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Proposed Amendment to the 2017 *Adopted Greater Cheverly Sector Plan*
Second Joint Public Hearing Record
November 6, 2017
and Planning Board Worksession
December 14, 2017

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Introduction

This transcript analysis summarizes 620 exhibits and 74 pages of transcribed oral testimony (representing 59 speakers) from the Second Joint Public Hearing on the proposed amendment to the 2017 *Adopted Greater Cheverly Sector Plan* held on November 6, 2017. The testimony is included as an attachment.

Following a review of the exhibits and oral testimony, Planning Department staff analyzed the major issues raised in the testimony and offer the Department's response. Copies of the exhibits are included for reference.

The major issue areas identified from the analysis of the testimony include: Land Use, Defining the Context, Natural Environment, and Transportation and Mobility.

The analysis is organized these four subject areas: Land Use, Defining the Context, Natural Environment, and Transportation and Mobility. Within each subject area, the following is provided:

1. Exhibit and/or speaker number and name;
2. Summary of issues raised in testimony,
3. Staff analysis of the issues raised in testimony; with a summary of how the Adopted Sector Plan addresses the issue; and
4. Staff Recommendations.
5. Planning Board Action.

Section 3: Elements--Land Use

Speaker /Exhibit #/Name	Issue	Staff Response	Staff Recommendations
<p>Speaker 9/Exhibit 242 Jennifer K. Merner, Director, First Oxford Corporation</p>	<p>Supports the proposed amendment:</p> <p>Supports the proposed amendment to expand the Local Transit Center boundary at the Cheverly Metro Station and surrounding areas. States that the amendment is consistent with the objectives and goals of the Adopted Sector Plan and Plan 2035 Prince George's Approved General Plan to additional residential density near the metro station, allowing walkable access with significant open space and including an optional mixed-use component.</p>	<p>The 2014 Plan 2035 Prince George's Approved General Plan designates the Cheverly Metro Station and surrounding area as a Local Transit Center (LTC). Local Transit Centers are small-scale, mixed-use centers that are well connected by transit. The Preliminary Sector Plan recommended a boundary for the LTC at the Cheverly Metro Station and surrounding areas that included core and edge areas. The Adopted Sector Plan amended the center boundary by removing the edge specifically to mitigate adverse impacts on existing residential properties and to limit development in the floodplain.</p> <p>Strategy LU 2.3 (page 43) Support redevelopment at the Cheverly Metro Station to allow a mix of residential, retail, and office uses, while ensuring the preservation of surrounding environmentally sensitive lands.</p> <p>POLICY 5 (page 45) Limit new development in the floodplain and encourage maintenance and repair of existing properties.</p> <p>Strategy LU 5.1 (page 45) Consider rezoning properties located in the FEMA Floodplain to limit further development and maintain the primary use of the land for the preservation and protection of significant environmental features and functions.</p> <p>Strategy LU 5.2 (page 45) Preserve and protect natural resources in the sector plan area while providing for their use and enjoyment, including recreation and entertainment, visitor accommodation, and supporting public facilities.</p>	<p>No change to the Adopted Sector Plan.</p> <p>Planning Board Action: Retained staff recommendations.</p>

		<p>Strategy NE 1.1 (page 68) Discourage new development within the floodplain and encourage maintenance and repair of current development.</p> <p>Strategy NE 1.5 (page 68) Preserve the woodlands located along or adjacent to streams and widen forested buffers where they do not meet the County Code.</p> <p>Strategy NE 2.4 (page 69) Protect, preserve, and enhance green infrastructure elements of local significance, such as headwater streams with their associated buffers and wetlands.</p>	
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Section 3: Elements- Land Use

Speaker/Exhibit #/Name	Issue	Staff Response	Staff Recommendations
<p>Speaker Maryland State Senate, District 47A (Delegate Jimmy Tarlau)</p> <p>Speaker/Exhibit 28 and 193 Town of Cheverly (Mayor Michael H. Callahan)</p> <p>Speaker/Exhibit 109 Town of Cheverly Ward 3 (Councilman R J Eldridge)</p> <p>Speaker/Exhibit 33 and 86 Town of Cheverly Ward 6 (Councilwoman Elizabeth Mackenzie)</p> <p>Speaker/Exhibit 60 Town of Cheverly Ward 2 (Councilman Robert Julian Ivey)</p> <p>Speaker Maryland State District 47B (Delegate Carlo Sanchez)</p>	<p>General opposition to the proposed amendment:</p> <ul style="list-style-type: none"> • Opposed the proposed amendment to expand the Local Transit Center boundary. • The Town of Cheverly is supportive of transit oriented development at the Adopted Sector Plan's recommended boundary area. The expansion area is unsuitable for development should be preserved. • Supports redevelopment at underutilized properties in the Adopted Sector Plan's recommended Local Transit Center boundary. • Supports smart growth and transit oriented development that provide enjoyment to the community. 	<p>The Adopted Sector Plan amended the Plan 2035 Cheverly Local Transit Center boundary by reducing its size and removing the edge to mitigate adverse impacts on existing stable residential neighborhoods and to limit development in the floodplain:</p> <p>Strategy LU 2.1 (Page 43) Promote redevelopment along Arbor Street from the CSX Railroad tracks to Cheverly Avenue in order to allow a mix of residential, retail, and office uses.</p> <p>Strategy LU 2.2 (Page 43) Facilitate parcel assembly along Arbor Street to encourage redevelopment in the Local Transit Center Core and implement the vision of a walkable main street.</p> <p>Strategy LU 2.3 (Page 43) Support redevelopment at the Cheverly Metro Station to allow a mix of residential, retail, and office uses, while ensuring the preservation of surrounding environmentally sensitive lands.</p>	<p>No changes to the Adopted Sector Plan.</p> <p>Planning Board Action: Retained staff recommendations.</p>

