

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



Two Rivers Parcel O, Phase 1, Sketch Plan Pre-Submission Community Meeting

Meeting Minutes and Summary of Comments

Meeting Date: July 17, 2024
Time: 6:00 p.m.
Location: Crofton Library – Community Meeting Room
1681 Riedel Road
Crofton MD 21114
Attendees: (see sign-in sheet)
Distribution: Original mailing list & attendees
Subject: Two Rivers Parcel O, Phase 1, Sketch Plan
Pre-Submission Community Meeting

Introductions

- Marilee Tortorelli, RLA attended the meeting representing Morris & Ritchie Associates, Inc. (MRA) and presented the Two Rivers Parcel O, Phase 1 ('Project') to the attendees..
- Dover Hankins attended the meeting representing Two Rivers Associates.
- MRA is the Engineering, Planning, and Surveying firm working on the sketch plan.
- The meeting was held as an in-person meeting with audio recording.
- The purpose of the meeting was to discuss Two Rivers Parcel O, Phase 1, which is an age-restricted proposed subdivision, and provide an overview of the county process. Questions will be addressed at the end of the presentation. We informed the attendees that the invite letter stated that adequate public facilities for schools, roads, utilities, and storm drain were previously addressed with the original sketch plan. Correction to the letter would be the adequate public facilities will be addressed with the proposed Phase 1 sketch plan.
- Sign-in was from 5:45 to 6:00 p.m.
- Meeting was called to order at 6:00 p.m. and audio was recorded. Attendees were asked to hold their questions or comments until after the presentation and to be considerate of others while speaking, because we are required to audio record the meeting.

Meeting Minutes

- Per County Article 17-2-107(c), a community meeting is to be held 6 months prior to submittal of the sketch plan.
- The Parcel O is located in the southwest quadrant of the Meyer's Station Road and Grays Ford Road. Parcel O will be separated into two Phases 1 & 2. Phase 1 is located in the southern portion of Parcel O.
- The Project is a privately proposed project, and is not a capital improvement project.
- The existing and proposed owner of the property is Two Rivers Associates, LLC, c/o Classic Group LLC.
- Phase 1 is primarily zoned R2 with a small area of RA zoning.
- The Project is located in a neighborhood preservation development policy area.

- The Project is not located in the critical area.
- Environmental Features:
 - The Project is a mining site and has limited existing forest, with some forested areas primarily located around the edges of the property, particularly along Gray's Ford Road.
 - No wetlands or streams exist on-site. There is minor wetland buffer (0.2 acres) located within the property.
 - There are no streams or stream buffers within the boundaries of Phase 1. The nearest stream is located in the floodplain area, which is outside the Project site.
 - Flood plain is outside Parcel O and has been deeded to the county.
 - No impervious exists on site.
 - Parcel O contains seven existing sediment traps.
- Forest – Forest is located along Grays Ford Road. We are in the process of performing a forest stand delineation to confirm locations of forest limits. At this time there are no specimen trees located in Phase 1.
- Phase 1 is approximately 61 acres. We are still in the process of finalizing the sketch plan so some of the acreages may change.
- Land Use - The existing land use is an active mining site. Proposed land use includes 195 single-family detached homes, all of which are age restricted.
- Demolition – There is no demolition proposed.
- Development Technique – This is a Planned Unit Development (PUD), which is a great planning tool, which allows a lot of flexibility to cluster units, limit the extent of infrastructure, and retain more open space, contributing to the overall aesthetic and environmental quality of the community.
- Development Process – Sketch Plan submittal and approval is the first stage in the county review process. Once approved, then a Final Plan can be submitted, which will include more details. Within 45 days of submitting the Final Plan, another community meeting will be held. The third stage of review is approval of a Grading Plan.
- Lots - Proposed total number of units in Phase 1 is 195 single family detached age restricted units. These units are designed as fee simple lots, meaning each homeowner will own both the house and the land on which it sits.
- Roads – Phase 1 will gain access from Grays Ford Road by way of a traffic circle that will serve both phases of the project. There will be secondary access points from each phase to Grays Ford Road. No access is proposed onto Meyers Station Road. All roads in Two Rivers are private, except Conway Road. Private roads are proposed within the Project. The roads are designed with a 50-foot right-of-way and 28' roadway to allow parking on one side of the road.
- Density – Overall the PUD is permitted 2,437 units. At this time 2,060 units have been platted. Therefore, 377 additional units are allowed, which is the total proposed units in Parcel O, Phases 1 and 2.
- Open Space – Open space is calculated based on the overall gross area of the PUD, which is over 1400 acres. Open space is meant to preserve environmental areas and includes active recreation area. The overall PUD requires that 30% of the gross site area be designated as open space, which is 316.2 acres. Excluding Parcel O, there are 629.4 acres of open space provided throughout the PUD. Approximately 40 acres of open space is anticipated to be provided in Parcel O increasing the provided open space to 669 ac., which is 117% more open space than required.
- Active recreation area – Active recreation area is based on the total PUD units. The overall PUD, including the units in Parcel O, requires 27.97 acres of active recreation area. There are 39 acres of existing active recreation area provided throughout the PUD. Parcel O will provide additional active recreation area, therefore increasing what is provided. We anticipate providing approximately 2.7 acres of active recreation area in Parcel O, which brings the total to 41.9 acres, which is 50% more than required. That is active recreation area and there will also be passive recreation area provided.
- Forest conservation - The site has minimal forest cover, there is some forested area around the perimeter, particularly along Grays Ford Road. Efforts are being made to preserve and possibly enhance these areas

as part of the forest conservation requirements. The overall PUD exceeds the required breakeven point for forest retention by over 68 acres.

- Stormwater Management
 - The site contains existing sediment basins to accommodate the mining operation. These facilities will be incorporated into the Stormwater Management (SWM) system where possible.
 - SWM ponds addressing quantity/quality management and ESD facilities, such as micro-bioretenion and bio-swales, which will be designed to address quality management will be incorporated into the design. Currently proposing three SWM management ponds in Parcel O.
- Limit of Disturbance (LOD) – The LOD for Phase 1 is approximately 55 acres, but subject to change while finalizing the design.
- Schools – Parcel O falls within the Piney Orchard Elementary School, Arundel Middle School, and Arundel High School districts. As of the county's July 3rd school chart the elementary and middle schools are closed. Legislation is currently being processed that identifies the elementary school and high school as open, and the middle school as closed. There is enacted legislation that allows a project to use an adjacent school that has capacity to meet the requirements. The project will need to comply with the Adequacy of Public Facilities requirements during the county process. Phase 1 is age restricted and therefore does not need school capacity.
- Meeting Room Capacity – Library staff interrupted the meeting and asked some people to move to the hall so that no more than 100 people were in the room. People graciously moved to the hall, but the door was left open so they could hear.
- Water & Sewer
 - Located in a planned water and sewer service area. The Project will connect to the existing county water and sewer systems.
 - A new pumping station will be built in Parcel O. Phase 1 and 2 will flow by gravity to the pumping station. A force main will exit the pumping station and will either tie into a public sewer line located in Dawn-Parcel D or be extended to the public sewer line located in Conway Road near the round-about.
 - Public water will be extended from Estuary - Parcels E and F to serve Parcel O.
 - Any necessary upgrades to the existing water and sewer infrastructure will be coordinated with the county.
- Storm Drain – Private system will be provided throughout Parcel O, tying into the SWM system. There are existing outfalls on-site.
- Environmental Modifications – Typically wetland, flood plain, or streams. No environmental modifications are anticipated at this time.
- Modifications – Two modifications will be submitted with the sketch plan to address limited forest clearing, and private roads. Any clearing on any site requires a modification to clear forest. The county has approved private road modifications for the existing development in Two Rivers.
- Mitigation – Reforestation will be provided on-site if required for forest clearing.
- Community Meeting Process - The meeting recording will be uploaded on July 18th to the Anne Arundel county website and will be available for comment for 14-days. Anyone can listen and leave a comment on the website and MRA will be notified. Submit to communitymeetingcomments@aaacounty.org. After the comment period we will have 14 days to prepare the minutes and send to the invitees and attendees.
- The community meeting was formally closed at 6:45.

Questions from attendees during the meeting:

- Jim Hollman – Stated that a special exception will be needed for the additional units. Schools are over capacity. Sympathizes with residents of Two Rivers with having one access. Supposed to be for 55 and older and Dover Hankins told him he took it out. Took the golf course out because the developer did not feel the community could afford the golf course. Covenants with the Forks with regard to access to Meyers Station Road. Currently an emergency entrance on Meyers Station Road. Understands is a safety issue. Parts of Meyers Station Road and Grays Ford Road are not classified as scenic or historic but are classified as #2 road, which requires them to be closely monitored and adhered to with anything done to the road. Stated that this is a state and county requirement. Stated that Dover said there will be a walking trail crossing Meyers Station Road. He also said there was supposed to be an underpass under Meyers Station Road for the golf course. Will have a cross walk and cars come down the road at 35 mph so somebody will be injured, it is just a question of when. Heard from administration and politicians over the course of years that Two Rivers should have never happened, and it is a mess and they need to work with us. Called Julie Hummer out and told her because this is an inherent mess lets stop this mess before it happens. Apologize to Julie Hummer for calling her out. Hoping she will do the best for them. Said Dover promised so many things and has reneged on all of them.
 - Dover is not going to rebut every one of his statements at the meeting but will rebut through the minutes.. A number of the items are not factual and are incorrect. Forks has material breaches themselves on almost every aspect of the agreement.
- Why is the golf course no longer available
 - The golf course was removed in 2014 and it was removed due to economics and cost to the community to operate. At that time private golf courses were failing. 150 golf courses closed and only 14 opened at that time.
- Where is the environmental park that was supposed to be on Parcel O
 - The environmental park has been incorporated on Parcel N. Parcel O was designated as a possible golf course or environmental park. Parcel N was designated as a possible agricultural park. All items have been incorporated into Parcel N. Keep in mind that the community has to maintain all of the amenities and they can be over built.
- What is recreation?
 - The county only requires area be provided to address active recreation. Can just be grass. The areas must be 5% or less in grade and useable.
- What will be proposed as part of the amenities? Another attendee stated that the amenities were not sized for the correct number of people. Also stated that if the developer wants to expand, then they need to provide more amenities, such as a separate building for a craft and wood shop. Should survey the community on their needs.
 - We are working on an amenity package because we understand the community believes there are capacity issues at the existing facilities. Another pool and center will be provided. The planners and engineers are working on a concept. There is also a trail proposed.
 - The existing facilities were sized based on industry standards. The age restricted community center is 15,000 SF and was sized based on 10 SF/unit, which equates to 1500 units. The non-age restricted community center is 11,000 SF and was sized based on 6-7 SF/unit, which equates to 1500 units.
- Will the recreation area be open to all?
 - Yes this new facility will be open to all residents of Two Rivers.
- Is the median strip within Two Rivers Blvd considered recreation area?
 - No
- How will the development impact traffic, especially on Meyers Station Road and Grays Ford Road? Are there plans for a second exit onto Route 3?

