually fit into the Odenton community and did not cause unnecessary future troubles for County maintenance. The Committee lauded the developer for proposing logical and sensible changes to the streetscape. For example, the proposal to have the streetscape for the Pine Street extension match the already existing streetscape to create a flowing seamless boundary between developments is a practical modification request. Similarly, the request to ensure that the curb on Mount Vernon was not placed on top of a water main is a common-sense request to prevent high County maintenance costs in the future.

Flexibility Requests 1-6:

- Modified Mixed-Use Percentages
- Single-Use Phases
- No timetable
- Modify Building Setbacks
- Modify Road Sections
- Permit Parking Lots between buildings and the public street

OTCAC Recommendation: Approve

OTCAC Comment: The Committee recognized the OTCMP requirements in multiple areas would make development of this site extraordinarily difficult. The OTCAC understands that accommodations need to be made in order for this development to be successful, recover the investment of remediating a brownfield site, and turn an eyesore in Odenton into an area people will want to live and shop.

Flexibility Request 7:

- Building Height

OTCAC Recommendation: Sustain prior recommendation of approval

OTCAC Comment: For completeness, the developer requested flexibility equivalent to their previous request in 2022 regarding the appearance of two-story retail. The Committee determined that it would not deviate from its previous position that this flexibility request is recommended for approval.

The OTCAC recommends approval of the proposal for Academy Yard, Phase 2, and commends the developer for taking on the challenge of remediating a brown-field site, preserving the natural areas to a great extent, and working to ensure that the proposal greatly enhanced the Odenton Community. 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

February 28, 2022

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

Re: Developer Presentation - Academy Yard, Phase 2, 8335 & 8339 Telegraph Road

Dear Mr. Kaii-Ziegler:

I am writing regarding the developer presentation at the Odenton Town Center Advisory Committee meeting on January 25, 2022. The Committee recommends approval of the Academy Yard, Phase 2 Project with the requested modifications from the OTCMP and the proffers from the bonus program.

The Academy Yard, Phase 2 project is located at 8335 and 8339 Telegraph Road. This is a redevelopment project with a total of 55 acres of land that is zoned OTC-Core. The developer presented to the OTCAC in December 2019 and the OTCAC recommended approval at that time. Since that time the developer has been working with the county and is proposing several changes to the project. Several of which require modifications from the Odenton Town Center Master Plan and the bonus program. These modifications and proffers offered through the bonus program are summarized below with more detail provided in the attached letter.

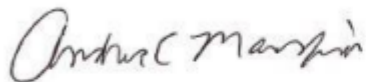
Modifications - The developer requests a change in the mixed-use ratios from 85% residential and 15% retail to 93% residential and 7% retail. There is a request for developing the site in phases. Another request is to not include timetables for retail development. There is a potential modification to the setbacks of the future retail sites depending upon the uses. There is a request to modify the right-of-way along MD 170 and the Pine Street extension that will be developed to connect the site across MD 170. There is a modification to the setback requirements along MD 170 and Mount Vernon Avenue. There is a request for flexibility regarding the requirement for the appearance of two-story retail.

Proffers - There will be increased bicycle parking. The northern-southern rail spur was deactivated at the County's request. The rails were removed from the road on MD 175 and Piney Orchard Parkway. The developer plans to provide as many hiker/biker facilities as possible. Environmental proffers include native species plantings, having more green space than is required, following green building standards, and continuing brownfield remediation. Streetscape and urban design proffers include additional landscaping along MD 170 and removing the concrete slabs.

Committee members thanked the applicant for their efforts in putting forth a plan that reflects many of the concepts the community desires. Members of the public asked how the proposed median and traffic signal will impact traffic of MD 170 and whether the addition of retail space will affect parking in surrounding townhome communities. Generally, members of the public expressed excitement for the project as it will significantly improve the OTC and provide much needed amenities.

The Committee recommends approval of the Academy Yard, Phase 2 Project with the requested modifications from the OTCMP and the proffers from the bonus program. Committee members appreciate the opportunity to participate in the development process.

Sincerely,



Andrea E. Mansfield
Chair
Odenton Town Center Advisory Committee



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

Andrea E. Mansfield
Chair, Odenton Town Center Advisory Committee

January 20, 2020

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

Re: Developer Presentation - Academy Yard, Phase 2, 8335 & 8339 Telegraph Road

Dear Mr. Kaii-Ziegler:

I am writing regarding the developer presentation at the Odenton Town Center Advisory Committee meeting on December 3, 2020. The Committee recommends approval of the Academy Yard, Phase 2 Project and members supported the idea of a community area on the west side of MD 170, even if it means not meeting the required mix of uses. Members noted that public transportation needs to be considered, given the population increase in Odenton. The applicant noted that bus stops and shelters have been built into this plan.

The Academy Yard, Phase 2 project is located at 8335 and 8339 Telegraph Road. This is a re-development project with a total of 55 acres of land that is zoned OTC-Core. Phase 1, Flats 170 - a 369 multi-family apartment building, is complete. Phase 2 is the residential component with grocery store upfront with the remainder of the development in future phases for retail use. Phase 2 is approximately 37 acres, which is comprised of three residential multi-family apartment buildings consisting of 297 residential units. One building has a four-level parking garage behind the building. There are six other retail buildings and a parking area totaling approximately 118,389 square feet. Pursuant to the provisions in the OTCMP, the parking area adjacent to Buck Murphy's may count towards the required square-footage for retail. Amenities include sidewalks, benches, and landscaping that provide full connectivity throughout the entire development. The applicant will work with the State Highway Administration to determine if the amount of traffic warrants a traffic signal at MD 170 and Pine Street. The applicant will also explore opportunities for the County to connect Pine Street to Winmeyer Avenue, and will provide right of way through applicant's property to connect Pine St to MD 170.

The applicant will be using the Bonus Program. They have multiple options for proffers with this project such as structured parking, additional bike stations, maintaining 50 % native species, quadrupled the required amount of green space, and will increase the landscaping throughout the development.

Committee members thanked the applicant for their efforts in putting forth a plan that reflects many of the concepts the community desires. Members suggested the applicant incorporate Odenton's history into the project and requested clarification of the modifications being requested. Fewer modifications are being requested with the revised project plan. Members of the public expressed concern with increased traffic with the addition of the connector roads, mainly Pine Street, and asked whether retail is really needed. The applicant understood the concern and offered a solution in working with the County to complete a traffic study. The applicant suggested the retail space could also be something else, possibly even a green space, if that was desired by the community.

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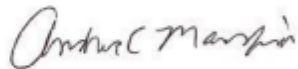
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The Committee recommends approval of the Academy Yard, Phase 2 Project and members supported the idea of a community area on the west side of MD 170, even if it means not meeting the required mix of uses.

Committee members appreciate the opportunity to participate in the development process. Let us know if you need further information or have questions.

Sincerely,



Andrea E. Mansfield
Chairman
Odenton Town Center Advisory Committee