<p>Speaker 29 and 192 Friends of Lower Beaverdam Creek (Dan Smith)</p> <p>Speaker 4 Jolene Ivey</p> <p>Speaker 8 David Estrem</p> <p>Speaker 17 Johnny Merino</p> <p>Speaker 18/Exhibit 106 Brett Theodis</p> <p>Speaker 19 Exhibit 30 Cheverly Green Infrastructure Committee (Sheila Salo)</p> <p>Speaker 25 David Ivey</p> <p>Speaker 31 Vincent Herman</p> <p>Speaker 32 Albert Moesle</p> <p>Speaker 36 Marian Dombroski</p>	<ul style="list-style-type: none"> • Concerned about the success of development on the site and possibility of it being an eyesore to the community if it is not completed. • The expansion is not contiguous to the Adopted Sector Plan's recommended Local Transit Center boundary. • Consider the proposed amendment disrespectful to the residents of the Town of Cheverly. • The site is considered a special place to the residents of the Town of Cheverly. • Approving the amendment is a terrible message for the Town of Cheverly's children: We need your leadership. • The proposed amendment does not fit any of the previous approved plan's recommendations for the past twenty years. • There was plenty of time and many opportunities for this individual to join in the "YES-IN-MY-BACKYARD" process. Now is not the time. The sector plan is complete and adopted. 		
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<p>Speaker 37 Tom Trimble</p> <p>Speaker 39 Teresa Williams</p> <p>Speaker 50 Dr. David Merkey</p> <p>Speaker 51 Madeleine Golde</p> <p>Speaker 52 Gerard Glaser</p> <p>Speaker 53 Cynthia Robinson</p> <p>Speaker 54 Sopia Nasreen Riaz Sekowski</p> <p>Speaker 61 Julia Mosley</p> <p>Speaker 80 Maryland State Senate, District 47A (Delegate Diana Fennell)</p> <p>Speaker 81 Maryland State Senate, District 47 (Senator Victor Ramirez)</p>	<ul style="list-style-type: none"> Any support for this misguided development will be a slap in the face to the residents of Town of Cheverly. Encourage quality development at the Cheverly Metro Station, but only within the established plans that have been developed with the input of all parties of record. As an engineer, this addition is not appropriate economically, physically, socially, nor environmentally. Development in the amendment area would endanger a historic natural landmark and take away precious green space. Opposed to development in an area suited for community enjoyment. Respect the Lower Beaverdam Creek area and allow it to remain a natural, well-cared for community green space. This green space is a vital asset that enhances our property values and shields us from the noise and pollution from Route 50. 		
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<p>Speaker Councilwoman Ward 1, Vice Chair of Town of Cheverly (Laila Riaz)</p> <p>Exhibit 31 Ana Barsi</p> <p>Exhibit 33 Councilmember Town of Cheverly, President, Cheverly Parent Resource Center (Beth MacKenzie)</p> <p>Exhibit 34 Judyette Berry</p> <p>Exhibit 35 Kelly Fisher</p> <p>Exhibit 36 Rev. Beth McCracken- Harness</p> <p>Exhibit 37 Janet and Craig Tupper</p> <p>Exhibit 38 Demetra Haves and Theron N. Whitaker, Jr.</p> <p>Exhibit 39 Vincent Piattelli</p> <p>Exhibit 40 Michael Burke</p>	<ul style="list-style-type: none"> • Supports responsible density development, integrity and lots of peaceful green space. • While embracing high density development, strongly disagree with this amendment. • Appreciates the community for its green space, opposes the amendment. • Do not let a developer derail Cheverly's approved sector plan for development. Our hope that this floodplain/nature space will remain green and that the other areas around the Cheverly Metro Station and along Tuxedo Road will be home to projects like the one the First Oxford Corporation is proposing. • Supports dense development around metro station, but not in treasured green spaces. • Will not add anything beneficial to the Town. • The County is the primary owner of this space and it must stay in the hands of the community and its citizens. 		
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<p>Exhibit 41 Anita Bhuyan</p> <p>Exhibit 42 Reagan Blewett</p> <p>Exhibit 43 Paivi Spoon</p> <p>Exhibit 44 Margaret MacDonnell</p> <p>Exhibit 50 Gary Beall</p> <p>Exhibit 52 Michael Chandler</p> <p>Exhibit 54 Kay Clarey</p> <p>Exhibit 55 Karima Swinton Maurice Swinton</p> <p>Exhibit 58 Ann C. Gardenhour</p> <p>Speaker/Exhibit 60 Town of Cheverly Ward 2 (Councilman Robert Julian Ivey)</p> <p>Exhibit 61 Paul R. & Paulette J. Thompson</p>	<ul style="list-style-type: none"> • The local public elementary school is already very overcrowded. Last summer, three temporary classrooms were put on the Gladys Noon Spellman playground and the entire 6th grade is out in those classrooms. Garden apartments will greatly add to the numbers of young students whereas a high rise near metro station will add far fewer young students. • I want our Town to remain as close to what it has been as possible. • The proposed amendment would have a negative impact on the value of houses near the proposed development especially if the new development is a high-density project. • This amendment is contrary to the principles of “core” and “edge” and urban design in the Plan 2035 Prince George’s Approved General Plan. 		
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Exhibit 6
Denise Knisely-
Currihan

Exhibit 65
Bonnie Priebe

Exhibit 66
Margaret MacDonnell

Exhibit 67
Margaret Kohn

Exhibit 70
Jeffrey Myers

Exhibit 71
Stephen Short

Exhibit 73
Timothy Sickles

Exhibit 74
Celeste Sickles

Exhibit 75
Christina Furnkranz

Exhibit 78
Larry & Barbara Beyna

Exhibit 79
Michael Toscano

Exhibit 81
Renee Carrico

Exhibit 82 Renate Reimschuessel			
Exhibit 83 Diane R. Schwarz			
Speaker 13/Exhibit 84 Joani Nelson Horchler			
Speaker/Exhibit 33 and 86 Town of Cheverly Ward 6 (Councilwoman Elizabeth Mackenzie			
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Exhibit 88 Rose Bednar			
Exhibit 91 Selma L. Sawaya			
Exhibit 96 Adam Silvey			
Exhibit 100 Jeremy Coon			
Exhibit 101 Jill Konieczko			
Exhibit 102 James Newman and Pamela Horne			

Exhibit
Paul Bartels

Exhibit 114
Lakshmi K. Jordan

Exhibit 115
Jacob D. Williams

Exhibit 116
Teresa E. Williams

Exhibit 122
Cynthia Nell

Exhibit 123
Joel B. Miller

Exhibit 124
Lyn Miller

Exhibit 126
Abigail Miller

Exhibit 128
Clareen E. Heikal

Exhibit 129
Name illegible

Exhibit 131
Liam Friedrichs

Exhibit 134
Kendra Moesle

Exhibit 135 Kim Lowery Walker			
Exhibit 141 Candi Schaedle			
Exhibit 143 Donna Richmond			
Exhibit 144 Ivan G. Barnes			
Exhibit 145 Remy			
Exhibit 150 Susan Schmidt			
Exhibit 152 Diane Beedle			
Exhibit 155 Adrian Atizado			
Exhibit 157 Susan Misleh			
Exhibit 159 Terry Montgomery			
Exhibit 160 David W. LaVoy			
Exhibit 163 Gail M. Scott			

Exhibit

Ann Barsi

Exhibit 165

Mary K. Barry

Exhibit 166

Robert B. Brown

Exhibit 167

Nancy E. Wood

Exhibit 168

Lisa Foley Stand

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Daniel E. Clement

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Nathan McElroy

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Joyce Lang

Exhibit 203

Amy Unitesal

Exhibit 206

Geneva Thorne

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Clark**Exhibit 208**

Jack Warner

Exhibit 211 Paul E. Jochum			
Exhibit 213 Charles R. Williams			
Exhibit 215 Laura M Flavas			
Exhibit 218 Natalie J. Pappas			
Exhibit 219 Gareth Frank			
Exhibit 221 Kurt Lindblom			
Exhibit 223 Rafael del Castillo			
Exhibit 225 Oliver Schmidt			
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Exhibit 229 Megan Ruyle			
Exhibit 230 H. Thomas Foley			
Exhibit 231 Maron M. Schladen			

Exhibit 237
Gabriel Horchler

Exhibit 238
Joshua & Nicole Bryner

Exhibit 239
Jessica Backiel

Exhibit 240
Mark & Heather Morton

Exhibit 241
Thomas Ruyle

Exhibit 250
Tai J. Ragan

Exhibit 256
Leslie Tatum

Exhibit 257
Robert G. Harp

Exhibit 258
Diana Derby

Exhibit 259
Corey Flintoff

Exhibit 261
Michelle Karl

Exhibit 262
Meghan Wrinkle

Exhibit 264 Jonathan Smythe			
Exhibit 266 Ed Terry			
Exhibit 267 William Barnes			
Exhibit 268 Julia Smith			
Exhibit 269 Belinda/Steven Watkins			
Exhibit 271 Dawn Daggett			
Exhibit 272 Justin Gottschalk			
Exhibit 273 Carrie Pagnucco			
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Exhibit 275 Mary Ellen Serey			
Exhibit 276 Brittany Pfister			
Exhibit 278 L. Valentin-Friebele			

Exhibit 280
David Driver

Exhibit 280
A.J. Moesle

Exhibit 281
Kathryn Henaghan

Exhibit 283
Daniel Fernandez

Exhibit 283
Edmy Blacutt

Exhibit 284
Dave Bender

Exhibit 285
Joel Hobson

Exhibit 286
Megan Geigner

Exhibit 287
James Samsky

Exhibit 288
Nathan Lorentz

Exhibit 291
Gary L. Williams

Exhibit 292
Margaret Clark

Exhibit 293 Samantha Gwinn			
Exhibit 294 Walker O'Brien			
Exhibit 295 Angeliki Efantis,			
Exhibit 296 James F. Murphy			
Exhibit 294 Gabriela Popol			
Exhibit 298 Robert Glenn Nelson			
Exhibit 300 Damian Doyle			
Exhibit 301 Stephanie Jones Doyle			
Exhibit 305 Donna Lucas			
Exhibit 307 Keith Yates			
Exhibit 308 Melanie Hartwig-Davis			
Exhibit 309 Catherine Smith			