- A traffic impact study will be completed as part of the sketch plan submission. The study will assess the need for road improvements or traffic mitigation. There are no current plans for a second exit onto Route 3. If deemed inadequate will be mitigated. We need to meet APFO or cannot move forward.
- Stated that the school did not prepare a traffic study for the school traffic impacts. Said the county said there was no time to prepare.
- What is your special exception?
 - The special exception may require a modification because the area was not shown as lots. It was shown as a potential golf course/agricultural park. The underlying zoning allows residential lots.
- Will the road improvements be built before the houses?
 - Any improvements must be bonded before a grading permit can be issued. All construction can begin once issued. Infrastructure does not need to be completed up front, but TRA typically builds infrastructure up front. County is currently focused on improving Conway Road and working through a capital project.
- How will the development impact local schools? If the schools are all full how will the project be built?
 - The development is age restricted, so it will have no impact on school capacity.
 - However, the broader Two Rivers development must comply with Adequacy of Public Facilities regulations, which include school capacity requirements. If there is not capacity the project cannot be approved. Recent legislation may also address some of these concerns.
- Why has the number of age restricted homes increased, and why are additional non-age-restricted units being added? Another attendee also stated that they were told that there would only be a total of 850 units, not 2060 units. Attended the sketch community meeting in 2015.
 - The original 2008 sketch plan approval was for 2,060 age -restricted units with a total allowable density of 2,437 units. The original sketch plan was revised in 2015, which approved a minimum of 800 age-restricted units. Out of the 2060 approved units the additional 1260 units were approved to be either age-restricted or non-age restricted. Changes were made based on economic factors and community needs.
- How will the development impact existing forest areas, and what conservation measures will be taken?
 - There is minimal existing forest located on the site, primarily along the edges. The development will require a modification to clear some of this forest, but efforts will be made to preserve as much as possible. Replanting or other compensatory measures will be taken as required by county regulations.
- How do the covenants allow for more than 2060 units?
 - The declaration of covenants, which was provided at closing, specifically allows for expansion.
- Dover is on the HOA board which gives him rights to certain information. How protect the board and is this a conflict of interest?
 - Dover takes his board position seriously. He has recused himself if he felt there was a conflict of interest. He is allowed to be on the board and will slowly transition out.
- Who prepares the traffic study?
 - The developer hires and pays an independent traffic engineer to prepare the study.
- There is a proposed path crossing Meyers Station Road from Estuary. Will this turn into a road?
 - No, it is just a trail to provide interconnection within Two Rivers.
- Can the community oppose the project?
 - It is your prerogative.
- Attendee understands what is being proposed but how will the future development benefit the 5,000 people who live in Two Rivers?
 - Add an amenity center
 - Generate positive income to help the community maintain the amenities.

- Also, there is a housing shortage that the additional units will help address. (Note the community's response to the housing shortage was that the housing shortage is only for poor people)
- How can residents access all the relevant documents and plans that were mentioned during the meeting?
 - The documents related to the development plan, covenants, and other legal agreements will be made available online. Residents were encouraged to check the Anne Arundel County website for updates and to participate in the public comment period.

Factual information to address comments not provided at the community meeting.

- The original 2008 sketch plan approval was for 2,060 age-restricted units with a total allowable density of 2,437 units. The original sketch plan was revised in 2015, which approved a minimum of 800 age-restricted units. Out of the 2,060 approved units the additional 1260 units were approved to be either age-restricted or non-age restricted. Changes were made based on economic factors and community needs.
- Roads – All new projects must meet adequacy of public facilities during the review process. A traffic study will be submitted and reviewed by the county. If mitigation is required the county will need to approve the proposal. All traffic studies must include background traffic, based on approved projects, whether they are constructed or not. The developer of this project has no control over how the county addresses traffic for the new elementary school. The proposed Project will access Grays Ford Road and traverse up to the circle at Conway Road. Community facilities will be provided in Parcel O to minimize the need for vehicles from Parcel O to access the existing community centers and amenities. Walking paths will be provided to Estuary to promote interconnectivity.
- Schools – Phase 2 will need to obtain adequacy of public facilities for schools, meaning there needs to be capacity in the intended schools or adjacent schools. Phase 1 is age-restricted and will not require school capacity.
- Recreation Amenities – An additional community center, pool, and playground will be provided in Parcel O. In addition, the developer will work with the county to determine if the county would be interested in building and owning playing fields in Parcel NR, which could provide additional outdoor space for the children.
- Plan 2040 – The proposed project was anticipated and is consistent with Plan 2040 and is designated in the Development Policy Overlay as "Neighborhood Preservation". This is the same designation as Crofton, Odenton, Piney Orchard and every other developed or developing area. Additionally, Parcel O is already zoned R-2, and was previously included in the county's Master Sewer and Water Plan. All of which anticipated future development and was taken into consideration when developing plan 2040. The project is an existing mining reclamation site therefore developing the property will enhance the property by retaining and adding plantings, providing stormwater management, and increasing buffers to natural areas.

Two Rivers Parcel O Phase 1 Development – Formal Community Comments

*Received during Open Comment Period via Community Meeting Website and/or via County Staff
(includes comments made on Two Rivers Parcel O Phase 2 as well)*

Carol Solinger

Traffic was completely stopped to route 3 at 6:00 pm July 15. Cars were doing u-turns between the circle and elementary school. There needs to be more than one way to get out of Two Rivers especially with your new expansion. This is only going to get worse.

Carol

Phyllis Anderson

Our community has been informed that there will be a hearing on July 17 and that if we had questions, we needed to send the document to you within 14 days of the hearing. We were first notified by July 2 and there was a federal holiday on July 4th. We were not afforded sufficient time to respond to this hearing. The community is to have due notice to provide comments for a hearing.

This hearing needs to be rescheduled to allow for sufficient input by the community.

Ed Riehl

I listened to the Developer's (Classic Homes) presentation on Zoom last night regarding the proposed addition of 377 new homes to the Two Rivers development. The Developer's representative, Dover Hankins, stated that a traffic assessment would be required before Planning & Zoning would make a decision on the new development.

As a homeowner in the originally approved Two Rivers development (2060 homes), I am concerned about the addition of significantly more new traffic to Conway Rd, Meyers Station Rd, and Patuxent Rd. In addition, the Chesapeake Terrace Landfill Project (CTRL) is still undergoing permit review. If that project is ultimately approved, there will be a significant increase in dump truck & other traffic on Conway Rd & potentially Patuxent Rd.

Therefore, in my view, the new traffic study needs to also include the potential impact of the CTRL project in addition to the new traffic from the 377 new homes.

Ed Riehl

Corinne Holdiman

As residents of Two Rivers Community, we strongly oppose the development of Two Rivers PUD – Parcel O. We built in 2016 and love our area. But with the continued revisions to our community, it is too large for the area. The roads will not be able to handle the increased traffic with the new proposed development.

The attached letter (*SEE COMMENT BELOW*) written by a member of our community, addresses all our concerns.

We as a community will fight hard to oppose this new development. We hope you will take into consideration of all our concerns.

Thank You!

Corinne Holdiman

Carol Samurin, Lori Defnet, Jamie Herrera, Yatish Tandon, Jim Rosapepe, Zarinah S. Cuffee, Cynthia McKibben, Helen Swisher, Merin Kuhn, Kathy & David Gates, Juwon Obadina, Corinne Holdiman

To Whom It May Concern:

As an existing resident of the Two Rivers Community in Odenton, MD (Region 5 - Anne Arundel County), I am writing this letter to express my concern and opposition to the proposed expansion of the Two Rivers Development on 'Parcel O' in Odenton, MD.

In researching the approval process for new developments in Anne Arundel County, I discovered Plan2040, which outlines the vision and policy framework for the general development within the county. I was proud to see that Plan2040 received the 2021 Maryland Sustainable Growth Award for Sustainable Communities from the Maryland Department of Planning (the highest level of recognition for sustainable community planning from the State) - and hope that Plan2040 will continue to uphold the highest standards recognized by that award.

Per the Anne Arundel County website, "Plan2040 provides a shared, long-range framework for County elected officials, staff, and community members for addressing land use issues and sets the policy framework to protect the natural environment, shape development of the built environment, provide public services to promote healthy communities,

and support a diverse, resilient economy. The General Development Plan was developed through dozens of public forums and is informed by thousands of comments from the community, as well as coordination from more than 20 County departments, State and Federal agencies, non-profit organizations, and members from the private sector. Plan2040 includes goals, policies, and strategies to address issues and concerns throughout the County and manage future development and redevelopment....The successful implementation of Plan2040 depends on a coordinated and collaborative effort of multiple parties, including the County Administration and multiple departments, the County Council, various advisory boards or commissions, and the Plan2040 Implementation Action Committee. Plan2040 consists of a coordinated set of goals, policies, and strategies for decision-making that will guide future growth and development in the County."

Plan2040 is easily accessed via the Anne Arundel County website, and outlines the vision for the future of the County, encompassing five overarching themes:

1. Resilient, Environmentally-Sound and Sustainable Communities
2. New and Improved Infrastructure
3. Strategic, Economic Growth and Redevelopment
4. Community Character
5. Inclusive, Equitable and Response Government

Given the ease of access to the Plan2040 information, and the magnitude of research and input from thousands of community comments that went into establishing Plan2040, I was surprised to learn at the Two Rivers HOA Meeting on Monday, July 15th, 2024, that the potential developer of Parcel O had not looked at Plan2040 and could not address how the proposed development was in alignment with the goals and intentions of Plan2040. Given Plan2040 represents the foundational principles for development decisions approved within the County, the developer's lack of familiarity with its existence showed a lack of appreciation for the extensive planning work that went into zoning Parcel O initially in relation to the broader Project2040 planning vision. The developer's lack of familiarity with Plan2040 overall is concerning to me and makes me question if Plan2040 is being fully leveraged within the development review and approval process.

The proposed potential development of 195 incremental age-restricted units and 182 incremental non-age restricted units on Parcel O would contradict the first four themes of Plan2040 as outlined below:

1. First and foremost, per Mr. Dover Hankins (representing the Developer) at the July 15, 2024 Two Rivers HOA meeting and validated by the GIS maps available on the Anne Arundel County website, Parcel O is currently classified as rural/conservation land (and was potentially zoned to be a park or golf course according to Mr. Hankins). Approving the conversion of conservation land into a housing development extension of nearly 400 single family homes undermines the intent of Plan2040's vision to build resilient and sustainable communities. The vision states that "planning and land use decisions affecting development and redevelopment will enhance neighborhoods while protecting the natural environment."

o Unfortunately, many existing residents of the Two Rivers Community would agree that developing Parcel O into incremental houses will not only degrade the quality of life for existing residents, but will also negatively impact the environment from loss of rural open land. The Two Rivers Community and amenities infrastructure is already over capacity according to residents who struggle to be able to use the existing amenities and facilities with the current number of housing units. Our pools, gyms, and common facilities are not adequately sized for even the current level of community use, so adding incremental housing units to these shared community spaces will only create even further tension over inadequate facility size. The Developer made it clear they would be contributing towards an incremental amenity fund, however, they did not define the amount or what that investment would entail. They did affirmatively say that there were no current plans to specifically build an incremental clubhouse or pool amenities directly as part of their plans - which is the existing request voiced by many current homeowners in Two Rivers (even prior to building additional homes).

2. Second, beyond the limitations and pressure on our internal community amenities, the existing road infrastructure on Conway Road and Patuxent Road is not sufficient to manage the existing usage of the current community members. Additionally, Arundel Middle School (within the boundary of development) is already 'Closed,' with other schools in the zoning also approaching maximum capacity prior to the addition of the incremental Parcel O homes. Further detail on the road and school infrastructure concerns are outlined below:

o Inadequate Existing Road Infrastructure: The single entrance to a neighborhood of ~2,000 homes presents both a hazard and inconvenience to existing community members. Just this week, on July 15th, 2024 during evening rush hour, a tree fell across Conway Road in front of the new Two Rivers Elementary School, causing a traffic backup all the way to Route 3 and road stoppage for 30+ minutes. While community members were able to utilize the Myers Station

Road emergency exit to reach the Conway Circle, there were still challenges in leaving the community as a result of the backup at the traffic circle itself from individuals trying to get to Patuxent Road or into Two Rivers, which rendered community members within the neighborhood virtually "stuck" and those outside the community unable to get in. Given approximately half of the Two Rivers Community is an age-restricted (55+) neighborhood with increased potential need for the rapid response of emergency medical personnel, the existing road infrastructure and accessibility is already insufficient for the current volume of residents, and incremental housing would only increase this burden. An additional road or access point outside of the existing Conway Road circle is needed if additional homes are built on Parcel O.

