

DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
FOR PRINCE GEORGE'S COUNTY, MARYLAND

PUBLIC HEARING ON
TEMPORARY CLOSURE OF CHURCH ROAD BETWEEN
DORMANSVILLE BOULEVARD AND MARY BOWIE PARKWAY

MONDAY, MARCH 30, 2020

FOR THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION:

ANDREA LASKER, Director's Office

ELIZABETH MILLER, Chief, Engineering Services
Division

FOR THE WOODLAWN DEVELOPMENT GROUP:

NOOSHIN AMIRPOUR, Manager

Electronic Proceedings Transcribed by: Melissa Drury

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1 P R O C E E D I N G S

2 MS. LASKER: We have about 24 people on the
3 platform. And I'm going -- my name is Andrea Lasker,
4 as I said, I'm with the Department of Public Works and
5 Transportation, and I hope that you all were able to
6 easily get on this platform.

7 MS. PARTEE: Okay. My name is Patricia
8 Partee. I am a resident on Church Road. I live at 716
9 Church Road.

10 MS. LASKER: Very nice. Okay. That's very
11 nice. We're not going to be doing introductions all
12 around because we have --

13 MS. PARTEE: Okay.

14 MS. LASKER: -- quite a few people, but thank
15 you for that.

16 MS. PARTEE: Thank you.

17 MS. LASKER: And I'm going to let you know
18 that I'm going to mute you all --

19 MS. PARTEE: Thank you.

20 MS. LASKER: -- except for the presenters,
21 just to give them a chance to have the platform. And
22 at the end we'll have some time for audio comments, and
23 also we'll be capturing people's comments through the
24 Zoom group chat, and you'll have a chance to raise your
25 hands if you happen to be on this virtual platform.

1 So I think -- as I said, this meeting is
2 being recorded. Your microphone is muted by the host.
3 And we're going to run through a formal presentation,
4 and then at the end we'll have a chance for people to
5 give their comments. Those -- for those of you who are
6 on the phone, if you could stay on the line and we'll
7 recognize you by your phone numbers. And for those on
8 the virtual platform you have the opportunity to raise
9 your hand at that point so we can call on you, or you
10 could just write your chat through the Zoom group chat
11 box.

12 So welcome everyone. And I'm going to turn
13 it over to Liz Miller. Thank you.

14 MS. MILLER: And thank you, Andrea. Good
15 evening, everyone. Thank you for joining us. This
16 hearing is convened to receive your comments and
17 written statements concerning the request to
18 temporarily close Church Road between Dormansville
19 Boulevard and Mary Bowie Parkway.

20 This portion of Church Road is proposed to be
21 temporarily closed from June 2021 to December 2021.
22 The closing is necessary to construct a new culvert
23 bridge and golf cart tunnel at the stream crossing on
24 Church Road. This closing will also expedite the
25 construction of the traffic roundabout at the

1 intersections of Church Road and Mary Bowie Parkway and
2 Church Road and Dormansville Boulevard. The new
3 culvert bridge is located approximately 335 feet north
4 of Dormansville Boulevard. The temporary closing is in
5 compliance with Section 23-162 of the Road Code and
6 shall be authorized by Mr. Terry Bellamy, Director of
7 Public Works and Transportation.

8 Before we proceed, please allow me to
9 introduce myself. My name is Elizabeth Miller. I'm
10 Chief of the Engineering Services Section for the
11 Department of Public Works and Transportation. My
12 colleagues joining me tonight are Terry Bellamy, the
13 Director of Public Works; Gwen Clerkley, the Deputy
14 Director of Public Works; Kate Mazzara, the Associate
15 Director. We also have from our Department of
16 Permitting, Inspections, and Enforcement Rey DeGuzman.
17 And then from the developer, Woodlawn Development, we
18 have Nooshin Amirpour, Travis Witmer, and Karel
19 Stoitchkov.

20 If you would like to make a statement, please
21 use the raise your hand feature. When making a
22 statement please state your name, address, email
23 address, and identify any affiliation relating to this
24 proceeding. Later, we will call on those who have
25 raised their hand. Anyone wishing to speak must limit

1 their statements to issues pertaining to the closing of
2 the portion of Church Road as described. This hearing
3 is being conducted by the County's DPWT in compliance
4 with the County's Road Ordinance.