Exhibit
Nikki/Sal Greco

Exhibit 317
King/Renee Smith

Exhibit 319
Karyn N. Yates

Exhibit 323
Stephanie Horchler

Exhibit 327
Rev. Charles Corhnovis

Exhibit 329
Mayaumi Kernasu

Exhibit 330
Ilona Horchler

Exhibit 331
Fran Prenefa

Exhibit 334
Brandon Jordon

Exhibit 335
Beverly Jones

Exhibit 336
Linda Cruz

Exhibit 337
Paul Cruz

Exhibit 338 Alison Nowak			
Exhibit 339 Andrew Nowak			
Exhibit 340 Christian Horchler			
Exhibit 341 Julian Ivey			
Exhibit 344 Nancy Huba			
Exhibit 345 Jennifer Daniels			
Exhibit 346 Kayoma Clark			
Exhibit 347 Roethia Auguste			
Exhibit 348 Irene Gray-Clarke			
Exhibit 352 Carolyn Cornelius			
Exhibit 353 Tom Kenyon			
Exhibit 354 Alan Siegel			

Exhibit
Marcus Patton

Exhibit 356
Karlis Grauze

Exhibit 357
Edmy Blacutt

Exhibit 358
Catherine George

Exhibit 359
Beth Strausser

Exhibit 360
Jesse Sindys

Exhibit 361
Carlos A. Flores

Exhibit 362
Mike Headley

Exhibit 367
Jorge Castellanos

Exhibit 368
Karina Sanchez

Exhibit 369
Chelsea Chukourah

Exhibit 370
Damilare Akinfolo

Exhibit 371 Daniel Luna			
Exhibit 372 Haja Sillah			
Exhibit 373 Deborah Adeyeri			
Exhibit 374 Umarr Serry			
Exhibit 375 Ariel Lemus Depaz			
Exhibit 376 Ciara Hamilton			
Exhibit 377 Kitana Sintjago			
Exhibit 378 Edwin Sales			
Exhibit 379 Christopher Viera			
Exhibit 380 John Chen			
Exhibit 381 Colleen McHose			
Exhibit 382 Michelle Melgar			

Exhibit
Veronica Gutierrez

Exhibit 384
Soraya Afsar

Exhibit 385
Jeffrey Argueta

Exhibit 386
Jo Ju Aicerete

Exhibit 387
Steven Erinoshe

Exhibit 388
Subiat-Hassam

Exhibit 389
Emily Andia

Exhibit 390
Ingrid Mendoza

Exhibit 391
Rhiannon Rodriguez

Exhibit 392
Stephany Cisneros

Exhibit 393
Elizabeth R. Harder

Exhibit 395
Sarah Brown

Exhibit 398 Healey Whitsett			
Exhibit 399 Madeline Koenig			
Exhibit 400 Jesse Saunders			
Exhibit 401 Chris/Tina Furnkronz			
Exhibit 402 Walter Furnkronz			
Exhibit 403 Evan Furnkrontz			
Exhibit 404 Samantha Popol			
Exhibit 405 Sofia Popol Dustin F.			
Exhibit 407 Joseph Huba			
Exhibit 408 Cassie Anne Silvey			
Exhibit 409 Kassandra Chasten			
Exhibit 410 Ella Daniels			

Exhibit
Ann Caldwell

Exhibit 412
Kaitlynn Devitt

Exhibit 415
Harolyn Slaughter

Exhibit 416
Michael Gabel

Exhibit 417
Catherine A. Smith

Exhibit 418
Rebecca Virta

Exhibit 419
Victoria Lerch

Exhibit 420
Maureen Dwyer

Exhibit 421
Edward Friebeh
(Scoutmaster)

Exhibit 422
Jolynn Ferguson

Exhibit 423
Penny Fernandez

Exhibit 424
Christopher Evans

Exhibit 425 Kate Keplinger			
Exhibit 426 Rob Hanson			
Exhibit 427 Patricia A. Pukach			
Exhibit 233 Jock Friar			
Exhibit 170 Sierra Club (Chair, (Martha Ainsworth)			
Exhibit 174 Michael P. Moran			
Exhibit 175 Deanna M. Kruszon- Moran			
Exhibit 177 Valerie J Brown:			
Exhibit 178 Zachary B. Corrigan			
Exhibit 183 Robinne Gray			
Exhibit 196 Cort McElroy			
Exhibit 198 Chase O'Brien			

Exhibit 200
Alex Gonzales

Exhibit 204
Sophia Nasreen Riazi-
Sekowski

Exhibit 205
Catherine S.
Wintermyer

Exhibit 209
Carol Barthel & Dennis
J. Gallagher

Exhibit 212
Roxanne Frank

Exhibit 224
Lisa Weiss

Exhibit 228
Alan & Maureen Dwyer

Exhibit 235
Shawna Jones and
family

Exhibit 572
Logan Merkey

Exhibit 557
Patricia Gardner

Exhibit 556
Carleen Kolpa

Exhibit 553 Dominic West			
Exhibit 552 Suzanne Vendemia			
Exhibit 551 Franklin Atizado			
Exhibit 545 Nana A. Kyere			
Exhibit 537 Jonathan Zuniga			
Exhibit 536 Yesi Portillo			
Exhibit 535 Sahil Shinwari			
Exhibit 534 Yerik Turcois			
Exhibit 533 Abou Kone			
Exhibit 432 Joyce LaRoche			
Exhibit 520 Michel Ramirez			
Exhibit 509 Cheryl Jones			

Exhibit 5
Kevin Andrade

Exhibit 487
Ruby Stemmler

Exhibit 476
Gary Ward

Exhibit 454
Kathleen E. Reidy

Exhibit 521
Alma Placido

Exhibit 562
Anna Maria

Exhibit 588
Valerie J. Brown

Exhibit 453
Elizabeth Tuckermanty

Exhibit 450
Rudy Gomez

Exhibit 446
Amara Goeke-Morey

Exhibit 444
Elizabeth Esposito
Donna Brown

Exhibit 434
Dwight Brown

Exhibit T-6 Damia Ozobu Exhibit T-7 Annette Zehler			
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Section 2: Elements-Defining the Context

Speaker/Exhibit #/Name	Issue	Staff Response	Staff Recommendations
<p>Speaker /Exhibit 28 and 193 Town of Cheverly (Mayor Michael H. Callahan)</p> <p>Speaker/Exhibit 109 Town of Cheverly Ward 3 (Councilman R J Eldridge)</p> <p>Speaker Town of Cheverly Ward 4 (Councilwoman Maurielle Stewart)</p> <p>Speaker 1/Exhibit 29 Friends of Lower Beaverdam Creek (Dan Smith)</p> <p>Speaker 13/Exhibit 84 Jonnie Nelson-Horchler</p> <p>Speaker 21 Dottie Li</p> <p>Speaker 22 Norman Oslik</p> <p>Speaker 23 Jeremy Siegel</p>	<p>Opposition to the proposed amendment for disregarding the public participation process:</p> <ul style="list-style-type: none"> • Questioned First Oxford Corporation's lack of involvement in the public planning process. • The planning process was inclusive, and First Oxford Corporation should be respectful of the community values. • The proposed amendment seems problematic since the sector plan was adopted. • In the words of respect fairness, and transparency, the amendment should be rescinded. • The Friends of Lower Beaverdam Creek was not consulted about the proposed amendment to the Adopted Sector Plan. • Neither the mayor or the residents of Town of Cheverly were not contacted by the developer. 	<p>Staff hosted two well-attended community meetings in December 2015 and January 2016. In June 2016, staff launched a Community Advisory Committee (CAC) comprised of key community stakeholders to review and comment on early draft sector plan elements. The Community Advisory Committee held five meetings between July and September 2016, and provided invaluable input that helped shape the plan. The CAC meetings were open and regularly attended by members of the public.</p> <p>The District Council work session on the Adopted Sector Plan was held September 12th and continued to the 19th. District Council approved Council Resolution (CR-84-2017) which initiated the proposed amendment to the Adopted Sector Plan and authorized a second joint public hearing to allow the public the opportunity to provide comments on the proposed amendment.</p>	<p>No change to the Adopted Sector Plan.</p> <p>Planning Board Action: Retained staff recommendations.</p>