- o Inadequate Existing School Infrastructure: Additionally, Arundel Middle School is currently "Closed" per the County website due to capacity limitations. Additionally, students in Phase 3 of the Woodlands section of Two Rivers are already not being provided county bus services for students zoned to the new Two Rivers Elementary School and are currently expected to walk through a BGE-owned easement that has no existing sidewalk and has large BGE equipment that is haphazardly placed along the potential walkway. If we are unable to ensure our current Two Rivers residents have the ability to get to and from school safely and attend a school that is not over-capacity, then adding even more students to the community will only continue to complicate matters further.

- o The above are only two examples of several existing infrastructure challenges that exist within the Two Rivers Community, and increased housing development on Parcel O would only exacerbate these existing issues for both existing and new community members.

3. While I enjoy seeing my home value appreciate as a result of the ever-increasing prices of new homes being built in the Two Rivers Community, building incremental new single-family homes at increasingly elevated price points contradicts the Plan2040 vision to build mixed-income communities in areas with existing infrastructure. The expensive entry price point for the Two Rivers Community home is not accessible and cost-prohibitive to many residents in Anne Arundel County and across Maryland.

4. Last, Plan2040's vision states that "the conservation of agricultural lands, parks and natural areas, along with walkable neighborhoods, will contribute to the health and well-being of our communities." Two Rivers is built adjacent to the Woodwardville Historic District, one of three surviving crossroads communities in Anne Arundel County that still retains a significant degree of architectural and historical integrity, as well as next to the Patuxent Research Refuge. Converting the rural conservation space of Parcel O into incremental new housing developments continues to etch away at the historically significant land surrounding the Two Rivers Community, and threatens the health of the biodiversity of the broader ecosystem from an environmental standpoint as well.

Beyond the Plan2040 Vision, the development of Parcel O also directly contradicts several specific Goals of Plan2040 as well, including (but not limited to) the following:

1. Goal NE3: Expand, enhance and continue to protect the County's greenways, open space, rural areas, including the Priority Preservation Area.

- o The Development of Parcel O converts "conservation" open land into a developed neighborhood, reducing open space and rural areas.

2. Goal NE6: Create resilient, environmentally-sound and sustainable communities.

- o This proposed development reduces open conservation space immediately adjacent to waterways in the Chesapeake Bay Watershed.

3. Goal BE1: Align development regulations and review practices with Plan2040, that recognizes the importance of the County's environmental features; limitations on infrastructure; and the desire to focus development, redevelopment and revitalization in the Targeted Development, Redevelopment and Revitalization Policy Areas; enhance quality of life; and protect and enhance neighborhoods.

- o The proposed development of Parcel O converts conservation land into development, going against the Plan2040 vision for that specific's land's use. Thousands of individuals provided input into Plan2040 - so changing the land usage against those recommendations seems short-sighted without further explanation on why one developer's plan is better advised than the recommendations created through the collaboration of many diverse stakeholders.

4. Goal BE2: Preserve the agricultural and rural character of the County's Rural and Agricultural Policy Area.

- o This proposed development converts rural property into increased suburban sprawl.

5. Goal BE3: Preserve and strengthen the County's existing and historic communities by encouraging resident participation in planning processes, with particular emphasis on involvement of historically underrepresented and marginalized communities.

- o This proposed development continues to remove additional rural land in historic Woodwardville, a small community rich in history.

6. Goal BE10: Relieve traffic congestion and improve mobility options and safety in the Critical Corridor Policy Areas.

o Conway Road (the only current entrance in and out of Two Rivers to Route 3 (a Critical Corridor) is already a daily traffic problem as a result of increased housing units. Adding nearly 400 new homes (nearly 20% of the existing dwellings in Two Rivers) will only aggravate this even further. Route 3 is also increasingly backed up in both directions once you leave the neighborhood.

7. Goal BE11: Provide for a variety of housing types and designs to allow all residents housing choices at different stages of life and at all income levels.

o The proposed Parcel O development continues to build additional high-price point single family homes that are cost-prohibitive to many potential buyers in the Anne Arundel community.

8. Goal BE14: Protect and preserve the significant historic and archaeological resources and cultural heritage of the County; and promote public awareness of the County's history and the stewardship of historic assets.

o This proposed development continues to remove rural land in the historic Woodwardville.

9. Goal BE 16: Increase the County's resilience to future changes in climate and reduce emissions of greenhouse gases.

o Reducing rural open space and increasing new homes inherently increases the impacts on climate as well as increases greenhouse gas emissions associated with the new homes and construction.

10. Goal HC10: Provide a high level of emergency medical care, fire protection, police protection, emergency management and an all hazards response to all residents and visitors of the County, including a comprehensive evacuation plan with adequate evacuation shelters.

o The inadequate existing road infrastructure along Conway Road, as well as Patuxent Road that often floods, creates potential high-risk situations where emergency personnel cannot get to the residents of Two Rivers in times of emergency.

I hope that my examples above clarify why the proposed development of Parcel O contradicts Anne Arundel County's Plan2040. I encourage decision makers to vote against the development of Parcel O into single family dwellings by Two Rivers Associates, LLC. At a minimum, prior to the vote, I would request that decision makers address the contradictory points and establish explanations as to why an exception should be granted for each instance of conflict to the overarching Plan2040. I would also encourage representatives who are able to attend both County hearings on Wednesday, July 17 at 6pm and 7pm at the Crofton Library - Anne Arundel County Public Library at 1681 Riedel Rd, Crofton, MD 21114. Two Rivers Residents were told by the Developer that the library only has a capacity of 100 individuals, which seems inadequate to host the many invested stakeholders from a 2,000 household community, but we hope to overflow the room with support.

I would welcome the opportunity to speak with you via email or phone at the information included below my email signature. Thank you for the opportunity to express my concerns - I appreciate all that you do to protect the sustainable and strategic development of Anne Arundel County, particularly near my home community of Two Rivers in Odenton, MD.

Response from Delegate Peña-Melnyk:

Good afternoon,

Thank you for writing to our office in regards to your concerns with this project development. Since we're at the state level we do not handle local development. We have reached out to the county council representative of that area to get more information.

Thank you for your advocacy. Have a blessed weekend!

Sincerely,

Delegate Peña-Melnyk

Response from Delegate Lehman's office:

Hi Kathy,

Thanks for including Delegate Lehman in on this email. We have received it from other Two Rivers residents as well. I am sure that you are aware that this is a matter that the county oversees. It is outside of the state delegate's purview. I will keep Delegate Lehman informed on this project.

All the best,

Mary Jane

Response from Two Rivers Master Association, Inc:

Yatish,

Thank you for your email. I will print your email and share it with the Board.

Susan Swank, Assistant General Manager

Susan Schnur

To whom it may concern;

I am a resident of Two Rivers, Odenton MD, in the 55+ "Villages". Currently there are approx 1800 sold homes in Two Rivers. Each of the current Two Rivers residents were told by the developer, supported by printed literature that Two Rivers would be capped at 2060 home sites. Each resident, at Settlement was bound by the Covenant with the Forks of Patuxent Improvement Association which also caps Two Rivers at 2060 home sites. This Covenant further prevents development of parcels O and N. The County's 2040 Plan zones parcels O and N as Conservation Land so the current residents of Two Rivers had every expectation that Two Rivers would not exceed the currently approved PUD of 2060 home sites.

The County has received complaints that Conway Rd is not designed to safely handle the current volume of traffic and we're not yet built-out! I have personal experience of sitting in traffic on Conway Rd, in the front seat of an ambulance while my husband was being transported to AAMC. The ambulance driver drove "with lights and sirens" and we still were subjected to delays from traffic congestion on Conway Rd. Luckily my husband was ok- though it begs the question: Is the County really willing to wait for a fatality due to traffic delays on Conway Rd before it takes action to safeguard area residents?

Since moving to Two Rivers in 2022, there have been several instances, at least 4, where downed tree limbs or construction accidents halted traffic on Conway and our exit onto Myers St Rd was unavailable for use. As a community, we've been fortunate so far, that no one has died due to EMS being delayed traveling in or out of Two Rivers using Conway Rd. I implore the County to recognize and acknowledge that Conway is already over-burdened by area residents, currently 1800+ from Two Rivers. Our residents are already at risk & there are still approx 200 more homes to be sold in the currently approved PUD of 2060 home sites. Area residents' safety will be further adversely affected by adding these proposed 377 home sites.

I understand a new Traffic Study will be required in order to approve the Special Exception the developers need for approval of their proposed additional home sites. How will this new Traffic Study account for the additional volume of traffic from the remaining unsold home sites in the Estuary all-ages neighborhood? These homes don't yet exist so how can traffic be measured and documented from non-existent vehicles?

I hope the various concerns voiced by the area residents (and voters) affected by this proposed addition are taken seriously.

Sincerely,
Susan Schnur

John Pedersoli

What it all boils down to are two thing:

- Access
- Amenities

Up to now this has been a fantastic community and it is up to the developers to keep it such.

Traffic and access is going to be a major issue going forward unless it is improved ASAP. The small traffic circle is going to be a nightmare; it must be expanded. A merge lane westbound from Conway directly onto Patuxent (avoiding the

circle) and one from Patuxent directly onto Conway towards Two Rivers would help. Myers Station Rd must be utilized and improved.

Amenities will be saturated as they already are crowded. A second clubhouse/pool area is going to be necessary.

John Pedersoli

Ann Speicher

Hello,

I am very concerned about adding more units to Two Rivers without another permanent exit! We have 2,000 homes (approximately 4,000 or more people, half of which are 55 and older.

We have had 20 or more incidents where there was an accident or truck stuck on Conway Rd and none of us could enter or exit the neighborhood, including ambulances, fire trucks, people trying to get to chemotherapy, etc.

This is a dangerous situation that must be fixed immediately. The thought of approving any more units until we have a second permanent exit is putting more people at risk.

I work at WSSC and we see development plans and review water and sewer plans. I know that infrastructure must be in place before development is allowed. School capacity, post office capacity, roads, emergency services, stormwater, environmental considerations, and public safety.

I have no problem with more units being added if we have adequate roads to avoid traffic jams when school is in, and at least two permanent exits out of the neighborhood. This is an urgent issue, and needs to be fixed before someone loses their life.

Ann Speicher

Kathleen Berube

Hello,

I'm writing to express my concerns over the planned expansion of development at Two Rivers. I am not explicitly opposed to expanding development, but there are several critical issues within our community that need to be address prior to additional development. My concerns, largely echoed by my community at-large, include:

1. Access to Rt-3 - there are far too many residents living down Conway road, a one lane each way road, than is safe and responsible. There have been several incidents were traffic, accident or other has completely closed Conway road, leaving residents no way in our out of the community. This has directly prevented me from reaching my children on one occasion. The developers building more and more homes without regard to access or responsibility. The planned additional road to access Rt-3 needs to be completed before additional development occurs.
2. Community-Wide Access and Access to Two Rivers Elementary - There continues to be a locked gate blocking access between the Woodlands portion of Two Rivers and the adjacent 55-plus neighborhood. The road is apparently owned by BGE and is blocked due to inadequate infrastructure to support traffic. This creates not only a huge inconvenience for residents, but also a safety issue. The extra time emergency vehicles spend traveling to the main entrance of the community could be the matter of life or death for someone. There is also no sidewalk access between these two communities, meaning that children without a bus to Two Rivers Elementary will have to walk on the road to school. This is extremely concerning as a parent of two young kids who will be attending Two Rivers. The country needs to push BGE to complete this road, open it and install a sidewalk connecting the Woodlands and 55+ communities.
3. Overcrowding & Amenities improvements - Two Rivers features wonderful amenities including a pool, gym and playground. However, there are already over 4000 residents of Two Rivers and our amenities are overcrowded. Additional residents will further overcrowd, making them less enjoyable for all. Additionally, the existing amenities need to be improved, a key example is adding shade structures to playgrounds, which are largely unusable in hot summer months. The country needs to push the developer to make improvements and add new amenities to the

neighborhood including an additional gym, pool, shade structures to the neighborhood. The open area of Duckweed Circle is also unfinished and unattractive. The open space at Duckweed Circle should be finished with an amenity such as a playground and attractive landscaping.