5 Church Road from Maryland 214 to Oak Road is
6 classified as a rural collector roadway. One of the
7 requirements related to the development of Oak Creek
8 Club is to improve the existing Church Road along the
9 development's roadway frontage.

10 Church Road frontage improvements include the
11 following: widening of the existing roadway to four
12 lanes with six foot asphalt shoulders, roadside ditches
13 on both sides of the roadway, street trees and lights,
14 a traffic roundabout at the intersections of Church
15 Road and Mary Bowie Parkway and Church Road and
16 Dormansville Boulevard for traffic calming, upgrading
17 the existing roadway culvert box to meet the county
18 standards, and construction of a golf cart tunnel under
19 Church Road adjacent to the new roadway culvert bridge
20 to eliminate the existing at-grade golf cart crossing.

21 The construction of the new culvert bridge
22 and golf cart tunnel require raising the existing
23 Church Road at both approaches of the new culvert. The
24 developer's consultant and general contractor as well
25 as county staff reviewed proposed construction staging

1 schemes to keep this portion of Church Road open during
2 construction. It was concluded that raising the road
3 to meet the county standards made it infeasible and
4 unsafe to keep Church Road open at the bridge
5 construction area.

6 Statements received for the record of this
7 hearing will be considered and weighed against the
8 other concerns received by the Director of the DPW&T.
9 He will then approve the temporary road closure of
10 Church Road from June 2021 to December of 2021.

11 We are making a verbatim record of tonight's
12 hearing. We also will include the hearing record, any
13 written statements received by the Office of
14 Engineering and Project Management DPW&T. The hearing
15 record will be held open through April 13th as
16 published in the newspapers so we can reflect on this
17 information learned tonight. Written comments may be
18 addressed to Elizabeth Miller, Chief, Engineering
19 Services Division, DPW&T, 9400 Peppercorn Place, Suite
20 400, Largo, Maryland 20774. We will provide this
21 information at the end of the presentation as well.

22 I would like to now turn the presentation
23 over to Nooshin Amirpour with Woodlawn Development, and
24 she will review the PowerPoint presentation of the
25 closure.

1 MS. AMIRPOUR: Thank you, Liz.

2 MS. MILLER: You're welcome.

3 MS. AMIRPOUR: Good evening. My name is
4 Nooshin Amirpour with Woodlawn Development. We are the
5 managing company for NVR MS Cavalier Oak Creek Owner,
6 the developer for Oak Creek Club community. On behalf
7 of Woodlawn, I would like to thank all of you for
8 joining this hearing regarding temporary closure of
9 Church Road.

10 The entire Church Road widening within our
11 scope is approximately one mile long. It starts
12 approximately 1,500 feet north of Mary Bowie Parkway
13 intersection and ends approximately 200 feet north of
14 Oak Grove Road intersection. Slide two please.

15 Church Road is being widened from an existing
16 two-lane road to a four lane road with bike lanes,
17 sidewalk, a roundabout at Mary Bowie Parkway and one at
18 Dormansville Boulevard. The roundabouts act as a
19 traffic calming device and enhance visual landscape.
20 There's an existing 16-foot by 6-foot box culvert at
21 Black Branch Stream crossing to be replaced by a much
22 larger system. This work requires portion of the road
23 to be temporarily closed. Next slide please.

24 Proposed road closure is approximately 0.4
25 miles from Mary Bowie Parkway entrance to Dormansville

1 Boulevard entrance. The entrance to the Turner Wootton
2 Parkway, as shown on this plan, will be closed. If you
3 could go to the next slide please.

4 This plan shows the limits of the road
5 closure and the improvements. Up until a few days ago
6 our plan was for this road closure to take place July
7 of this year for a period of six months. However, in
8 the midst of current coronavirus crisis and lack of
9 clarity on how long this crisis will last, we are
10 planning to postpone road closure to June 2021. Our
11 primary concern is closing the road and not being able
12 to complete work in a timely manner due to possible
13 plant or work shutdowns with our material delivery and
14 labor coming from multiple jurisdictions, inspection
15 interruptions, and school schedule changes. It is also
16 a wise decision in order to protect the community by
17 not impacting residents and first response vehicles
18 going through detours and creating unnecessary traffic
19 confusion in the midst of a pandemic. Next slide
20 please.