<p>Speaker 28 Catherine Smith</p> <p>Speaker 29 Patricia King</p> <p>Speaker 41/Exhibit 119 Carolyn Casey-Kneipp</p> <p>Speaker 43 Loren Lalonde</p> <p>Speaker 44 Barbara Solt</p> <p>Speaker 59 Hester Graves</p> <p>Speaker 61 Julia Mosley</p> <p>Speaker 62 Andrea Seabrook</p> <p>Exhibit 31 Ana Barsi</p> <p>Speaker/Exhibit 33 and 86 Town of Cheverly Ward 6 (Councilwoman Elizabeth Mackenzie)</p> <p>Exhibit 38 Demetra Haves and Theron N. Whitaker, Jr.</p>	<ul style="list-style-type: none"> • Lives adjacent to the proposed expansion and will take legal or illegal action against the proposed amendment. • Feng Shui does not support development; preserve good Feng Shui by living in balance/harmony with nature. This is shameful, disgraceful, pathetic, despicable. • Disappointed in the public planning process. • The District Council should not ignore 3 years of planning work. • Maintain the integrity of the public planning process by denying the proposed amendment. • Democracy is process; democracy without process is not democracy. We should not step outside the process. 		
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<p>Exhibit 42 Michael Burke</p> <p>Exhibit 43 Paivi Spoon</p> <p>Exhibit 44 Margaret MacDonnell</p> <p>Exhibit 47 Kay Holloway</p> <p>Exhibit 48 Lea Terhune</p> <p>Exhibit 49 Mr. & Mrs. Brendan Haggerty</p> <p>Exhibit 50 Gary Beall</p> <p>Exhibit 51 Kurt Stand</p> <p>Exhibit 54 Kay Clarey</p> <p>Exhibit 55 Karima Swinton Maurice Swinton</p> <p>Exhibit 56 Holly Cypress Keith Robinson Colen Wiley</p>	<ul style="list-style-type: none"> • If you support community involvement and municipal decision-making, you will <u>deny</u> the map amendment. • If you support respect for the planning process, you will <u>deny</u> the map amendment. • The proposed amendment should have been introduced during the robust sector plan process • The proposed amendment was never mentioned during the meeting meetings. • The proposal was advanced after the two years administration process had concluded. • The First Oxford Corporation has thrown a wrench in the spoke of our known development process. 		
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<p>Exhibit 57 Mary Mooney</p> <p>Exhibit 64 Denise Knisely-Currigan</p> <p>Exhibit 67 Margaret Kohn</p> <p>Exhibit 69 Bronwen Loeb</p> <p>Exhibit 70 Jeffrey Myers</p> <p>Exhibit 71 Stephen Short</p> <p>Exhibit 73 Timothy Sickles</p> <p>Exhibit 74 Celeste Sickles</p> <p>Exhibit 76 Scott Relyea</p> <p>Exhibit 77 Valeria G. Slaughter</p> <p>Exhibit 78 Larry & Barbara Beyna</p> <p>Exhibit 79 Michael Toscanco</p>	<ul style="list-style-type: none"> • We are incensed that First Oxford Corporation has chosen to disregard the repeated well-founded position of the citizens of the Town of Cheverly in regard to careless and irresponsible floodplain development is unacceptable that such a fundamental change should be made to the sector plan at this late date, well after the time for public comments has ended. • Trashing thousands of hours of community volunteer planning and labor. • Developer appears to have avoided or circumvented the public process. • Respect our rights as residents. • The Adopted Sector Plan was created after thoughtful discussion. • The proposed amendment will destroy all that we have worked so hard to develop. 		
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<p>Exhibit Christine Leonardo</p> <p>Exhibit 81 Renee Carrico</p> <p>Exhibit 83 Diane R. Schwarz</p> <p>Exhibit 85 June L. Fair</p> <p>Exhibit 89 Mary E. Shine</p> <p>Exhibit 91 Selma L. Sawaya</p> <p>Exhibit 94 Romerro M. Crusor</p> <p>Exhibit 95 Jill Lady</p> <p>Exhibit 96 Adam Silvey</p> <p>Exhibit 97 Karen L. Moe</p> <p>Exhibit 98 Nancy M. Malone</p> <p>Exhibit 100 Jeremy Coon</p>	<ul style="list-style-type: none"> • 100% of residents participated in the process and there has been consistent support for transit oriented development in the Tuxedo Road area, industrial areas, and at the hospital. • If the County approves this proposed amendment, I and many others will have little trust in public participation process. • So wrong for the District Council to require so many community and county resources to be wasted considering such a misguided proposal as this one. • Developers should not be rewarded for not participating earlier. • Don't believe due process was followed. • Protest consideration of all of this, after we worked with the County to develop a balanced plan. The proposed amendment should be" REJECTED". • You are not being transparent, betraying the public trust, and undoing efforts to plan responsibly. 		
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Exhibit 101 Jill Konieczko Exhibit 102 James Newman and Pamela Horne Exhibit 103 Ellen-G. Cornett Exhibit 105 Paul Bartels Exhibit 107 Mary Ruth Theodos Exhibit 108 Abel Olivo Exhibit 116 Teresa E. Williams Exhibit 117 Janice Siegel Exhibit 118 Nicholas Kernan Exhibit 121 William Nell Exhibit 122 Cynthia Nell Exhibit 124 Lyn Miller	<ul style="list-style-type: none"> • The proposed amendment was proposed after the sector plan was adopted, and with less consideration. This does not fit with what we want. • We feel the proposed amendment is not in-line with the well-thought out the 2017 <i>Adopted Greater Cheverly Sector Plan</i>. • If a small developer can at the last-minute override parts of a carefully constructed sector plan, it will make a mockery of the idea that the County values and will seriously consider input from citizens directly impacted by the proposed development. • Please resist the urge to ignore the terms set forth in the highly participatory process that produced the 2017 <i>Adopted Greater Cheverly Sector Plan</i>. • Support due process by requiring and corporation to follow proper legal channels in the public process. • Our input was never sought by the First Oxford Corporation. 		
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<p>Exhibit 126 Denise E. Ryan</p> <p>Exhibit 127 Josefina Barberena</p> <p>Exhibit 129 Name illegible</p> <p>Exhibit 130 Brandon M. Hirsch</p> <p>Exhibit 131 Liam Friedrichs</p> <p>Exhibit 132 Patricia Nelson</p> <p>Exhibit 136 Paul Maiorana</p> <p>Exhibit 138 Tierney del Castillo</p> <p>Exhibit 142 Pastor, Saint Ambrose Catholic Church (Rev. Charles A. Cortinovis)</p> <p>Exhibit 150 Susan Schmidt</p> <p>Exhibit 152 Diane Beedle</p>	<ul style="list-style-type: none"> • The First Oxford Corporation has attempted to circumvent public process and is an unfit partner for development within the Town of Cheverly. • The First Oxford Corporation did not participate in the community process and it would be wrong to alter the Adopted Sector Plan now for their benefit against the wishes of other stakeholders. 		
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Exhibit 156 Anna Misleh Exhibit 158 Eric Loeb Exhibit 159 Terry Montgomery Exhibit 160 David W. La Voy Exhibit 244 Glen /Mary Galloway Exhibit 246 Lisa Jochelson Exhibit 248 Karen Dolan Exhibit 249 Sharon Deem Exhibit 252 Wendy Shenk-Evans Exhibit 260 Elaine Friebele Exhibit 261 Michelle Karl Exhibit 269 Belinda/Steven Watkins			
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Exhibit 276
Angela Boone

Exhibit 277
Mary Jane Coolen

Exhibit 282
Barbara H. Guest

Exhibit 298
Robert Glenn Nelson

Exhibit 299
Fayola Felix-Gunn

Exhibit 303
Ellen Mack

Exhibit 309
Catherine Smith

Exhibit 314
Barbara Pejokovich

Exhibit 316
William Kaczor

Exhibit 318
Margarete Schmidt

Exhibit 321
Carlos Diaz

Exhibit 322
Lucas Olivo

Exhibit 332 Thelma Boyd			
Exhibit 342 Dole Manly			
Exhibit 349 Travis Clevenger			
Exhibit 394 Ivy Finkenstadt			
Exhibit 395 Sarah Brown			
Exhibit 396 Diane Burch			
Exhibit 397 Simon Plog			
Exhibit 398 Healey Whitsett			
Exhibit 426 Rob Hanson			
Exhibit 168 Lisa Foley Stand			
Exhibit 171 Laila Riazi			
Exhibit 172 Sonya Gross			

