

## **Comments on Proposed Bryans Road Plan**

This is a follow-up of my in-person comments at Public Hearing

Although, in reality, I am not at all optimistic that anything that has to be funded and/or supplied by Charles County will be implemented

This is based on past and present county actions

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Plan states the Cross County Connector would have significantly increased the Bryans Road trade area and supported retail, restaurants and services that people want

There is no logic to this statement.

The theory that if you make it easier to get to Waldorf/White Plains area and those in that area will flock to Bryans Road is nonsense

The opposite would be expected

Bryans Road residents would take advantage of a quicker route and go to the 301 corridor and use the existing businesses there

Just another false theory used by Mead Hunt

ROADS

The one needed road is the bypass of Billingsley and Livingston Road intersection. The County owns the land by Wesbanco on Rt 210 and I it may reach Billingsley. This would stop the backup caused by left turning vehicles at intersection that extends to Rt 210 and Livingston intersection. That intersection's odd configuration of turning a left thru lane into a left turn and a right turnoff lane into a 40 mph thru lane is dangerous

AREA PARKS

The organization managing - Friends of Chapman State Park - Chapman State Park in conjunction with Md Park Service was never even contacted for input and/or what could be offered to help the area

Another example of Mead Hunt's lack of knowledge of the area and its lack of effort to find out

#### WHAT THIS INSULT IS ABOUT? PAGE 24

To refer to Food Lion as "inferior" is a slap in the face of the business and its shoppers. I cannot believe it is allowed to be on paper. Very unprofessional.

#### PAGE 20 - HOUSING

This is the failed text book theory I spoke of at the Commissioner Public hearing

More housing equals more everything

Clearly this is nothing but "Well we used this wrong idea over 20 years ago and it did not work -Let's do it again."

#### TECHNOLOGY CORRIDOR

Another farce is:

let's name an area a Technology Corridor and without a doubt it will be the new Silicon Valley

I suggested at one of the input meetings, to put in the Bypass Road I described earlier, and have other branches of it similar to Theodore Green Blvd. there are many tradespeople in the area. They serve this area and the entire DC area. That is who is here and could make use of that type of business area.

#### SENIOR LIVING AREAS

The designated area by the shopping center makes sense. A lot is in walking distance that seniors would need and want

The proposed Independent Senior Living Complex on the south end of the study area does not make sense. There are no County standards for what has to be included in such a Complex. Most likely it would become geriatric senior self-storage units.

Also, to add such zoning to the WCD will lead the real estate development industry to exploit it and may lead to 30,000 acres of Senior Complexes.

## COMMUNITY CENTERS

I support the addition of the Community Center Concepts. Of course, I do not expect the County to spend our tax money in this area for them. There is no mandate for them in this Plan - just ideas.

## MOUNT VERNON VIEWSHED

Charles County has already made a mockery of the preservation of the viewshed when they approved a fill dirt mountain in one of the most prevalent areas that can be seen from Mount Vernon. I was told it is an approved plan for a single housing unit and needed about 20 feet of fill. It was also approved for County water and sewer beyond the W&S district. It was in changes to W&S after permit approval. There now have been thousands of truckloads of fill resulting in hundreds of feet of elevation. I was recently told all is the same as the original plan

As of now, the Plan is just a waste of time and money. Without having a commitment and timeline that County investments will actually happen it will just be another charade concealing the entire process was just to designate more area for high-density development. Mead Hunt's vague estimates of how many units will be built is part of the charade. To say it can be thousands more Housing units than what they think may happen is not in anyway ?PLANNING? that should be paid for with our tax money.

The backwards theory of just build more housing is not at all supported by the vast majority during the input sessions and/or public hearings.

Please commit to investing our tax money back into the Bryans Road area. That is what is wanted and the only way to restore the resident's faith in your leadership.

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