21 This is a rendering of the proposed creek
22 crossing on the west side showing the future double 18-
23 foot wide by 10-foot high concrete box culverts and a
24 10-foot wide by 8-foot high concrete box culvert cart
25 path crossing. Next slide.

1 This is a view of the same from the east
2 side. Some of the significant safety enhancements are
3 flood control, i.e. safe passage of a hundred-year
4 flood, pedestrian and bike paths, and a safe golf cart
5 path crossing below the road. Next slide please.

6 We would like to briefly go through our
7 construction phasing and the reason for road closure.
8 Our construction phasing is as follows: leave the
9 existing box culvert in place while the first of the
10 two proposed 18-foot by 10-foot conveyance box culverts
11 is constructed to the south; then divert the stream
12 from the existing box culvert and into the newly
13 constructed southern box culvert; and then construct
14 the northern 18-foot by 10-foot box culvert, the 10-
15 foot by 8-foot box culvert, and the associated
16 improvements.

17 A portion of the existing road will be
18 completely raised by a few feet, and therefore needs to
19 be rebuilt. There's also not enough space in the
20 existing 22-foot travel way to phase the installation
21 of the southern box culvert and provide the minimum 10-
22 foot travel lane through the work zone. Constructing
23 the 18-foot by 10-foot precast culvert in the vicinity
24 of a vehicular travel way would pose a significant
25 danger to both the public and the workers. Next slide

1 please.

2 This is the approved detour plan showing the
3 portion of Church Road that will be closed. It's the
4 portion that's not highlighted. Traffic from Mary
5 Bowie Parkway will be directed north, and traffic from
6 Dormansville Boulevard will be directed south. There
7 will be proper signage regarding road closure on
8 Central Avenue, Watkins Park Drive, and Oak Grove Road.

9 This concludes our presentation. And at this
10 time we will turn the presentation over to Ms. Miller.
11 Thank you, everyone, and please be safe.

12 MS. MILLER: Thank you, Nooshin.

13 Okay. I want to remind you, we are making a
14 verbatim record of this hearing. So I'll ask each of
15 you to state your name clearly for the record. I ask
16 that your statements be limited to two minutes so that
17 everyone has a chance to speak. Please state your name
18 and address for the recording before you start. And if
19 you are representing another person, group, or agency,
20 please also tell us who that is. If certain matters
21 are not clear to you and require clarification, please
22 include them in a written statement to us, and we will
23 provide answers to those matters that are pertinent to
24 this proceeding. We will now start to call on those
25 who have raised their hand. If you would like to make

1 a statement for the record, please raise your hand.

2 MS. LASKER: Hi. We have one person who
3 would like to speak. Lee would like to make a
4 statement, or I think that's the -- would like to make
5 a statement.

6 MS. LEE: Yes, thank you. It's a statement
7 and a question. My name is Felicia Lee. I'm at 804
8 Bleak Hill Place and impacted with the Dormansville
9 Road closure. My question is really -- first let me
10 say that I agree that this should be postponed to 2021
11 due to the recent COVID-19 pandemic, but also because
12 of the Leeland Road closure which is also going on at
13 the same time. So for those of us who live on the back
14 end of Church Road, we rely on Church Road to get to
15 Highway 214, to get to Highway 301 because of Leeland
16 Road eastbound that is currently closed to 301.

17 So my question is does anyone on this call
18 have any feedback as to when the Leeland Road access to
19 301 will reopen? That's my first question.

20 And then my second question is regarding the
21 two large box culverts that were explained by the
22 developer. I understand that there is apparently an
23 existing box culvert for the creek today. I'm trying
24 to understand why there's a need to have an additional
25 large box culvert. I clearly understand that there is

1 a smaller box culvert that is required for the golfcart
2 access, but can someone maybe explain why there is a
3 need to have two large box culverts underneath this
4 passageway?

5 MS. MILLER: We will be collecting all the
6 questions and comments this evening in the recording,
7 and we will provide answers to you in writing.

8 MS. LEE: Okay. Is that in writing to my
9 address or how, in writing how?

10 MS. MILLER: Yes, to you address.

11 MS. LEE: Okay. So what about everyone else?
12 I'm assuming that the minutes from this meeting will be
13 communicated to the community and will that response go
14 out to the community or just specifically to myself?