Exhibit Dorothy & Stuart Lawrence			
Exhibit 184 Frank Fennell Jr			
Exhibit 189 Regan Quinn			
Exhibit 190 Jim McCord			
Exhibit 195 Laurence & Joyce Woodworth			
Exhibit 199 Sueko Kumagai			
Exhibit 220 Mryna D Chasanow			
Exhibit 237 Margo Street			
Exhibit 226 Diane Edwards La Voy			
Exhibit 586 Amber & Jim Mikel			
Exhibit 573 Cindy Popol			
Exhibit 571 Daphne Levitas			

Exhibit 550 Brandon Gomez			
Exhibit 532 Christina Bruff			
Exhibit 431 M. Madey			
Exhibit 449 Jamie Gomez			
Exhibit 489 Jolene Ivey			
Exhibit 544 Robyn Sperling			
Exhibit 549 Robert and Regan Vaccarino			
Exhibit 555 Tim Carrigan & Brian Frye			
Exhibit 562 John Enterline			
Exhibit 564 Helen Starkweather			
Exhibit 567 Erin Lane Thompson			

Exhibit

Katherine Soffer and
Malcolm Hart

Exhibit 583

Maurice Stewart

Exhibit 587

Judith Williams

Exhibit 585

David Stemmler

Exhibit 453

Elizabeth Tuckermanty

Exhibit 447

Carrie Goeke-Morey

Exhibit 445

James Goeke-Murey

Exhibit 439

Jo Deutsch

Section 3: Elements- Natural Environment

Speaker/Exhibit #/Name	Issue	Staff Response	Staff Recommendations
<p>Speaker/Exhibit 28 and 193 Town of Cheverly (Mayor Michael H. Callahan)</p> <p>Speaker/Exhibit 33 and 86 Town of Cheverly Ward 6 (Councilwoman Elizabeth Mackenzie)</p> <p>Speaker 34 Robert Julian Ivey</p> <p>Speaker 1/Exhibit 29 and 192 Friends of Lower Beaverdam Creek (Dan Smith)</p> <p>Speaker 2 Thomas Rulye</p> <p>Speaker/Exhibit 60 Town of Cheverly Ward 2 (Councilman Robert Julian Ivey)</p> <p>Speaker 6/Exhibit 53 Micah Watson</p>	<p>Opposition to the proposed amendment for potential development impacts to the existing green space:</p> <ul style="list-style-type: none"> Maintain a balance between development and green space while retaining a community asset that is a key reason why people move here, and developers want to build here. Keep the green space for family and children to keep them out of the streets. The proposed amendment would destroy what little green space we have in the Town of Cheverly. The site is an environmental asset for the community resulting from huge number of hours and efforts of individuals to improve the creek area. The proposed expansion area would be a traffic nightmare, unsuitable for development and located in a FEMA floodplain. Do not pave over our paradise. 	<p>The Adopted Sector Plan includes policies and strategies that discourage development in the floodplain and preserves and protects natural resources:</p> <p>Strategy LU 2.3 (page 43) Support redevelopment at the Cheverly Metro Station to allow a mix of residential, retail, and office uses, while ensuring the preservation of surrounding environmentally sensitive lands.</p> <p>POLICY 5 (page 45) Limit new development in the floodplain and encourage maintenance and repair of existing properties.</p> <p>Strategy LU 5.1 (page 45) Consider rezoning properties located in the FEMA Floodplain to limit further development and maintain the primary use of the land for the preservation and protection of significant environmental features and functions.</p> <p>Strategy LU 5.2 (page 45) Preserve and protect natural resources in the sector plan area while providing for their use and enjoyment, including recreation and entertainment, visitor accommodation, and supporting public facilities.</p> <p>Strategy NE 1.1 (page 68) Discourage new development within the floodplain and encourage maintenance and repair of current development.</p> <p>Strategy NE 1.5 (page 68) Preserve the woodlands located along or adjacent to streams and widen forested buffers where they do not meet the County Code.</p>	<p>No change to the Adopted Sector Plan.</p> <p>Planning Board Action: Retained staff recommendations.</p>

