

**SAMUEL H. DEAN, TESTIMONY - BEFORE THE PLANNING BOARD - APRIL 16, 2020
OPPOSITION TO THE REQUEST FOR WAIVER OF THE RULES OF PROCEDURES AND
RECONSIDERATION OF WOODMORE OVERLOOK COMMERCIAL 4-18007/PGCPB 19-32.**

I am Samuel Dean, a party of record and the Vice-President of the Lake Arbor Civic Association. We are opposed to the Applicant's request for reconsideration of Woodmore Overlook Commercial 4-18007/PGCPB 19-32 based on:

- 1) The Applicant failed to meet the 14-day filing requirements and is requesting a waiver of procedures in order to file for reconsideration.
- 2) The reconsideration request is not based on furthering the public interest because of an error in reaching the original decision due to fraud, surprise, mistake or inadvertence but on a catch-all clause "other good cause." "Other good cause" in the community's contemplation assures that our public interest will not be furthered.
- 3) The community's skepticism and concern as to the Applicant's intent in mentioning Grand Way Boulevard in the first paragraph of the letter dated December 31, 2019, to Chairman Hewlett. Condition 6 contains three provisions, a. b. and c. Reconsideration is requested for 6a and 6b but no mention of 6c, which references Grand Way Boulevard. Our question is whether the reference in Chairman Hewlett's letter is a precursor of a later request for reconsideration.

As we know, the District Council on September 17, 2019, in Case No. DSP-18024, Woodmore Overlook Commercial, and Applicant: Woodmore Overlook Commercial, LLC, voted that the road (Grand Way Boulevard) intersecting Landover Road (MD 202) had to be constructed as a ramp.

The question then is how the public interest will be furthered through this reconsideration for "other good cause?" Whose "other good cause" will be served by this reconsideration, the Applicant or the community?

As will be seen in the background portion of my testimony below, most of the road improvements needed for this project to accommodate what the Applicant is requesting have already been provided, paid for and currently exist.

We request that the Planning Board deny the Applicant's reconsideration request.

Thank you.

Samuel H. Dean, Vice President
Lake Arbor Civic Association – Party of Record

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BACKGROUND INFORMATION

This community and the County have a major investment in this project under which this project falls known as the 202 Corridor:

The 202 Corridor Group issued a report in 1997 and one of the recommendations was to establish special taxing districts to expedite paying for roads and infrastructure and to provide a TIF to attract upscale development. A \$17 million TIF was approved by the County Government to be used to develop the Woodmore Town Centre. As part of that TIF the following road improvements were required: public road improvements for: St. Joseph's Drive, Ruby Lockhart Blvd, Campus Way North, Evarts Street, and Maryland 202. The Woodview Village (Lake Arbor Subdivision) special taxing district I (CR-37-1996 and CR-38-1996) located in Councilmanic District 6 raised \$8 Million for infrastructure and road improvements for Route 202 between I-95 and Lake Arbor Way, Lottsford Road between Route 202 and Campus Way North. The Woodview Village special taxing district II (CR-30-2001 and CR-31-2001) which includes Balk Hill Village and Regency Park located in Councilmanic District 5 raised \$9 Million for infrastructure, the extension of Campus North from Lottsford Road to St. Joseph Drive and the design and construction of Master Plan improvements on Lottsford Road along the frontage of the commercial property on the south side of Balk Hill Village. These investments by the community and County were to attract and bring quality development into this area through the use of these incentives. However, based on what's being proposed for this corridor the quality development will not be realized.

As stated above the improvements required in the following ZMA for the most part were paid for by the above Special Taxing Districts and the Woodmore Town Center TIF.

The September 28, 2009 Traffic Impact Study, conducted by Mr. Tom Masog, Master Planner, Transportation Planning Section that was included in ZMA A-10020 decision approved by the District Council includes the transportation improvements below for the King property (Woodmore Overlook) but does not include I-310:

MD 202 and Saint Joseph's Drive (signalized)

MD 202 and Lottsford Road (signalized)

Lottsford Road and Ruby Lockhart Boulevard (I-308)/ Palmetto Drive (signalized)

Lottsford Road and Campus Way North (signalized)

Saint Joseph's Drive and Ruby Lockhart Boulevard (future /signalized)

Ruby Lockhart Boulevard and commercial site access (future/ unsignalized).

This study approved by the Transportation Planning Section showed that the intersections identified above would support the development of the King property throughout Phase I and II without I-310 being one of the required intersections needed for the development.