15 MS. MILLER: Generally we send it to the
16 person that asked the question, but I'm sure that we
17 could share it with the community as well.

18 MS. LEE: Okay.

19 MS. LASKER: For those of you who are on the
20 phone line, if you would like to -- let me just check.
21 Is anybody else interested in speaking now, if you
22 could either find the raise your hand icon, which is in
23 the participants box on the far left, or if you would
24 like to comment in the Zoom group chat, and we can
25 recognize you. So I'll give you a moment for that, and

1 then we'll move to each of the people on the phone
2 lines. I'm going to ask -- I'm going to go through.
3 We have just a few people on the phone lines, so would
4 240-462-7728 want to speak?

5 Would 240-619-5066 want to speak?

6 Would 312-307-8000 want to speak? You're un-
7 muted if you do.

8 MS. RICKS: Yeah.

9 MS. LASKER: Oh, sorry. Go right ahead.

10 MS. RICKS: Yes. This is Yolanda Ricks
11 calling in from 406 Bamberg Way in the Oak Creek
12 community. I wanted to know if someone could respond
13 as to whether or not a lot of the pipes that are
14 sitting out along Church Road will be cleaned up in any
15 way while we wait for a whole year for this project to
16 begin.

17 MS. MILLER: Okay. Like I said, all of the
18 questions will be answered in writing; however, I do
19 know that work will continue along that road in the
20 meantime.

21 MS. LASKER: Then one last person on the
22 phone, 336-549-779, you're un-muted if you'd like to
23 speak. I'll just give you a moment. All right. So
24 we're not hearing from you. So now I'm going to go
25 ahead and mute you. So thanks so much. Anybody else?

1 Okay. So Ms. Rachel has raised her hand, and I'm going
2 to un-mute you so you can go right ahead and provide
3 your comments. Ms. Rachel? If you're not able to do
4 it by the audio (indiscernible) recognize it in the box
5 here, let's see. So Ms. Rachel said, "Please include
6 the response to Ms. Lee's question to everyone. I have
7 the same question regarding Leeland Road."

8 Ms. Johnson in the chat box here said, "We
9 would like the responses to questions to be shared with
10 everyone in the community."

11 Ms. Lee has raised her hand again.

12 MS. LEE: Yes. Andrea, I do have another
13 question. Thank you. And it's a follow on, which is
14 actually a really good question about the pipes along
15 Church Road. So it sounds as if the construction will
16 continue; however, the complete shutdown will not occur
17 until June of 2021. So the question really again --
18 two questions, one, how does that impact the timeline
19 for next year? Does that mean that there is no longer
20 a need to have a six-month closure? If construction
21 will continue then I would assume there are certain
22 aspects that can continue that would limit the amount
23 of time of the road closure on Church Road next year.
24 So that's the first question. And then the second
25 question regarding icing, you know, we do tend to have

1 a problem with icing over during the winter months, and
2 with the construction that will still be ongoing, what
3 is the plan to avoid or help subside some of the icing
4 that's going to occur from the runoff of the
5 construction that's going on at Mary Bowie Parkway as
6 well as some of the other entrances?

7 MS. MILLER: Thank you. We will provide
8 those answers in writing to you.

9 MS. LASKER: Hi, it's Andrea here again. So
10 I'm going to try to un-mute Ms. Rachel one more time.
11 She did leave a couple comments in the everyone group
12 chat here saying that "How long will -- oh, sorry --
13 "Can you provide us with an overview of the current
14 construction? How long will it continue? When will
15 the roundabouts be completed?" So, Ms. Rachel, you are
16 un-muted if you are able to join us on the phone. But
17 we did receive your question, so.

18 And then Mrs. Thelwell is asking, "Is the
19 June 2021 timeline firm or will it be reassessed
20 depending on how things clear up sooner" -- "if things
21 clear up sooner than expected?"

22 MS. MILLER: Is that everyone, Andrea?

23 MS. LASKER: Yes. So if people want to
24 receive their responses personally, we would need to
25 collect addresses, is that correct, Liz?

1 MS. MILLER: Yes.

2 MS. LASKER: So for those people who would
3 like to receive their individual responses, would you
4 be able to stay on the line and provide your address?
5 You can send me -- you can either share with everyone
6 in the group chat or you can send it to me as a private
7 message and we'll collect that information. And you
8 also have Ms. Liz Miller's email here on the left for
9 her work address. So those are your various options.