<p>Speaker David Estrem</p> <p>Speaker 10 Boys Scout (Scout Master David Abram)</p> <p>Speaker 12 Gabeil Horchler</p> <p>Speaker 13/Exhibit 84 Jonnie Nelson-Horchler</p> <p>Speaker 14 Ralph Hedian</p> <p>Speaker 15/Exhibit 68 Laurel Suor</p> <p>Speaker 19/Exhibit 30 Friends of Lower Beaverdam Creek (Sheila Salo)</p> <p>Speaker 20 Lisa Doughty Weiss</p> <p>Speaker 24 Jack Warner</p> <p>Exhibit 26 Joseph Dalaker</p> <p>Speaker 27 Kendra Moesle</p>	<ul style="list-style-type: none"> • The site is in the green infrastructure network for the 2005 <i>Countywide Green Infrastructure Plan</i> and 2011 <i>Cheverly Green Infrastructure Plan</i>. The expansion would contradict the recommendations in the plans that preserves and protects environmental resources. • The Boy Scouts found a 100-year-old horseshoe, worked on the restoration of the area, and planted trees. • Maintain the tree canopy. Do not want developers to cut down trees. • The green space is a treasure in the Town of Cheverly. • The proposed amendment is in the floodplain, and inappropriate for development. • Protect wildlife and preserve environmental resources. • The proposed amendment rips the "Green Heart" out of the Town of Cheverly. The area is considered our "Central Park." • Expressed concerns to preserve the nature trail. 	<p>Strategy NE 2.4 (page 69) Protect, preserve, and enhance green infrastructure elements of local significance, such as headwater streams with their associated buffers and wetlands.</p>	
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<p>Speaker 35 Malcolm Augustine</p> <p>Speaker 36 Marian Dombroski</p> <p>Speaker 38 John LeGloahic</p> <p>Speaker 39 Teresa Williams</p> <p>Speaker 40 Holly Cypress</p> <p>Speaker 43 Loren Lalonde</p> <p>Speaker 49 Alexander Jarboe</p> <p>Speaker 53 Cynthia Robinson</p> <p>Speaker 54 Sopia Nasreen Riazi Sekowski</p> <p>Speaker 56/Exhibit 162 Michael Furnkranz</p> <p>Speaker 57 Chris Furnkranz</p> <p>Speaker 58 Katherine Soffer</p>	<ul style="list-style-type: none"> • The site is in the wetland and is an unattended area. It is important to protect the area. • Residents enjoy the stream, river and wildlife. There is nothing smart about growth at this site. • Preserve the green space and the property is located in the FEMA floodplain. • The green space is my church. • Proposed development would tear down one of Town of Cheverly greatest accomplishments. • Consider the site a critical buffer zone. • Building on this site would destroy the green space. • Green space creates partnership in the community. • The site is in a watershed area. if property is developed, the wildlife will have no place to go in the area. • Concerned about the impact to Magruder Spring and historic trees on the site. 		
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<p>Speaker 1 Gareth Frank</p> <p>Speaker 63 Theo Efantis</p> <p>Exhibit 36 Rev. Beth McCracken-Harness</p> <p>Exhibit 37 Janet and Craig Tupper</p> <p>Exhibit 45 Casandra Cartagena</p> <p>Exhibit 46 Bonnie Sue Scarborough</p> <p>Exhibit 47 Kay Holloway</p> <p>Exhibit 48 Lea Terhune</p> <p>Exhibit 50 Gary Beall</p> <p>Exhibit 51 Kurt Stand</p> <p>Exhibit 55 Karima Swinton Maurice Swinton</p>	<ul style="list-style-type: none"> • The green space makes the fourteen years of living in Town of Cheverly worth living. • Friends of Lower Beaverdam Creek spent thousands of volunteer hours over the past 14 years rehabilitating this area for the benefit of the community and the watershed. • If you, sitting as the District Council, support protection of the environment, you will <u>deny</u> the map amendment • The proposed site for an apartment complex will have a huge environmental impact to the Lower Beaverdam Creek area and to Magruder Spring. • The proposed amendment would destroy the nature paths and historical sites in the designated area and severely impact the quality of life in the area. • Residents feels fortunate to have an area to observe the green frogs at Magruder Springs, blue herons in the creek and pond, nesting mallard ducks, deer, box turtles, black snakes, native plants and hundred-year-old trees. 		
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<p>Exhibit 56 Holly Cypress Keith Robinson Colen Wiley</p> <p>Exhibit 58 Ann C. Gardenhour</p> <p>Exhibit 59 Norman Mausolf Ruth B. Mausolf</p> <p>Exhibit 61 Paul R. & Paulette J. Thompson</p> <p>Exhibit 62 Jeanne Heller George</p> <p>Exhibit 63 Frances Toler</p> <p>Exhibit 65 Bonnie Priebe</p> <p>Exhibit 67 Margaret Kohn</p> <p>Exhibit 69 Bronwen Loeb</p> <p>Exhibit 70 Jeffrey Myers</p> <p>Exhibit 71 Stephen Short</p>	<ul style="list-style-type: none"> • The residents of the Town of Cheverly have worked very hard- and hands-on to preserve this lovely part of the Anacostia Watershed in Cheverly. • Replacing the sole green space in this neighborhood with high-density multi-story apartment complex does not at all preserve the character of this neighborhood visually or functionally, and it certainly does not strengthen the neighborhood. • The green space is important to the continued ecological health of the area. • Green space, once gone, will be hard to replace. • The green space is not only desirable, but necessary to balance nature. • The proposed amendment is short-sighted and harmful to successful transit-oriented development and will critically damage a well-loved community green space, a historic landmark and an environmental-critical natural area. 		
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<p>Exhibit 7 Matt T. Salo</p> <p>Exhibit 73 Timothy Sickles</p> <p>Exhibit 74 Celeste Sickles</p> <p>Exhibit 75 Christina Furnkranz</p> <p>Exhibit 76 Scott Relyea</p> <p>Exhibit 77 Valeria G. Slaughter</p> <p>Exhibit 78 Larry & Barbara Beyna</p> <p>Exhibit 80 Christine Leonardo</p> <p>Exhibit 81 Renee Carrico</p> <p>Exhibit 82 Renate Reimschuessel</p> <p>Exhibit 83 Diane R. Schwarz</p> <p>Speaker 13/Exhibit 84 Joani Nelson-Horchler</p>	<ul style="list-style-type: none"> • Safeguarding the green space in Cheverly is a small but important step for us to educate our children about environmental stewardship. • It would negatively impact flood control; the floodplain is unsuitable for development. • The proposed amendment would result in a loss of vital watershed for Anacostia River and Chesapeake Bay. • The proposed amendment would increase freeway noise due to losing tree buffer if developed. • This green space is a vital and historical part of this community. • Do not disturb Mother Nature anymore. • The habitat of many gorgeous plants and animals and ability of people to enjoy it would be destroyed with development there. • Existing 60-foot trees are a far better barrier against vehicle noise and traffic fumes than any wall that could be built by a developer. 		
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<p>Exhibit 85 June L. Fair</p> <p>Exhibit 87 Katie Gates Dave Hartlove</p> <p>Exhibit 89 Mary E. Shine</p> <p>Exhibit 90 Mauri Smith</p> <p>Exhibit 91 Selma L. Sawaya</p> <p>Exhibit 92 Lynn Mantello</p> <p>Exhibit 93 Frank A.C. Mantello</p> <p>Exhibit 94 Romerro M. Crusor</p> <p>Exhibit 95 Jill Lady</p> <p>Exhibit 96 Adam Silvey</p> <p>Exhibit 97 Karen L. Moe</p> <p>Exhibit 99 Mr. & Mrs. John J. McGuirk</p>	<ul style="list-style-type: none"> • Have understood that this was 'our' green space; my children and grandchildren have enjoyed the wildlife trails and the beauty of it. • Want this green space preserved, ample open green space to play and grow. • Used by hundreds of people each year as recreation space. • Green areas are important for these reasons: psychology of a city, filter dust and pollutants, lower temperature, reduce erosion of soil, lower blood pressure, reduce stress, reduce feelings of fear, anger or aggression, creates community and gathering spaces, improves immune function, physical activity, exercise and sleep, so important for children. Let nature remain. 		
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Exhibit 1
Jeremy Coon

Exhibit 101
Jill Konieczko

Exhibit 102
James Newman and
Pamela Horne

Exhibit 103
Ellen G. Cornett

Exhibit 104
Sheri Page

Exhibit 105
Paul Bartels

Exhibit 107
Mary Ruth Theodos

Exhibit 108
Abel Olivo

Exhibit 110
Samantha L. Quigley

Exhibit 111
Josephine Bender

Exhibit 112
David Meyer

Exhibit 115
Jacob D. Williams

- Because of the historic Magruder Spring, natural trails, green space and our understanding that the "floodplain" area was an uninhabitable space, our vision to settle at the current location was perfect for us... While we welcome density development to enhance the community around us, a willful disregard for preserving critical green space in Cheverly is an unacceptable addition to the plan and is something we adamantly oppose.
- The green space serves to renew carbon emissions from nearby US 50, which is a highly travelled road.
- Support re-development of properties while preserving Open Space! This site is not suitable for development as it is floodplain, wetlands, and has steep slopes.
- Losing too much of our needed green space to development.
- We believe all communities deserve quality development that protects and enhances green space and natural, free flowing springs and creeks.

