

Christina Elkins

From: Bonnie Bick <bonniebick@gmail.com>
Sent: Friday, July 28, 2023 4:17 PM
To: Carol DeSoto
Subject: comments for the record BR Sub-area : Planning Commission discussion with BR Consultant
Attachments: tech park pdf Pomonkey Forest easement hearing flyer (1) (2) (6).pdf; Charles County Econ Dev Update Feb COMREL (2).pdf

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Mattawoman Watershed Society comments for the record: BR Sub-area

Planning Commission discussion with BR Consultant: Get as much as you can Get! (housing units)

2. November 21st Planning Commission meeting:
 - a. **Workshop Session** - no public comments
 - i. [Planning Commission Meeting for November 21, 2022 \(cablecast.tv\)](#)

What is the current state of development in Bryans Road?
What is the expected market demand for housing units in the area?
Will there be any commercial development in Bryans Road?

Scroll to : 1:07:08 **PC member question - With this plan, how will Bryans Road look in 20 years?**

Consultant: My hope would be, that the core of Bryans Road the shopping center area, and the tight wedges around 2:10 and 227 would be as intensely developed as anywhere else in the county. I mean now what does that mean? how many, even in St Charles, how many apartments are there, not a whole lot from what I can recall, as you head closer towards Waldorf...(PC member insert: I built one thousand, over there (Walsorf) for you all, in one year.)

Back to Consultant: The Market's going to drive this(sub-area plan) You can set the conditions, if a developer can come in and build 280 housing units, in a one-year period, have at it! Developers can come in and build 1200 homes staged over two or three phases and do it in 5 years. We've set the framework for them to do that. We'd be happy to plus it all up, I just don't want to make any false kind of promises, that there is that kind of Market can develop down here. (Bryans Road) St Charles is the core growth area of the county, it's on 301 directly, you know which is getting crowded but even the commercial there has been, you know, struggling in many places, so we took a path that we thought was consistent with maintaining a strong Environmental Quality but also pushed much farther than we are today in terms of growth.

Remember today what's allowed at almost every bit of this area, is one unit per 20 acres.
Now, we are talking about, 12 units per acre, 16 to 24 units per acre, in some cases.

We've just constrained where it can happen, but I think it's correct, probably we could accommodate 3400 or so units in this area.

We think that the market relative Market availability is probably in the 1100 to 1300 but hey! if we can get to 3400 housing units! I think it would make a lot of things sparkle. We just wanted to keep it physically you know, as tight as possible, to show some of that environmental balance as well, keep it away from the Mattawoman, as much as we can.

Scroll to 59:27 - may not bring the amenities the people want

how does BR work with Indian Head? (Bryans Road should be planned to support Indian Head Heritage Tourism destination. BR is the Gateway to both Indian Head, Mattawoman access, and the National Marine Sanctuary)

Scroll to 103:47 - 210 Technology Corridor - see COMREL Attachment:

Technology Corridor: CC Economic Economic Update Zone it and they will Come! (This Plan would cut through Chapman Forest, state land along 210 - Just like the FAILED Indian Head Science and Technology Park (6.3 million \$\$ bailout for a failed contract- CC teachers had to sacrifice their step advances in order to pay for the County's mistake! See attributes for the Pomonkey Forest, listed on the attached flyer)

The Technology Corridor would also use public land for "Technology". Better located in Indian Head - as we said about the Tech Park, locate it in Indian Head, not in a highly valuable forest that protects the water quality of a high-value stream. Conserve the deep forest of Pomonkey Forest. . - they laughed at us but now we have the "Vilosity Center" much better located in Indian Head, spurring additional Navel support, and protecting the Pomonkey Forest, for the community and for the children of the two schools.

also, look for the bookmark the # where the consultant says, **We had the Center For Watershed Protection on our shoulder all of the time so we know we have an environmentally sound plan.** (not a quote) **The Center for Watershed Protection should be followed up on this issue.** The Center for Watershed Protection said that basically, they saw through the interviews with citizens, the citizens wanted lots of growth, so that is what we gave them. All of the areas we recommend for growth are environmentally sensitive and biodiverse. (Which citizens did the Center for Watershed Protection meet with? !)

Scroll to : 103: Consultant: Bryans Road is going to be a Bedroom Community.

PC member: Commercial development may not be achievable there. (BR)

Consultant: Some people think there will be a new school, there will be one, but not in this district, so the Bryans Road area will have to be redistricted. :

~ Charles County:

Residential Housing Does NOT Pay enough taxes for the services the County must provide (old Charles County video - BUT unfortunately still very relevant!)

<https://vimeopro.com/user4138918/tobin-communications-inc/video/45073194>

quote from 1:16 of the above link: (Joe Tieger - past Planning Commission member)

"You are ignoring the county's budget - going forward.

Residential housing does NOT pay for itself.

(there are 100's of studies that say that)

You are creating a budgetary morass for this county,

and demand for services that is not supported by residential housing.

Along the way, you are wiping out the opportunity for a different direction for Charles County."

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