Thank you for receiving my concerns and I look forward to a response.

Sincerely,
Kathleen Berube

Marilyn McCollum

The developers informational meeting was probably held on July 15 at 7 PM via zoom. Unfortunately the zoom link did not work on my end. I did not attend the county hearing on July 17 as no questions were being taken.

Will there be a second road access to Two Rivers? The only road we currently have access to is via Conway Road.

With the opening in September of the new Two Rivers elementary school on Conway Road, there is an overwhelming amount of traffic and congestion on this small county road.

Please respond to this important question. Thank you.

Marilyn McCollum
Woodchuck Way

Monica Revelle

To Whom It May Concern:

I am a resident of the Two Rivers Community in Odenton, MD (Region 5 - Anne Arundel County). I am writing this letter to express my concern and opposition to the proposed expansion of the Two Rivers Development on 'Parcel O' in Odenton, MD.

Plan2040 states that it provides a shared, long-range framework for County elected officials, staff, and community members for addressing land use issues and sets the policy framework to protect the natural environment, shape development of the built environment, provide public services to promote healthy communities, and support a diverse, resilient economy.

Plan2040 outlines the vision for the future of the County, encompassing five overarching themes:

1. Resilient, Environmentally-Sound and Sustainable Communities
2. New and Improved Infrastructure
3. Strategic, Economic Growth and Redevelopment
4. Community Character
5. Inclusive, Equitable and Response Government

Given the public availability of this plan, I was surprised to learn at the Two Rivers HOA Meeting on Monday, July 15th, 2024, that the potential developer of Parcel O had not looked at Plan2040 and could not address how the proposed development was in alignment with the goals and intentions of Plan2040. Given Plan2040 represents the foundational principles for development decisions approved within the County, the developer's lack of familiarity with its existence showed a lack of appreciation for the extensive planning work that went into zoning Parcel O.

The proposed potential development of 195 incremental age-restricted units and 182 incremental non-age restricted units on Parcel O would contradict the first four themes of Plan2040. Here are my concerns:

* Developing Parcel O into incremental houses will not only degrade the quality of life for existing residents, but will also negatively impact the environment from loss of rural open land. The Two Rivers Community and amenities infrastructure is already over capacity and residents struggle to use the existing amenities and facilities with the current number of housing units. Our pools, gyms, and common facilities are not adequately sized for even the current level of community use, so adding housing units to these shared community spaces will only create even further tension over inadequate facility size.

*The existing road infrastructure on Conway Road and Patuxent Road is not sufficient to manage the existing usage of the current community members. Additionally, Arundel Middle School (within the boundary of development) is already

'Closed,' with other schools in the zoning also approaching maximum capacity prior to the addition of the incremental Parcel O homes.

In addition, the single entrance to a neighborhood of ~2,000 homes presents both a hazard and inconvenience to existing community members. On July 15th, 2024 during evening rush hour, a tree fell across Conway Road in front of the new Two Rivers Elementary School, causing a traffic backup all the way to Route 3 and road stoppage for 30+ minutes.

While community members were able to utilize the Myers Station Road emergency exit to reach the Conway Circle, there were still challenges in leaving the community. Given approximately half of the Two Rivers Community is an age-restricted (55+) neighborhood with increased potential need for the rapid response of emergency medical personnel, the existing road infrastructure and accessibility is already insufficient for the current volume of residents, and incremental housing would only increase this burden. I am most concerned about this one way in/one way out predicament the developer created in Two Rivers. It is not according to code and the plans for Parcel O depict the same predicament for those potential residents. Please don't allow the developer to make the same mistake again. It is a tragedy waiting to happen.

* Building incremental new single-family homes at increasingly elevated price points contradicts the Plan2040 vision to build mixed-income communities in areas with existing infrastructure. The expensive entry price point for the Two Rivers Community home is cost-prohibitive to many residents not only in Anne Arundel County, but also in Maryland.

* Two Rivers is built adjacent to the Woodwardville Historic District, one of three surviving crossroads communities in Anne Arundel County that still retains a significant degree of architectural and historical integrity, as well as next to the Patuxent Research Refuge. Converting the rural conservation space of Parcel O into incremental new housing developments continues to etch away at the historically significant land surrounding the Two Rivers Community, and threatens the health of the biodiversity of the broader ecosystem.

* The proposed development of Parcel O converts conservation land into development, going against the Plan2040 vision for that specific's land's use. Thousands of individuals provided input into Plan2040 - so changing the land usage against those recommendations seems short-sighted without further explanation on why one developer's plan is better advised than the recommendations created through the collaboration of many diverse stakeholders.

* The inadequate existing road infrastructure along Conway Road, as well as Patuxent Road that often floods, creates potential high-risk situations where emergency personnel cannot get to the residents of Two Rivers in times of emergency.

I hope that my examples above clarify why the proposed development of Parcel O contradicts Anne Arundel County's Plan2040. I encourage decision makers to vote against the development of Parcel O into single family dwellings by Two Rivers Associates, LLC.

I appreciate all that you do to protect the sustainable and strategic development of Anne Arundel County, particularly near my home community of Two Rivers in Odenton, MD.

Respectfully,
Monica Revelle
A registered voter in AA County

Bill and Erika Rossiter

This proposed enlargement of our development should be expressly conditioned on the construction of a second access road to Two Rivers that does not rely on a connection with Conway Road. Conway Road is already overtaxed and will become even more so once the new elementary school is opened. We refer here not only to the portion of Conway west of the traffic circle, but also to the portion between the circle and Route 3. Already, eastbound cars on Conway are having to wait through multiple cycles of the traffic light at Route 3 because of the volume of traffic, especially when slow-moving construction trucks are in the queue. More importantly, Two Rivers residents are wholly dependent on Conway Road for the timely arrival of police, fire, and emergency medical services, all of which can be (and have been) delayed due to accidents on this road. It is simply unacceptable for a development this large not to

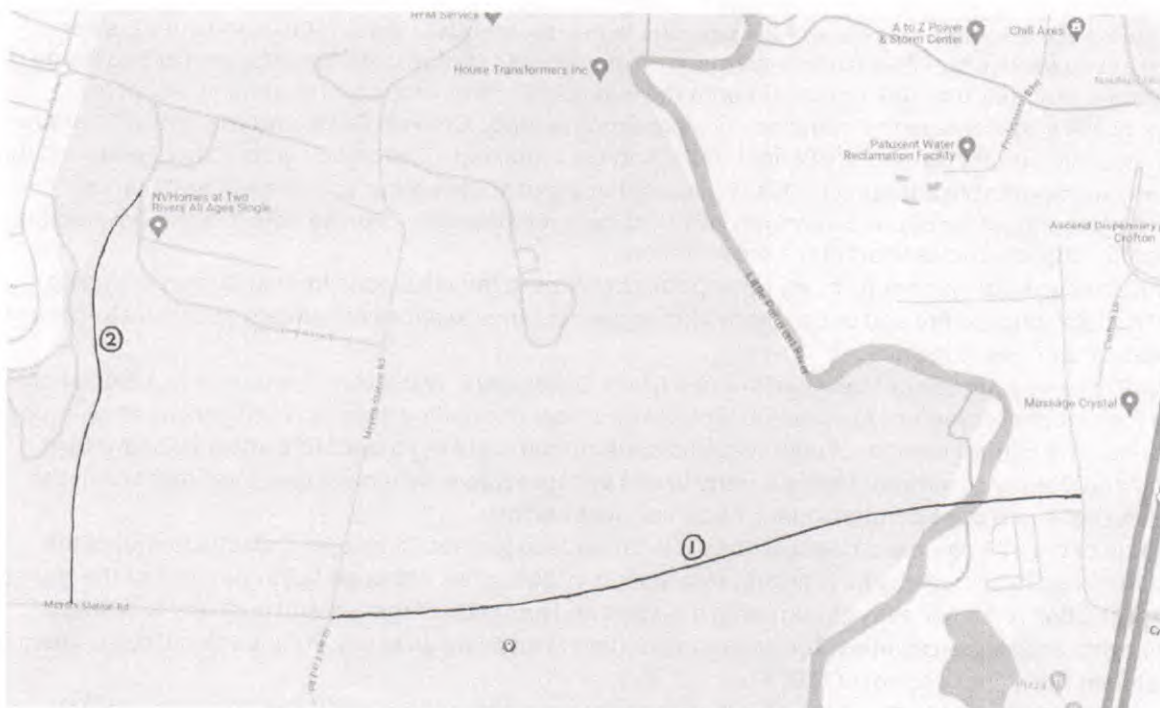
have a second means of ingress, particularly when the current access road is only one lane in each direction. 377 additional houses will add significantly to the already-heavy traffic on Conway and the potential for accidents and delays.

There needs to be a second entrance into Two Rivers, connecting either with Route 3 directly or with Race Track Road in Bowie. Admittedly, both approaches would involve a river crossing, but we surmise that a connection with Route 3 might be the better option, since (a) it would not require coordination with PG County, and (b) presumably, the Little Patuxent is easier to bridge than the "big" Patuxent. Such a road could connect with Route 3 via Cronson Blvd., which already has a traffic light at Route 3, or at a point south of the Riverwalk development, which would require a new traffic light and intersection. See reference #1 on the attached drawing for one possible alignment of this road, connecting with Cronson Blvd. Additionally, there should be a direct connection between Two Rivers Blvd. and Meyers Station Road so that residents of the existing sections of Two Rivers could also utilize the new entrance, thereby providing additional diminution of the traffic volume on Conway. Reference #2 portrays a possible alignment of this road that would keep the traffic off the streets with houses, and allow the existing connection between Cranesbill Lane and Meyers Station to retain its "emergency only" status.

We participated in a Zoom meeting with the developer on July 15. We raised this issue with him, and were told the adequacy of the road system would be addressed as part of the normal subdivision approval process. We are not familiar with this process – nor with the process by which new roads in the County are approved and paid for – but it seems clear to us that a second entrance to Two Rivers would be absolutely essential, were this expansion project to proceed. The developer cannot keep building and building and building and expect the current access roads to suffice. In our opinion, the importance of adequate roads completely eclipses that of all the other issues that were raised (e.g., clubhouse utilization, environmental matters, etc.) because it bears directly on residents' ability to get to their houses and to obtain timely public safety services when needed.

We would implore all County officials who are involved in this process to give this matter their serious consideration. Thank you.