<p>Exhibit 116 Teresa E. Williams</p> <p>Exhibit 117 Janice Siegel</p> <p>Exhibit 118 Nicholas Kernan</p> <p>Speaker 41/Exhibit 119 Carolyn Casey-Kneipp</p> <p>Exhibit 120 Amanda Nell</p> <p>Exhibit 121 William Nell</p> <p>Exhibit 122 Cynthia Nell</p> <p>Exhibit 123 Joel B. Miller</p> <p>Exhibit 124 Lyn Miller</p> <p>Exhibit 125 Denise E. Ryan</p> <p>Exhibit 126 Abigail Miller</p> <p>Exhibit 127 Josefina Barberena</p>	<ul style="list-style-type: none"> • The preservation of land produces environmental benefits that is a key piece of a thriving community. • The green space is a dear site that needs special attention, by a company that regards community and good quality of life for its occupants. • The proposed development will create more paved surfaces exacerbating runoff and pollution in direct conflict with the goals of the Green Infrastructure Plan. This plan was produced with support and endorsement from the National Park Service with inputs from M-NCPPC to meet specific pollution limits for the Chesapeake Bay. • The proposed development would destroy a fragile aquatic system and riparian area which plays an important role in the health of Lower Beaverdam Creek and of the Anacostia River which it joins just 8,000 feet from the property proposed to be added to the Local Transit Center core. 		
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<p>Exhibit Clareen E. Heikal</p> <p>Exhibit 129 Name illegible</p> <p>Exhibit 131 Liam Friedrichs</p> <p>Exhibit 132 Patricia Nelson</p> <p>Exhibit 133 Joseph Dalaker Helen Starkweather</p> <p>Exhibit 136 Paul Maiorana</p> <p>Exhibit 137 J. T. Stemmler</p> <p>Exhibit 139 Ida Chan</p> <p>Exhibit 140 Amelia Short</p> <p>Exhibit 141 Candi Schaedle</p> <p>Exhibit 146 Robert H. Cornett</p> <p>Exhibit 147 Deborah Warner</p>	<ul style="list-style-type: none"> • The network of steep slopes, undocumented sensitive wetlands, small streams, vernal ponds, and other features make this site completely unfit for development. Disturbing these wetlands would be a violation of State Environmental laws and the Clean Water Act. • Vika, an environmental consultant firm, performed our preliminary environmental analysis and found at least a significant portion of the site in the central/eastern portion from the Wayne Street right-of-way to the north may be appropriate for development. • I beg you to maintain the green space in my beloved town and adhere to our beliefs as an environmental conscious community and people. • Having green space is necessary and an integral part of a great quality of life. • There is enough space for development without disturbing the green space which will be harmful to the community. 		
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<p>Exhibit 148 Arnesa Moody</p> <p>Exhibit 149 Brittany S. Pfister</p> <p>Exhibit 150 Susan Schmidt</p> <p>Exhibit 151 Anna Smith</p> <p>Exhibit 152 Diane Beedle</p> <p>Exhibit 153 Robert J. Klosowski</p> <p>Exhibit 154 Robin B. McClain</p> <p>Exhibit 156 Anna Misleh</p> <p>Exhibit 157 Susan Misleh</p> <p>Exhibit 158 Eric Loeb</p> <p>Exhibit 159 Terry Montgomery</p> <p>Exhibit 160 David W. La Voy</p>	<ul style="list-style-type: none"> • Need TOD and higher density development that is not at odd with smart environmental stewardship. • Given the environmental, historical, and permitting constraints, save them from themselves and deny this application. • Cheverly's careful environmental stewardship should not be destroyed for development that could happen in other areas of Cheverly. • Opposed to any future development which would destroy green space in our community. Recent replacement of water pipes disrupted the natural springs on my block. • The green space creates value for the denser development. • Developing this wooded area between Arbor Street and Route 50 would be foolish – other people spend money to build public beautiful places, but this one already exists. • The green space is key for waters to the Anacostia River. 		
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<p>Exhibit 1 Susan Gidley</p> <p>Exhibit T-7 Annette Zehler</p> <p>Exhibit 243 Dian Wrinkle</p> <p>Exhibit 244 Glen/Mary Galloway</p> <p>Exhibit 245 Jonah Watson</p> <p>Exhibit 246 Lisa Jochelson</p> <p>Exhibit 247 David Jochelson</p> <p>Exhibit 248 Karen Dolan</p> <p>Exhibit 249 Sharon Deem</p> <p>Exhibit 251 Theodore M. Efantis</p> <p>Exhibit 254 Chris/Ron Aaron</p> <p>Exhibit 255 John Alcock</p>	<ul style="list-style-type: none"> • Maintaining this environmentally friendly and important green space, which is wholly unfit for development, is critical for the Cheverly community, our children and the town's future prosperity. 		
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Exhibit 259 Corey Flintoff			
Exhibit 260 Elaine Friebele			
Exhibit 262 Meghan Wrinkle			
Exhibit 263 Marshae Luckett			
Exhibit 265 Laura Friend			
Exhibit 269 Belinda/Steven Watkins			
Exhibit 276 Brittany Pfister			
Exhibit 285 Joel Hobson			
Exhibit 286 Megan Geigner			
Exhibit 288 Nathan D. Lorentz			
Exhibit 289 Michael C. Smith Susan Lexor Smith			
Exhibit 290 Pamela Page			

Exhibit 2
Fayola Felix-Gunn

Exhibit 302
Elaine Jones

Exhibit 304
Malcolm Finch

Exhibit 306
Gabriella McKinney
Marshall

Exhibit 311
Constantine Efantis

Exhibit 312
Amy Efantis

Exhibit 317
King & Renee Smith

Exhibit 324
Zoe del Costillo

Exhibit 325
Kim Vitelli

Exhibit 395
Sarah Brown

Exhibit 396
Diane Burch

Exhibit 413
Masaya Maeda

Exhibit 414 James Foster			
Exhibit 418 Rebecca Virta			
Exhibit 419 Victoria Lerch			
Exhibit 426 Rob Hanson			
Exhibit 166 Robert B. Brown			
Exhibit 167 Nancy E. Wood			
Exhibit 168 Lisa Foley Stand			
Exhibit 169 Daniel E. Clement			
Exhibit 173 Jil M. Swearingen			
Exhibit 176 Mary A. Toborg			
Exhibit 179 Oswald Barsi			
Exhibit 180 Bradford C. Frese			

Exhibit 1 Warren E. Steiner Jr			
Exhibit 187 Otway & Gail Hill			
Exhibit 188 Karen E. Hill			
Exhibit 191 Joel V. Gagliardi			
Exhibit 194 Dr. Joel Lang			
Exhibit 201 Beverly S. Jones			
Exhibit 210 Elizabeth Lescault			
Exhibit 217 Cynthia Robinson			
Exhibit 222 Anacostia Watershed Citizens Advisory Committee (Chair, Marian Dombroski, Vice Chair, Trey Sherard)			
Exhibit 232 Gloria Friar			
Exhibit 234 Michael Ellis			

Exhibit 578 David Friebele			
Exhibit 586 Amber & Jim Mikel			
Exhibit 585 Andrew Castleberry- McCumber			
Exhibit 582 Elizabeth Guy-Stewart			
Exhibit 580 Samantha Evans			
Exhibit 579 Kathleen Enterline			
Exhibit 576 Erin B. Castelli			
Exhibit 575 Emily Castelli			
Exhibit 574 Jorge Boyantes Montero			
Exhibit 573 Cindy Popol			
Exhibit 571 Daphne Levitas			
Exhibit 570 David Merkey			

Exhibit
Anna-Marie Hawkins

Exhibit 568
Markham

Exhibit 566
Grace and Chesed
Thomas

Exhibit 563
Maria Escher

Exhibit 559
Chesed Joy Thomas

Exhibit 558
Cynthia Hart Smith

Exhibit 554
Elizabeth Driver

Exhibit 548
Margaret F Murphy

Exhibit 547
Maureen Burke

Exhibit 546
Marianne Ferguson

Exhibit 543
Helen Crosskey

Exhibit 542
Jeanne Judd

Exhibit 541 Mary Lacey			
Exhibit 540 Lesly Barrera			
Exhibit 538 Fanta Bangura			
Exhibit 532 Christina Bruff			
Exhibit 428 Andrew Fanrington			
Exhibit 530 Ivette Gutierrez-Ayala			
Exhibit 529 Christopher Ojo			
Exhibit 527 Gabriela Rosario			
Exhibit 526 Jonathan Escobar			
Exhibit 524 Angel Marquina			
Exhibit 523 Alondra Torres			
Exhibit 433 Abou Kone			

Exhibit

John Priebe

Exhibit 516

Wilmer Escobar

Exhibit 514

Emily Villa Lucas

Exhibit 512

Christopher Mendoza

Exhibit 511

Jaria Oakcrum

Exhibit 498

Buma Jah

Exhibit 486

Sandi Schaedle

Exhibit 480

Rochel Mulford

Exhibit 475

Alexandria Wilding

Exhibit 474

Lisa and Chris Williams

Exhibit 473

Andrea Leal

Exhibit 472

Tonya K. Parker Yates

Exhibit 469 Carole Redman			
Exhibit 468 Michael Stebbins			
Exhibit 467 Ricardo Chapa			
Exhibit 549 Robert and Regan Vaccarino			
Exhibit 564 Helen Starkweather			
Exhibit 567 Erin Lane Thompson			
Exhibit 581 Katherine Soffer and Malcolm Hart			
Exhibit 587 Judith Williams			
Exhibit 467 Ricardo Chapa			
Exhibit 466 Joanne Casey			
Exhibit 465 Katheryn R Yates			
Exhibit 464 Keith N Yates			

Exhibit
Tonya K. Parker-Yates

Exhibit 319
Karyn N. Yates

Exhibit 461
Toby Mulford

Exhibit 460
Larry Beyna

Exhibit 459
Joshua Friesen

Exhibit 458
Jack Smalligan and
Carol Brock

Exhibit 457
Valerie Green

Exhibit 456
Kathryn J. Tobias

Exhibit 455
Hillija Gwynne
Tuckermanty

Exhibit 452
Rachel Horowitz

Exhibit 451
Aaron Brock

Exhibit 450
Rudy Gomez

Exhibit 447 Carrie Goeke-Morey Exhibit 445 James Goeke-Morey Exhibit 439 Jo Deutsch Exhibit 438 Bena Williams			
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Section 3: Elements- Transportation and Mobility