10 MS. MILLER: And we're leaving it open until
11 April 13 for everyone to ask questions and provide
12 comments. So that basically concludes the hearing.

13 MS. LASKER: I can stay on the line for a
14 little while if people want to -- okay. So I've
15 received one address so far, and that's very helpful.
16 So I'll stick around for another like five minutes and
17 leave it open if people want to add anything more to
18 the group chat.

19 MS. MILLER: Thank you all very much for
20 joining us on this virtual platform, we appreciate it.
21 We appreciate your participation.

22 MS. LASKER: Yes. Have a wonderful evening.

23 MS. MILLER: Thank you.

24 MS. LASKER: Thank you.

25 (Pause.)

1 MS. AMIRPOUR: Thank you, everyone.

2 MS. MILLER: Thank you, Nooshin.

3 MR. STOITCHKOV: Thank you, everyone.

4 MS. MILLER: Thanks, Karel.

5 MS. AMIRPOUR: I guess we'll be in touch to
6 be able to answer these questions.

7 MS. MILLER: Yes. I'll send them to you to
8 answer.

9 MS. AMIRPOUR: All right. Have a good
10 evening.

11 MS. MILLER: You too.

12 MS. STOITCHKOV: Leaving for me too. Great
13 job, guys. Thank you.

14 MS. MILLER: Thank you so much.

15 (Pause.)

16 MS. LASKER: Hi, Ms. Johnson. Are you still
17 on the line. Would you like to speak?

18 MS. JOHNSON: I am still on the line. We
19 were a little -- I was a little late joining the call.
20 So I was just trying to understand the status of the
21 project as it stands. It seemed to me that it's going
22 to be extended through June 2021, is that accurate?

23 MS. MILLER: Okay. If you would like
24 questions answered regarding the timeline of the
25 project, we would like for you to submit them in

1 writing, either to me, my email, my address, or on the
2 chat box because I'm not the person to answer that
3 question; it's the developer. So if you could provide
4 your question in writing --

5 MS. JOHNSON: Okay.

6 MS. MILLER: -- we'll have them respond to
7 you.

8 MS. JOHNSON: I can certainly do that. Would
9 you mind -- will there be minutes from this meeting?

10 MS. MILLER: There will be -- the questions
11 will be answered.

12 MS. JOHNSON: Oh, but not minutes from the
13 meeting?

14 MS. MILLER: No, it's not a meeting, it's a
15 hearing.

16 MS. JOHNSON: Okay. So there are no minutes
17 from the hearing?

18 MS. MILLER: No.

19 MS. JOHNSON: Okay.

20 MS. LASKER: Can we make the Powerpoint
21 available or is that --

22 MS. MILLER: I can ask Nooshin. Yeah, if you
23 just send me your request if you're looking for more
24 information.

25 MS. JOHNSON: Yeah, I just wanted to know

1 what we missed out on. So the information that we did
2 not hear.

3 MS. MILLER: Uh-huh. Yeah, unfortunately,
4 the developer has already gotten off the call --

5 MS. JOHNSON: Okay.

6 MS. MILLER: --so. But we can certainly
7 provide you information after this.

8 MS. JOHNSON: That's fine. And so again my
9 question is when I asked about minutes, it doesn't
10 become part of public record, today's hearing?

11 MS. MILLER: It does not. The questions
12 become part of the public record -- the comments and
13 questions.

14 MS. JOHNSON: Okay. All right. Thank you.

15 MS. MILLER: You're welcome.

16 Any other questions? Okay. Thank you.

17 (Pause.)

18 MS. MILLER: Looks like that might take care
19 of it, Andrea.

20 MS. LASKER: Okay. So we will be signing off
21 and saying thank you for all, for everyone's
22 participation, and have a wonderful evening. I'm going
23 to go ahead and end the meeting. Take care. Bye-bye.

24 MS. MILLER: Bye-bye

25 (Whereupon, the hearing concluded.)

TRANSCRIBER'S CERTIFICATE

I hereby certify that the testimony given in the above-entitled matter was transcribed by me and that such transcript is a true record, to the best of my ability, of testimony.

That I am neither a relative to nor an employee of any attorney or party herewith and that I have no interest in the outcome of this case.

This 30th day of April, 2020.



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