Bill and Erika Rossiter



John Trageser

I am against the additional 377 lots for Two Rivers. I live in Two Rivers, and we were told when we purchased our lot that there would be 2060 properties. Now the developer is changing the story. They lied to us. They originally said that Section O would be a golf course. This was before I purchased my lot. Lie number one. When I purchased my lot, I was told that it would be an environmental park. That was lie number two. They told the residents in the Forks of the Patuxent that there would be no additional traffic on Meyers Station Road, except in an emergency. That was lie number three. The only way to get out of Section O, according to the developer, is to use Grays Ford Road, and Grays Ford only connects to Meyers Station, in order to get anywhere. How many lies are you going to allow them? I want them out of here as soon as possible. They are going to leverage all the landholders until they buy up all the property around here, and Two Rivers will have 5000 homes with 15,000 vehicles trying to get out on Conway, a two lane historic road. It is bad enough with 2000 homes and 3000 vehicles, and the school has not even opened yet. I feel sorry for the people that live around here, not us in Two Rivers. We caused the problem because we purchased here and we should stop this uncontrolled development because this peninsula cannot take anymore growth. Before you say that this is not a peninsula, look at a map. Until you build a bridge across the Patuxent, which I know that you won't, we are a dead end.

John Trageser

Irene G. Brown & Joel Barry Brown

Ladies and Gentlemen:

We reside at 1377 Patuxent Ridge Road, Odenton MD 21113-6002 in the age restricted (Highlands) part of the Two Rivers development. We attended the July 17, 2024 Community Meeting at the Crofton Library and are adamantly opposed to the proposed residential expansion at Two Rivers for "quality of life" and legal issues. Our opposition is detailed below.

The proposed additional 377 dwelling units will increase the overall density at Two Rivers by 18% while substantially reducing open space. The proposed new development area is currently zoned for agricultural use and as open space. This reduction in open space will dramatically (and negatively) impact our quality of life. Currently, the Developer's plans do not indicate any additional amenities or common area uses for the proposed 377 units. The addition of 377 dwelling units representing more than 1200 new residents will impact our already overburdened amenities.

We are all aware of the ill-conceived single road access (two lane Conway Road) for all of Two Rivers. This is a catastrophic incident waiting to occur. The proposed 377 dwelling units will add between 700 and 800 vehicles to our community. Employing a standard trip factor of 2.1 per vehicle per day results in least 1500 in and out trips per day. Since there are no service facilities (supermarkets, pharmacies, gas stations, restaurants, etc.) in Two Rivers the employed estimate is probably low. Taking into account the additional car/bus trips for the soon to be opened Elementary School will also increase the traffic on our single access road. Conway Road currently has a "C" or low "D" designation. The addition of the Elementary School traffic and the proposed 377 dwelling units at Two Rivers will turn Conway Road into an impassable bottleneck. This is our only means of access for police, fire and ambulance support! Given the demographics of our community this is morally reprehensible. Please note that the Developer has not provided a traffic impact study as part of the presentation.

In addition to the obvious traffic problems many other public services in the 4th Councilmanic District including elementary and middle schools, fire and police protection and ambulance services are already stretched to capacity without the proposed 377 dwelling units.

The March 8, 2016 recorded Agreement between the Two Rivers Developers, Two Rivers Homeowners Association and the Forks of the Patuxent Improvement Association limits the number of dwelling units at Two Rivers to a maximum of 2060 dwelling units. The current number of approved and constructed or ready to build lots totals 2060 dwelling units. Although Anne County government is not a party to this private agreement it must take this limitation in the number of dwelling units into consideration during its zoning deliberations.

Finally, the addition of the 377 proposed dwelling units will continue to give the Developer Defacto control of the H.O.A. Board of Directors by increasing its voting representation by 566 votes. Although not in violation of the Maryland Homeowners Association Act it certainly circumvents the spirit and intention of the law and deprives Two Rivers homeowner's of rights and responsibilities. The constant addition of dwelling units to a Planned Unit Development is a ploy used to maintain Developer control of H.O. A.'s.

We urge you to reject the proposed zoning changes that would convert Agricultural and Open Space designated parcels at Two Rivers to accommodate an additional 377 dwelling units.

Irene G. Brown & Joel Barry Brown

Monica (Anderson) Page

Dear County Representative,

I am a resident of Two Rivers. I, along with many of my neighbors, am dismayed and disturbed by the prospect of adding more homes to the community for several reasons.

The community is barely supporting the current number of residents and cannot accommodate more people. Two Rivers' residents are already in peril because there is only one road—Conway Road--into and out of the community. If there is an accident, construction, or some other event causing the closure of that street, thousands of residents are trapped, vulnerable, and at risk of harm. With more residents, this risk increases exponentially. The County, the developer, and others are on notice of this potential liability. This issue must be resolved and is a much higher priority than growing Two Rivers' population and creating more profits for developers and builders.

In addition, current use of community amenities is at maximum capacity. This is evident by the overcrowding that occurs such as events held at the pool.

Also, the current volume of people is causing the rapid deterioration of the grounds. Grassy areas are not being maintained, trash is in Cattail Lake, pet owners are not picking up after their dogs, etc. Adding more people will only exacerbate the problem.

I implore you to reject this plan to develop the expansion of Two Rivers outright and to focus energy and resources on building another road for ingress and egress.

Respectfully,

Mrs. Page

Ken Wiswall

I offer the following comments regarding the proposed new development as presented in the Sketch Plan pre-submittal meetings held on July 17. These comments pertain to both projects (Two Rivers PUD - Parcel O, Phase 1; and Two Rivers PUD - Parcel O, Phase 2). I submit these comments as a resident of one of the Age-Restricted (55+) sections of Two Rivers. When we bought our home in 2017 we were given the clear impression that the development was to include just over two thousand homes and were shown various renderings of how the community was to be developed. These renderings showed residential sections, two clubhouses and two large open space parcels, one, Parcel N, depicted as a Community Garden and passive recreation area, and one, Parcel O, depicted as an Environmental Park featuring trails and artifacts of past mining operations. Obviously, these plans have changed and the 377 proposed additional residential lots will now occupy the parcel previously depicted as the Environmental Park.

While disappointed about losing the Environmental Park and concerned about the impact of adding well over a thousand new members to the Two Rivers HOA, I understand that the Developer has the legal right to do this per County Zoning rules and the small print in the HOA governing documents. But I also expect the County to give serious consideration to the impacts that this proposed development will have on the quality of life of the existing and future residents of the Two Rivers community that was approved in the PUD special exception granted in 2016, as well as the residents outside of Two Rivers relying on the same public roads carrying traffic from the current Two Rivers community and the proposed new development. I believe that if the County approves the proposed development they must commit to implementing structural improvements as needed to ensure that the public infrastructure serving Two Rivers and the surrounding area is adequate to safely accommodate the demands on that infrastructure that will be created by adding the population associated with the proposed new development to the population of the original Two Rivers community and the population that existed before Two Rivers was developed.

I feel that the impacts that need to be addressed fall into two categories, the first related to impacts within the boundaries of Two Rivers and the second related to impacts on infrastructure outside the community.

Impacts Within Two Rivers

- Residents are concerned about the ability of existing community facilities to accommodate the demands created by adding so many more HOA members and residents than originally planned. While the Developer claims that both clubhouses and the pools were over-designed to support more than the population associated with the originally planned 2060 homes, many residents from both the Age-Restricted and Non-Age-Restricted communities feel that at times the facilities do not meet demand even with more than 200 homes to come without the proposed new development. The amenities that are most affected are the pools and the fitness rooms.
- If the additional new HOA members are expected to use the existing community facilities it will create the need for additional parking space serving those facilities, which due to the layout of the property can not be feasibly expanded.

- The additional traffic associated with new HOA members travelling to and from the existing community facilities on our private roads will almost certainly compound the traffic congestion issues and concerns for pedestrian safety that have already been identified.

Impacts on Public Infrastructure Outside of Two Rivers

- The current residents of Two Rivers have previously notified various County officials related to their concerns about the public road infrastructure being seriously deficient in providing for safe access to the 2000 plus homes planned for the original community. Several incidents have demonstrated the very serious consequences of having only one way in and out of the community. The traffic associated with an additional 377 homes will significantly exacerbate the problem due to the fact that that traffic from the new development will have to go through the same traffic circle at the intersection of Patuxent Road, Conway Road and Meyers Station Road that quickly becomes gridlocked with any backup on Conway Road. These concerns are not only related to the inconveniences that residents travelling to and from the community may experience, but more importantly relate to the fact that emergency vehicles may become caught up in traffic backups and not be able to reach people in desperate need of medical attention.
- The fact that the 185 new non-age-restricted homes will create a significant number of school age children that will likely be attending the new elementary school on Conway Road will almost certainly increase vehicle traffic to and from the school in the mornings and afternoons which will greatly increase the likelihood of traffic backups on Conway Road preventing residents of Two Rivers from travelling to and from their homes, and may also cause school children to be stuck on school buses for extended periods of time. The nominal measures recently implemented to facilitate access to and from the school will almost certainly be ineffective with the increased traffic levels.
- In addition to the concern about Conway Road being the only road handling traffic to and from Two Rivers, the amount of traffic travelling from Conway Road, Patuxent Road and Meyers Station Road going through the traffic circle at the intersection of these roads creates an very significant risk of situations where exiting the area by Patuxent Road and Conway Road to Piney Orchard or Route 3 may become impossible at times, again creating the risk of emergency vehicles not being able to reach the community.
- The fact that the capacity of elementary and middle schools serving the area is very limited, residents question any APF analyses that indicate that there is adequate capacity to handle the additional number of school age children added with the new development.

The impacts within Two Rivers can only be addressed by the Developer working closely with the HOA to develop solutions that will mitigate those impacts. The Developer has already indicated that they are now considering building new community facilities on the property where the new homes will be built, which should lessen the demand on existing facilities and the impact of increased vehicle traffic on private roads.

The Impacts on public infrastructure outside of Two Rivers, however, can only be addressed by the County. The capital improvement projects intended to widen and improve the Conway Road right of way from Route 3 to Two Rivers need to be fast tracked to the extent possible to address existing traffic safety issues which will only become worse with the additional traffic from the proposed new development. Serious consideration should also be given to accelerating the implementation of longer range projects that will create alternate routes of access to Route 3, and improve the intersection of Conway Road, Patuxent Ridge Road and Two Rivers Boulevard. To make matters worse, the very real possibility of the proposed Chesapeake Terrace Rubble Landfill using Conway Road to access the landfill would create unimaginable traffic safety risks. Every agency within the County involved in determining whether or not to approve this project needs to be made aware of these risks. Whatever impact fees that have already been collected from the Two Rivers developers, together with whatever impact fees may be negotiated for the new development should be dedicated to help implement these capital projects in as timely a manner as possible. Residents anxiously await to review whatever realistic solutions to the school capacity problem the County may propose..

Respectfully,

Ken Wiswall

Resident of the Highlands section of Two Rivers

James Raver

We need a new indoor pool that is 4-6 lane, 25 yards minimum length, open to 55+ and All Ages which is open all year and not so hot as boil the swimmers. It cannot be another "warm pool" or semi therapy pool to be useful. To make this work the 55+indoor hot pool could be open to all at specified hours.

Thank You. James M. Raver

Judy Silberman

My comments relate to the minimal space provided for amenities in the 55 plus clubhouse at Two Rivers. I have lived here since 2018 and have lived in the watershed and Regency neighborhoods. I visit our clubhouse less and less due to current overcrowding. The community events sell out due to fire Marshall Limits. As an aging community it is very difficult to have several groups meeting in the same space as many members have hearing problems. The library was reduced to half its size and as the Only place in the clubhouse for a small group or meetings it often prevents readers from the 4bookclubs from usage. Other friends in other 55 plus communities in nearby locations have larger and better planned club houses. Of course the developer will add a pool as the new lots he proposes are far away. To me this is a selling point for him, not for current owners. Honestly when I meet with friends and neighbors there is always complaining about what has happened to our community. Many feel the Board of Directors need an ombudsman as communication to the community is minimal. Thank you for providing the opportunity voice these growing concerns about current and expanded development

Adesola Adejuwon

We would need a bigger party room (similar to the 55 and above) and/or a beautiful lounge that residents can rent out. Definitely more route options to get in and out of the community.