Speaker/Exhibit #/Name	Issue	Staff Response	Staff Recommendations
Speaker 10 Boy Scouts (Scout Master David Abram) Speaker 13/Exhibit 84 Joani Nelson-Horchler Exhibit 43 Paivi Spoon Exhibit 113 Regina Day Exhibit 133 Joseph Dalaker Helen Starkweather Exhibit 136 Paul Maiorana Exhibit 245 Jonah Watson Exhibit 253 William Johnson Exhibit 252 Wendy Shenk-Evans Exhibit 265 Laura Friend	Opposition to the proposed amendment for potential development impacts to the existing nature trail: <ul style="list-style-type: none"> • The Boy Scouts adopted the trail. • The trail was developed and is maintained as a labor of love by the non-profit Friends of Lower Beaverdam Creek, tens of thousands of volunteer hours, donated tolls and materials. • The trail hosts birding walks, scout Halloween events and displays signage for the tree and plant species along the trail. • This trail is a treasure of Cheverly. • The contemplated development will require ripping out and paving over the trail that we have enjoyed for our nature hikes for many years, as well as damaging an historic landmark, and an environmentally critical natural area. The Boy Scouts enjoy hiking in these woods. • Kids and families need these hiking trails. 	<p>The Adopted Sector Plan includes a land use Strategy LU 5.2 (page 45) that preserves and protects natural resources in the sector plan area while providing for their use and enjoyment, including recreation and entertainment, visitor accommodation, and supporting public facilities.</p>	<p>No change to the Adopted Sector Plan.</p> <p>Planning Board Action: Retained staff recommendations.</p>

Exhibit 313 Findley O'Brien	<ul style="list-style-type: none"> • The trail is an integral part of our community. 		
Exhibit 315 Maddie McDonald	<ul style="list-style-type: none"> • The trail is fun. 		
Exhibit 316 William Kaczor	<ul style="list-style-type: none"> • My pets and I enjoy the green space and the trails. 		
Exhibit 320 Eleanor Finch	<ul style="list-style-type: none"> • Strongly oppose development that would destroy any of our Beaverdam Creek Trails. 		
Exhibit 321 Carlos Diaz	<ul style="list-style-type: none"> • I have spent many hours of strenuous effort, with several volunteers, uprooting and digging-out thousands and thousands of invasive weeds, and planting hundreds of native plants, rescuing hundreds of trees and shrubs. Often happy joggers, dog-walkers, and others would pass us as we worked, grateful for our efforts. We built a nice trail with footbridges, keeping it clear and maintaining the surface. This area is more used than other natural areas. 		
Exhibit 325 Kim Vitelli			
Exhibit 326 Rud V. Moe			
Exhibit 333 Thad Ferguson			
Exhibit 343 Emily Daniels			
Exhibit 350 Delilah Clevenger			
Exhibit 351 Vivienne Schroeder	<ul style="list-style-type: none"> • Nice to have a trail in the city. Where would we go if there's no trail anymore? 		
Exhibit 363 Ryan Hawari	<ul style="list-style-type: none"> • Love running with my Daddy on this trail. 		

<p>Exhibit Adam Kennedy</p> <p>Exhibit 365 Paola Solis</p> <p>Exhibit 178 Zachary B. Corrigan</p> <p>Exhibit 181 Laura Frese</p> <p>Exhibit 584 Jason Berger</p> <p>Exhibit 578 David Friebele</p> <p>Exhibit 565 James Lucas</p> <p>Exhibit 560 Caitlin O'Brien</p> <p>Exhibit 533 Yosuf Sharif</p> <p>Exhibit 518 Nangyalai Sultan</p> <p>Exhibit 519 Isatou Sall</p> <p>Exhibit 517 Bryan Orellana</p>	<ul style="list-style-type: none"> • We have field trips, walk on the trails, outdoor learning, play. • Treasure the Woodworth trail and lower Beaverdam Creek which we enjoy several times a week. • Take our dogs down the Woodworth trail. It is a wonderful short hike that may people enjoy each day. • The site is good for trails and public enjoyment. 		
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Exhibit 510 Corre Jacobs			
Exhibit 505 Anwola Afolabi			
Exhibit 443 Laura Willey-Saunders			
Exhibit 442 Casey Cruz			
Exhibit 436 Muriel Fernandez			
Exhibit 428 Andrew Ferguson			

Section 3: Elements- Transportation and Mobility

Speaker/Exhibit #/Name	Issue	Staff Response	Staff Recommendations
Exhibit 37 Janet Tupper and Craig Tupper Exhibit 56 Holly Cypress Keith Robinson Colen Wiley Speaker 15/Exhibit 68 Laurel Suor Exhibit 69 Bronwen Loeb Exhibit 110 Samantha L. Quigley Exhibit 121 William Nell Exhibit 123 Joel B. Miller Exhibit 124 Lyn Miller Exhibit 126 Abigail Miller	Opposition to the proposed amendment for potential traffic impacts to the existing roadways: <ul style="list-style-type: none"> The traffic impact of this proposal does not appear to be adequately considered for the impact it will have. Successful development on the north side of Route 50 would significantly increase traffic on the Columbia Park Road bridge. The Columbia Park Road bridge cannot accommodate such a development. There is the congestion factor. This area of MD 295, Route 50 and MD 201 are parking lots during rush hour, and sometimes other times of the day as well. The influx of residents from the proposed development would compound the problem, and turn Cheverly's residential streets into problem as well. 	The Adopted Sector Plan recommends that all developers and implementing agencies continue to coordinate with each other regarding new construction, maintenance, and studies in the plan are to aid in the creation of a comprehensive transportation network for all users.	No change to the Adopted Sector Plan. Planning Board Action: Retained staff recommendations.

<p>Exhibit 127 Josefina Barberena</p> <p>Exhibit 129 Name illegible</p> <p>Exhibit 131 Liam Friedrichs</p> <p>Exhibit 132 Patricia Nelson</p> <p>Exhibit 149 Brittany S. Pfister</p> <p>Exhibit 161 Susan Gidley</p> <p>Exhibit 249 Sharon Deem</p> <p>Exhibit 260 Elaine Friebele</p> <p>Exhibit 299 Fayola Felix-Gunn</p> <p>Exhibit 306 Gabriella McKinney Marshall</p> <p>Exhibit 419 Victoria Lerch</p> <p>Exhibit 214 Sophia Daughtry-Weiss</p>	<ul style="list-style-type: none"> • A development of this size will cause traffic issues on our narrow streets and have negative impact on the traffic on Cheverly Avenue and Columbia Park Road bridge which have high volumes of trucks and cars during rush hour. • There are only a limited number of access points for any sort of residential or commercial development. • The development there will add to the current traffic back-up out of Cheverly and into the metro station. • The proposed development would increase traffic congestion, and further the rush hour traffic nightmare at the Columbia Park Bridge. • Building a high-density apartment building at this location would aggravate the automobile traffic problems at the intersection of Arbor Street, Cheverly Avenue and Columbia Park Road bridge. The increase in automobile traffic would degrade the quality of life for the residents of the single-family homes in the immediate neighborhood. 		
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<p>Exhibit Harold E. Belcher</p> <p>Exhibit 185 Patricia A. King</p> <p>Exhibit 177 Valerie J Brown</p> <p>Exhibit 478 Drias Tatum</p> <p>Exhibit 441 Kimberly Kiritis</p> <p>Exhibit 440 Arture Kiritis</p> <p>Exhibit 437 Donna Brown</p> <p>Exhibit T-7 Annette Zehler</p>	<ul style="list-style-type: none"> • Without access to Route 50, the proposed development will route commuter traffic through a neighborhood unsuitable for heavy traffic. • Building a multi-story apartment complex in this area further stresses the existing inadequate infrastructure at the Columbia Park Road bridge. • Concerned by having the green space removed which means more traffic and more pollution. • Concerned about the negative impacts any development will have on our streets and transportation infrastructure. 		
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