Thanks,
Sola

Diane Greenberg

Hi,

I am a resident of the Two Rivers subdivision. It has come to our attention that the developer intends to expand Two Rivers through an application for a special exception.

You will note that the land upon which the developers intend to build is slated to be conservation land in the Region 5 2040 plan. Thus, this request would be in direct opposition to what the county has already deemed the best use plan for that area. As such, the request to develop this land should be denied.

The county had already incorrectly allowed (1) a PUD for the initial building of Two Rivers and (2) for the alteration of the intended community to include all ages housing and (3) also the expansion of Two Rivers. All of this has created an utter disaster for the school district, and the roadways in this area. The ongoing health and safety of Two Rivers residents through a single entrance/exit is a tragedy waiting to happen. In the event the county should approve a PUD, no construction should be permitted to begin until after a full use second exit and an alternative roadway bypassing Conway Road have been completed. The county should never compound one mistake by repeating it.

Thank you,
Diane Greenberg

Valerie Berry

Hello,

I would like to express my concern over the new development of almost 400 homes off of Grays Ford Road. I live in Two Rivers. The area has been overwhelmed with new construction resulting in traffic and congestion. I am almost certain that there has been an environmental impact as well. The roads in this area are windy and narrow. When there is an accident or roadwork we are stuck in this neighborhood with no way out. I am relatively new to the neighborhood, but many original owners said that they were told that there would not be as much development here. Our resources are drained with the infrastructure to handle it.

Thanks for listening.

Valerie Berry

Jim Holman

To whom it may concern,

Rumors have been in the making with an additional 377 homes to be built on the golf course property of Two Rivers. In and around 2014 Two Rivers representatives approached the Forks of Patuxent community to renegotiate a covenant to remove the golf course and age restricted 55 and older homes to all ages and 55 and older. These two changes in the covenant deviated from the 55 and older only housing along with the golf course that was negotiated by Two Rivers and the Forks of the Patuxent prior to Two Rivers being developed. Also, in this agreement was a limit of only 2060 homes being built by Two Rivers.

Recently I attended 2 meetings that were hosted by Dover Hankins the developer with Two Rivers. In each of these meetings he discussed building 377 houses on property owned by Two Rivers. This section of the Two Rivers property was the golf course and was to be considered open space and agreed upon by Two Rivers and The Forks of Patuxent " NOT TO BE BUILT ON " with a written and signed agreement that was tied to the deed (county records).

There was and is a great concern with high volume traffic on our rural country roads by the Two Rivers development. Two Rivers has asked for a second entrance/exit onto Meyers Station Road. Traffic exiting from Two Rivers onto Meyers Station Road would still bottleneck at the Traffic circle and Conwal Road. The Forks of Patuxent and surrounding communities are and have been dealing with traffic failure at the intersection of Conway Road, north and southbound Route 301, and Davidsonville Road (424). Not to mention the general failure of Route 3 from all the growth in other local communities. What used to be a 10 minute drive south to Bowie or north towards Millersville now can take upwards of 30 minutes.

Anne Arundel County's plan to remedy the additional traffic caused by the 2060 from Two Rivers is to widen Conway Road and add bike lanes from the traffic circle at the intersection of Patuxent Road, Conway Road, and Meyers Station Road. Anne Arundel County stated in a public meeting it would take 7 to 10 years to accomplish this feat. There have been multiple incidents where Conway Road and Patuxent Road have been shut down and traffic was backed up to Route 3 from the traffic circle. Two River residents could not get to or from their community and residents on Meyers Station Road and Graysford Road could not get to and from their homes. Our rural country roads fall under category 2 for " SCENIC AND HISTORIC " roads with strict adherence to minimum modifications. Meyers Station Road and Graysford Road are not capable of handling an additional 800 vehicles if Two Rivers is granted approval for an additional 377 homes.

If approval is granted by Anne Arundel County for Two Rivers to build an additional 377 houses per Dover Hankins Two Rivers would begin to start building in two years. How can the county allow this when the infrastructure is already 7 to 10 years behind current building projections?

I as well as our community members from the Forks of Patuxent, Two Rivers, and Crofton are strongly against any future development at this time and in the near future! I know we will not block all future development but at the least take into consideration the environmental damage that has been done and continuing to be done as well as the safety of humans and nature with the excessive flow of vehicular traffic on our rural roads.

Sincerely,
Jim Holman

Anthony Routh

Good afternoon,

I am writing you to vocalize a concern over the proposed addition of 400 homes by the Two Rivers Developers in an area known as the "Mitchell Pit", located between Grays Ford Road and Meyers Station Road in Odenton, Maryland. As a resident of the existing community, part of the Forks of The Patuxent Improvement Association, I strongly oppose the addition of these new homes for the following reasons:

1. Current road infrastructure has proven fragile and unable to support the volume of additional traffic due to the homes that have already been constructed in the Two Rivers Community. The only access vector to the community is through narrow, two lane roads with no shoulder space. There have been multiple instances already where access to the community has been completely blocked for hours at a time, preventing residents from entering or exiting the

community. This is a major safety concern and will likely become more of a problem once the new elementary school opens and traffic becomes significantly worse.

2. The proposed property was initially supposed to be a golf course when the original covenants and agreements were signed and the land was purchased by Two Rivers. The golf course project was subsequently abandoned and the property was supposed to be a nature park, per the Two Rivers Community master plan, which was offered as an amenity for prospective buyers. The land is currently the remnants of an old surface mining operation and offers a natural habitat to many resident species of wildlife. There are currently multiple ponds on the property that have provided a safe habitat for resident and migratory waterfowl, including many species of ducks and geese, along with deer, rabbits, bats, and other species. Utilization as a nature park with the addition of trails would have minor impact on the habitat these species enjoy. On the contrary, clearing of the land and building an additional 400 homes would displace even more of the native wildlife in the area.

3. The original Two Rivers plan called for 50% of the site's 1468 acres to be dedicated to open space, which would represent 732 acres if taken at face value. Currently, the developer is claiming their proposed ~600 acres of open space is more than what is needed for the community. As it stands, the majority of the remaining open space is part of the floodplain for the surrounding rivers and belongs to Anne Arundel County. Per the agreement in MDLandrec book 10152 Pages 33-68, all land designated as open space "shall be placed in an environmental or conservation easement restricting use of such areas to those allowed in an "Open Space" district." Once the plans for the golf course were nullified and the property was designated as open space for an environmental park, it should have been protected as such. The original development plan allowed for Forks of The Patuxent residents to be eligible for use of such amenities (including the original proposed golf course) and the developer is now attempting to further reduce the available amenities that were originally promised to the local residents and new Two Rivers residents.

4. Per the covenant, "The road entrance to the Development shall be from Conway Road, with access from Meyers Station Road, Collins Avenue, or Patuxent Road limited to that which the County should require for emergency vehicle access". This has been the source of major debate in the community and complaints from residents why they are unable to access the community from Meyers Station Road. The proposed additional houses would be located off Grays Ford Road and Meyers Station Road, with direct access from Grays Ford Road. Grays Ford Road is a dead end, narrow road that is only accessible from Meyers Station Road. These additional houses would cause significantly increased traffic along Meyers Station Road as the only access vector to that portion of the community, with the single choke point being the traffic circle at the intersection of Patuxent Road, Meyers Station Road, and Conway Road. Although Grays Ford Road is not explicitly listed in the agreed covenant as being restricted to only emergency vehicle access, accessing Grays Ford Road is only capable through Meyers Station Road. Additionally, the covenant only allows for access to the development from Conway Road, which is not possible given the proposed location of the additional houses. Allowing an alternate access point to the community would potentially cause additional issues with the fight against the proposed Chesapeake Terrace Landfill, as they are being held to Conway Road as the only access point for the Landfill. This could further cause issues with the community. As it stands our road infrastructure is greatly strained with the significant increase in residents and vehicular traffic, with no proposed solution to provide another access vector to Route 3. Anne Arundel County should not even entertain the idea of the additional houses without a resolution to the current road issues we face in the community. There are currently less than 50 houses that regularly use Meyers Station Road for access. The addition of 400 more homes would represent an increase of 800% in vehicular traffic along the road.

The developer already has a track record of broken promises and deceiving tactics with exiting residents of The Forks of The Patuxent and new residents of the Two Rivers Community and has repeatedly shown the only thing they care about is their bottom line, maximizing the amount of profits they can make off the community, leaving many of the residents frustrated and upset. Anne Arundel County and the State of Maryland have the power to oppose this new addition to the community and prevent additional problems from arising. I respectfully ask for you to do everything you can to prevent this additional development, for the good of the people, and our beautiful county, we cannot allow this to happen.

V/r,
Anthony Routh

Stehen Wheeler

Good Morning,

I'm currently a resident at Two Rivers Odenton (3208 Killdeer Ct, Phase 3), and there are major concerns with moving forward with the new development of 377 homes off Grays Ford Road.

First Major / Safety Concern

There are not enough routes to/from the Two Rivers Community. There is a proposed emergency access route for the new development area however, only feasible to use if an emergency exists. This is not plausible and there needs to be a push to find additional routes for the Community to utilize. Unfortunately, the personnel making these decisions do not live in the community and do not and will not experience traffic issues so this is not a concern to them. As we are attempting to forecast issues, it seems to fall on deaf ears with the mindset that it's ok to continue to overpopulate the Community. I'm assuming something bad has to happen before positive actions will be addressed.

Second Major / Safety Concern

There are not enough amenities to host our current Community personnel. Again, the personnel making the decisions to put more houses before the Community/people do not live in / nor experience the over-crowdedness in our small Community Center. In the Woodlands, we have one little park to support our families (located in Phase 1 area) which is unsat, especially when the community is filled with children. Circle back and head to the Community center and we are already battling with over-crowdedness.

There are more items to address (BGE and Upper Patuxent Road, etc.) however, i'll save that for another discussion. Recommend inputs from the community are soundly addressed with a how can we get to a yes mentality than saying no all of the time. Thanks.

Regards,
Stehen Wheeler

Mario Staten

Hello,

From: A current resident at two rivers

Comment: I am against adding any additional homes. I do not want the extra volume to diminish the experience in the community in totality, in consideration to the community center, Pool, and traffic flow

However, if the current residents HOA were to decrease, an agreement for a new community, pool, and an entire alternative roadway created prior to any new development. Then I would be in favor.

Mario Staten

Layne Weber

Hello,

I am a resident of Two Rivers writing about the proposed addition of a new development to the community.

While many of my neighbors have issues with growth, I believe there is need for more housing in the area and understand the developer has the right to develop their land for a profit. I do have two concerns that should be addressed.

1- There are currently over 2,000 homes completed or planned in Two Rivers. All of these homes have only one access road to get out of the community. Many of us must use Two Rivers Blvd and all of us have to access Conway Road. There needs to be alternative egress options in case of emergency, disaster, or other road blockage. The new development must have access to the currently completed areas.

2- While our amenities are not exceeding capacity, as defined by the county, there is a reasonableness standard that should be considered. The Village's Clubhouse gym is very small and often crowded. The Hamlet's pool is packed most of the summer. This is not the 'lifestyle' the developer and builders told us that we would receive when purchasing our homes. Adding another 400 homes will only further stress the amenities. I would suggest that the community is given a clear understanding of what additional amenities the developer is offering with this expansion. Too much will raise our HOA fees. Too little will impact access for current residents.

Please make sure these two issues are adequately addressed before approving more homes in the community.

Layne Weber

Bryan Lapek

Good afternoon,

In regards to the community meetings in relation to the proposed expansion of two rivers development, I have a few comments or questions to submit:

1. In consideration of this development expansion, has the county reviewed feasibility to cut another connection to route 3 from meyers station or grays ford road?
2. What are the long term plans of the county school system to re-assess middle and high school zoning in the area? AMS and AHS appear to be at or past max capacity. While my children are currently in elementary and will benefit from the opening of TRES, not too long from now (3 years) our oldest will be in middle school and we want to understand the capacity problem solutions from that aspect.
3. What is the timing to complete the proposed capital improvements to Conway road in relation to the timeline to expand the development?

Thank you,
Bryan Lapek

Leonard Raley

Hello,

I am writing to express deep concern about a proposed 377 single family home development off Grays Ford Road in Odenton as part of an expansion of Two Rivers.

The primary concern is life safety due to wholly inadequate roads. Myers Station Road was not designed to handle this amount of traffic. Currently, when there is a traffic accident, there are no viable well designed alternative roads to exit. When my wife and I had our home built in Two Rivers in 2022, the builder informed us that there would be no more expansion beyond the final section, known as Dawn (and which is currently under construction). We now feel as if we were deceived. We have already experienced instances where Conway Road was closed due to accidents, and it is frankly frightening to think that first responders might not be able to respond quickly to homeowner emergency calls when either Conway or Myers Station Roads might be closed. In short, the proposed density of this project seems inconsistent with what is currently a rural section off of Grays Ford Road. Please give serious consideration to not approve this development.

Thank you.
Leonard Raley

Patricia Donnelly

To Whom it May Concern:

Primary purpose of this email: To express my opposition against the special exception requested and filed by the developer to change the original purpose on declared PUD Parcel O from a golf course and/or agricultural and environmental park to benefit the current residents of Two Rivers.

Please note: Adding additional housing does not benefit anyone living near this proposed development, except the developer.

Identification of the writer of this email: A third year resident in a 55+ village in Two Rivers who moved out of Montgomery County and witnessed how unlimited high density housing can destroy the community character.

After attending the community meeting at the Crofton Library on July 27, 2024 requiring the developer to inform stakeholders/community residents of the special exception draft plans for PUD Parcel O, Two Rivers residents have been digging into past and present information for sharing. We also had a two hour meeting following the presentation with the Odenton Heritage Society.

The purpose of Parcel O established and promised to residents is about to be changed dramatically if the special exception is approved. Two Rivers residents have been promised many things long before we moved here. Many of those promises never came to fruition after houses were built and money collected. I know others will complain about overcrowding of amenities so I will not repeat those.

I will address this opposition based upon some personal experiences in Montgomery County and the mistakes that were made.

I am certain it has been brought to your attention how this special exception does not meet the goals of Anne Arundel Development Plan 2040.

In short they are to develop -

1- Resilient, environmentally sound and sustainable communities. I am outdoors frequently walking my dog and biking on the WB&A Trail. I witnessed the number of trucks hauling away a massive number of clear cut logs while the approved last section was built out in Two Rivers. I've seen the wildlife diminished and disturbed from the continuation of the development. When the Agricultural Reserve was abandoned in Montgomery County and high density housing was built out in Clarksburg with little regard to green space I also saw the loss of beautiful farmland, silos and home to wildlife disappear into houses so tall you could no longer view Sugarloaf Mountain.

2- New and improved infrastructure. Simplified, it sounds like a wonderful idea, but the reality is that schools and roads are developed as an after thought of big developments. Schools just built are already at capacity and roads are torn up while working folks, emergency vehicles are not only inconvenienced but a catastrophe in waiting. We had access to a two lane road in Montgomery County as the only access to our home, very similar to Two Rivers (Conway Road) and Meyer Station Road. When Clarksburg was built out not only was it our worst nightmare while living near but they couldn't even get fire trucks into many of the newly built Clarksburg communities.

3- Strategic economic growth and redevelopment. Again, simplified it sounds like a wonderful idea, but at what cost? There are many sustainable growth models, but I assure you Parcel O accessed by a narrow two lane Meyer Station Road is not one of them.

4- Community character. I mentioned the two hour presentation I attended by the Odenton Heritage Society. All around Two Rivers we have a very rich history worth being preserved. So much is already gone due to lack of funding and interest. Woodwardville, Wilson Town and the importance of the railroads in the development of early Odenton are to be protected and treasured. The wildlife along the Patuxent River and Little Patuxent River are important to maintain a healthy ecosystem. The maintenance of the quality of life for people already living here need to be considered. I believe Route 3 is already fully saturated and if you have driven this 3 lane highway you would agree that this highway that has no room to be expanded.

5- Inclusive , equitable, and Responsive Government- A number of residents have suggested not to bother writing to our agencies and representatives. They suggested that this additional development will not be stopped. More revenues/ taxes for the county they say. After witnessing the changes and the diminished quality of life in the area we lived in before moving here, I would beg of you to review this exception critically and remember the mistakes other counties have made. High density housing, overcrowded roads and schools, unhappy residents about the decisions made is important too.

In closing, I love my newly adopted community and county. The people, activities, libraries, trails, etc. are just wonderful. It gives me hope for Anne Arundel's consideration for the future generations to enjoy.

Thank you for your time,
Patricia Donnelly

Avis Williams, Carol Samurin, MaryAnn Hinchey, Pete & Trudi Baer

To give a brief introduction to one of the many reasons we are so disgusted with CLASSIC DEVELOPERS – they have LIED over and over and over.

In 2015, Crofton Community Center – Introduction to the projected Two Rivers community for interested home buyers. They Repeatedly stated there would ONLY be 800 homes and all 55+

About 2016 – a NV realtor shared with us, they were planning to add about 400 multi-generational homes to Two Rivers, making it about 1200 homes. The words that were told to us by the realtor was, “It’s always been in the plans”

To Note: most of us in Two Rivers, like having the multi-generational homes... Young people and kids, keep us younger!

Feb’2017 – Another change – Classic is expanding to 2060 homes in Two Rivers.
Realtor’s words – “It’s always been in the plans”

Jul’2024 – Classic tells us they are adding another 377 homes.
Again, we are told - “It’s always been in the plans”

ADD to all this... CLASSIC Developers, the HOME BUILDERS, their realtors, and anyone connected to the Classic...

They INTENTIONALLY NEVER REVEALED to most of us, 2 legally important pieces of information.
Most would consider this major FRAUD, as it was employed to make sure these facts did not disrupt their sales.

- 1) The Proposed Chesapeake Terrace Rubble Landfill (CTRL), has a possibility of being at the END of the Two Rivers Development, and as close to 250 feet from a planned lot
- 2) The ELEMENTARY SCHOOL was going to be placed on this Dangerously Narrow and NO Shoulder section of Conway road – adding School buses and more traffic to the already existing traffic issues.

We, in Two Rivers, are outraged by the above and because we have 6 major issues facing us right now, because we are landlocked, and the traffic issues are already bad and only to get worse on this DANGEROUSLY NARROW and NO SHOULDER section of Conway Road.

Besides the fact that most of us in Two Rivers have OUTRIGHT OPPOSITION to the development of 377 more homes being added to our Community given the 6 already very DANGEROUS & PRESSING ISSUES that still face us and have never been resolved.

To our great dismay, NEITHER the CLASSIC Developers nor the Anne Arundel County Agencies: – Planning& Zoning and Transportation have heard us or done anything to help address them.

We, in this community have already experienced HORRENDOUS TRAFFIC ISSUES and KNOW the worse is yet to come!

The 6 unresolved, Dangerous and Scary MAJOR ISSUES are detailed below

- 1) The already DANGEROUS & EXTREMELY NARROW and NO SHOULDER Conway Road, leads to the Two Rivers Elementary School and Two Rivers Community
- 2) Two Rivers, and soon the Two Rivers Elementary School, are all in a very small area, creating a very DENSELY Populated area, and are landlocked. Two Rivers has only 1 exit with more than 5000 people and 2060 homes at this point.

3) The LACK of NEEDED & RELEVANT TRAFFIC STUDIES

o Anne Arundel County representative repeatedly stated, they did NOT have time to do a TRAFFIC STUDY, Prior to building the school, because they had to get the school built, Given that they knew at least a year to two, prior to starting the construction,

WHY was this most Critically needed Traffic Study not done?

o The Traffic Study that Classic did for MEYERS STATION ROAD and the NEW PROJECTED 377 Homes, did NOT include the 377 projected new homes .

This is crazy! What good is this study without incorporating the 377 new homes, to provide the likely scenario of how traffic will or will not be handled.

Sadly, we do understand its value – it is so CLASSIC DEVELOPERS can again, make more money, without regard to the dangers that are already present within our densely populated area and community.

4) ENVIRONMENTAL TOXINS from the proposed Chesapeake Terrace Rubble Landfill (CTRL) that still seems to be in play, poses great THREATS to the HEALTH & SAFETY of the currently, more than 5,000 Two Rivers Residents in 2060 landlocked homes.

NOW, add the Two Rivers Elementary School students and staff that will also be too close to the landfill and its TOXIC pollutants.

5) The Two Rivers community has 5,000 people and 2060 homes... YET, we have ONLY ONE EXIT, making it rife for all kinds of dangerous predictable issues.

6) The TWO RIVERS ELEMENTARY SCHOOL, opening August 2024, is built on one of the NARROWEST Roads in Anne Arundel County.

Given that we have all seen about 2-3 lamp posts knocked down or damaged every month, on this short section of Conway Road, we are in trepidation to see a sidewalk to connecting the Elementary School to the Two Rivers Paths, with NO PROTECTIVE GUARDRAIL to Protect for these children.

7) And, Lastly, the Economic Impact on the values of our homes.

HOW AND WHY IS THIS HAPPENING?

IS ANYONE LISTENING or PAYING ATTENTION.....answer: NO!

TO NOTE: There is already another LANDFILL less than 2 miles away from Two Rivers, it is the Tolson Rubble Landfill is located on a 199.5-acre site at the end of Capital Raceway Road in Crofton, Maryland. In addition to the landfilling of construction and demolition (rubble) debris, activities at the site include surface mining, natural wood waste recycling, and composting.

The Proposed Chesapeake Terrace Rubble Landfill (CTRL) Plan includes:

- 114-acre site immediately adjacent to the Two Rivers Development and coming as close to a mere 250 feet away from some homes.
- And, Now they will be near the Elementary School as well.
- They propose to accept all sorts of CONSTRUCTION and other rubble, to include ASBESTOS and other Toxic materials.
- In 2009, the MDE issued a document recommending a target distance of 4 miles from any landfill to residents to prevent them from any airborne gaseous and particulate emissions. YET, we are looking at residents being as close to 250 feet away. They plan to be in operation for 12 years, with an additional 3 years needed to Prep and then close the site. Therefore, they will be here for 15 years.

- They will be using the MONSTROUS and very LONG 40 Ton Trucks delivering the rubble to the site.
- They are planning on 80 Trucks per day, 5 days a week. PLUS... we know when they are telling us 80 Trucks per day... we can count on 100!

But, given just this information, it's not 80 times per day, it's double that ... or 160 times per day because they must go in and go out.

So...if it is only an 8-hour day (which we haven't been given that info) that means at least 20 trucks per hour, or one about every 3 minutes. Yup... all basic math.

Now, I am really confused... and I know we are not civil engineers, but any lay person can see the predictive problems with these plans.... Yet Still no resolutions.

What happens WHEN, not IF, one of these trucks break down?

We get it...

- Two Rivers and the Elementary School are all landlocked and no one moves anywhere
- EMERGENCY Vehicles cannot get through
- School Buses cannot get to the school to drop off students and/or pick them up or totally stuck in the traffic.
- Etc.

With just these Monstrous trucks, how are any cars or buses able to fit in between all them as they will be taking up most of the roadway during day hours.

Even, IF a different entrance is made from Patuxent Road to the Landfill, we will still be encumbered by all their TRUCKS that will still block Conway Road and continuing dispensing their toxic pollutants into our environment and airways.

WHAT HAPPENS at the Rte. 3 Intersection... where Rte. 3 is one of THE most congested highways in Anne Arundel County?

- NOW, add the HEALTH & SAFETY HAZARDS that comes with all of this.
The TOXINS and GASEOUS EMISSIONS to our Aquifers, to our AIR/Environment and to the Elementary School kids and Us.
- The SAFETY of the School Children with these MONSTROUS 40 TON & VERY LONG Trucks carrying rubble.
We all know some facts about very big trucks.
 - o The Caps that cover their open cargo, no matter how secure, allows the gaseous emissions, toxins, and other stuff – to fly out... right into our paths and air space.
 - o Their STOPPING CAPABILITIES of big trucks, need to start well in advance... hence, if a child runs in front of them, they will have a very difficult time stopping.
 - o They also have a very difficult time to get going....they will be holding up traffic everywhere... just imagine 3 of these in a row trying to get through the light at the intersection of Conway Road and Rte. 3!!!
 - o Bike riders already are NOT safe on this road, let alone adding these MONSTROUS HAZARDOUS TRUCKS and Large School Buses to this already dangerous road.
 - o They will block EMERGENCY VEHICLES from coming into the community
 - o And many other disastrous options...

There doesn't seem to be any care or concern for the 55+ senior citizen residents abiding here.

Erika Johnson

Good Morning,

My questions for the Two rivers development goes as follows.

- 1) What developer will be building on the property?
- 2) Will they offer 3 car garages?
- 3) Will there be a playground for kids to play?
- 4) What will the average lot size be for each house?
- 5) What additional facilities can we predict will be accessible to all homeowners on the new development property.
- 6) Will this allow Fort Myers to no longer be an emergency road?
- 7) What road projects will be initiated to help with traffic flow?
- 8) Will there be any stop lights to come for this development?

Thank you,
Erika Johnson

Stephanie Everett

To whom it may concern:

I urge you to reject the proposed development of 377 homes on the 137 acres of Two Rivers Parcel O (Bulk Parcel OR & OS 6R) for the following reasons:

1. The Anne Arundel County Plan 2040 clearly shows this tract is reserved for CONSERVATION. Building 377 homes here is not consistent with this plan. (See attached screenshot)
2. The Two Rivers developers entered into an agreement with the Forks of Patuxent Improvement Association (FOTPIA) which stipulated a maximum of 2060 homes, and promised there would be no access from Two Rivers to Meyers Station Road in order to limit traffic on that road and preserve the quiet character of the neighborhood. The addition of 377 homes will take the total number of residences above the allowed limit, and will add significant traffic to Meyers Station Road. The entrances to the new section will be located on Gray's Ford Road, so it is technically not a violation of the Meyers Station Road restriction in the existing covenant. However, this is clearly not in keeping with the intent of the agreement because the only way to get to Gray's Ford Road is via Meyers Station Road.

Thank you for protecting the environment and preserving the quiet rural character of this corner of Anne Arundel County by REJECTING this proposed plan.

Sincerely,
Stephanie Everett

Eric Bernholz

Greetings,

I am submitting my email to Anne Arundel County ("the County") to recommend DISAPPROVAL of the construction of 377 additional homes near Two Rivers in Odenton, in the vicinity of Grays Ford Rd. and Meyers Station Rd., for the following reasons:

1. The area in question was intended (via the original development plan approved by the county) to be either a golf course or an "environmental area" where residents could enjoy the outdoors. Such an environmental area would be

better for the local area, especially after the completion of the previously agreed-to total of 2060 homes for Two Rivers. Once again, the developers are trying to change the agreements they made to original residents by changing the planned use of the subject area. While the county may need more middle-class housing, it DOES NOT need more \$800K+ homes, which these certainly will be. We need more park-like property instead of mega mansions! STOP THIS ADDITIONAL DEVELOPMENT!

2. County Executive Pittman himself said at a public meeting at Two Rivers during landfill discussions that the county should not be approving more "peninsula developments"; the traffic for these 377 homes will impact Meyers Station Road and the exit onto the traffic circle at Conway Rd. Currently Conway Rd is a single lane road in each direction, and while there are plans to widen it, they have not been budgeted. Therefore for an indeterminate period, Meyers Station Rd. will have seriously increased traffic - this is not even considering what will likely be "spillover traffic" from the existing/coming 249 Dawn and Estuary homes of Two Rivers, whose drivers will simply take the easy and unsecured "emergency exit" from Cranesbill Ln. onto Meyers Station Rd. instead of driving all the way down Two Rivers Blvd. The traffic circle and the narrowness of all the surrounding roads (Conway Rd, Meyers Station Rd., and Patuxent Rd) are already subject to closure on the slightest weather-related or accident-related event. The developer is hoping that the county will get him out of his agreement with the Forks of the Patuxent Improvement Association (FOTPIA) to not allow more development in this area - and also hopes that the County will turn a deaf ear to the safety concerns of Two Rivers families regarding inadequate road access...Please DISAPPROVE THIS ADDITIONAL DEVELOPMENT.

3. While this may not be a county regulatory issue, residents of Two Rivers face additional demand on our current infrastructure (e.g., our clubhouses and attached areas like courts and pools) over and above of what each resident was told at time of purchase: that the total of age restricted homes would be 999, and all ages homes would be 1061 for a total of 2060 homes. Now, 195 more age restricted homes (an additional 20%) and an additional 182 all ages homes (an additional 17%) will be able to use the appropriate facilities. Currently, we have only faint promises of the developer "making it right" during the development phase - but we've already seen he has broken his promises (stopping at the approved level of 2060 homes, keeping traffic from overloading Meyers Station Rd., providing a recreational area of existing Two Rivers residents) time after time. It is time for the County to regulate this issue appropriately. There is no true NEED for this additional development, except to line the developer's pockets.

STOP ADDITIONAL DEVELOPMENT IN TWO RIVERS, AND ON MEYERS STATION ROAD!

Sincerely,
Eric and Angela Bernholz

Kevin Loftis

Hi,

We live on Woolgrass Drive in Two Rivers and attended the meeting held by the developer of Two Rivers on 7/15. My biggest concern about this project is the increase in traffic in what seems to be an already-overloaded infrastructure. Specifically, I worry about emergency egress. We have a special needs family member. Should there be an emergency, a single traffic incident could potentially preclude us getting out of the development, or prevent emergency vehicles from getting in.

Having listened to other community members, it seems the initial plans for Two Rivers have been modified since the initial inception. I hear concerns not only from Two Rivers residents, but also from those neighbors living on or near Meyers Station Rd. I understand that the developer is planning to remain within the tolerances originally set in the contractual arrangement it established with the county. However, I am hopeful that the county will perform a thorough assessment of the traffic volumes and potential health/safety/emergency issues that already seem to be extremely high.

Please let me know if I can provide any further information or be helpful in any way.

Thanks
Kevin Loftis

Meredith Wish

Good morning,

I am a currently resident of The Woodlands neighborhood within the Two Rivers community. Although I have only lived in the community for just over 18 months, I can attest to having fallen victim to the numerous infrastructure inadequacies and concerns shared by my fellow TR neighbors while traveling Conway and within The Woodlands portion of TR.

There appears to be a lack of concern or foresight on behalf of the developer to build and have adequate access points for motor vehicle traffic before attempting to add even more residents to our community. Not to mention, Two Rivers Elementary School has yet to open and the effects it has on Conway Road are yet to be seen.

As a Phase 3 resident in The Woodlands, I can't fathom why our Eastern access point (being a paved BGE easement connecting Upper Patuxent Ridge Road and Patuxent Ridge Road) was deemed only to be for emergency vehicle access. I can only pray someone's life is not affected when in need of medical assistance, so please do not allow another situation such as this to be implemented in another location of our neighborhood.

Please, as the most superior governing body over this issue, please press upon the developer or use your own authority to require the addition of more access points and roadways within Two Rivers. Otherwise, I am fearful of what headaches, injuries or death could potentially lie ahead for our community without this additional infrastructure.

Thank you for your time and attention to this matter.

Thank you,
Meredith Wish

Joseph Pitt

As a resident of Two Rivers, I believe the county would be irresponsible to approve the new development until there is an additional exit from the development that can be used all the time. The need to open an emergency exit in case of an emergency isn't adequate. People may die from medical emergencies or houses burn down in the delay.

In addition, with the new elementary school there will be much more traffic on the two lane road that I don't believe will be mitigated by the additional lanes for parents picking up and dropping off their children.

Joseph Pitt
Keep Calm and Carry On

nstuehler

This newest expansion is nothing more than fattening the pockets of the developer. There is no consideration for the overdevelopment of the area. There will be a strain on the current Two Rivers Community with the addition of all these new homes on the already crowding of the community center and pools. The displacement of wildlife has caused enough harm to the area. Traffic conditions will be impacted. These homes are built on top of one another already with not enough space between them. Of course, this will again be a big excuse to raid HOA fees again. We live in the 55 and older community and live on fixed expenses. We may end up having to move which is even more costly to us.

Mike Voorhees

I am writing in regards with the developer's intention to shove several hundred more houses into Two Rivers. The traffic in and out is already a huge hassle if there is the slightest hiccup and that is before the new school actually starts. Rush hour in and out will be unacceptable with added houses, the new school and school busses coming and going.

Additionally, the amenities were not designed for an additional 377 houses which likely equates to one thousand more people (possibly 750 vehicles in the neighborhood).

The developer sold the community and vision as it is today. Now greed and more, more, more toss the original vision aside for their bank account.

It is not safe or practical to build so many more houses in the community. The infrastructure and egress to the community is not suited for it much less the already horrible traffic on Conway coming from RT3 and also cutting through Piney Orchard.

Rt 3 turning on to Conway to get back to Two Rivers is already crazy and bottlenecked. When is enough, enough?

When will our local politicians stand for their constituents?

Ray Halleran

To whom it may concern,

This is to express my objection to the plan that the Two Rivers Developer is submitting to the County for Parcels F & O. The Approval plans that were shown to the homeowners show 2060 total units, with Parcel F & O to be a golf course and/or an agricultural and environmental park. Nothing was shown to the homeowners that Parcel F & O could be future homes. We were also told the maximum amount of homes was 2,060. From my reading of the special exception for the Two Rivers Community, it was only for 2,060 units. The Developer claims he has the right to add the units and is not saying he needs another special exception. If the Developer needs an additional or revised special exception, then they should disclose this to the homeowners.

My main objects are:

1) If the developer has the right to add lots in parcel F&O, then they should have disclosed this upfront by saying Parcels F & O could be a golf course, agricultural and or environmental park, or possible future lots. They did not disclose possible future lots or that it was possible to have more than 2060 total units.

2) The community amenities are already overstressed, and more homeowners using the existing amenities would be intolerable.

Reney Henderson

Good morning to whom this may concern,

My objection to the additional building of houses in this area is that there is a massive lack of infrastructure. Currently, our development has only one access road in and out, making it very difficult to access a car if it is disabled or if a tree falls. Making it impossible for anyone to get in or out of the community. In addition, there are so many children in this area who will lack adequate school locations. Lastly, the amenities in our community are already strained and have limited access secondary to overcrowding. Thank you for listening.

Karen Imig

Dear Ms. Hummer and to Whom It may Concern,

I understand that the developer of Two Rivers plans to add more homes to Two Rivers in the next couple of years.

I have lived in Two Rivers for one year now. Yes, I should have realized when I bought my home that there was a limited way to enter and exit the community but I did not. My biggest concern in this neighborhood is the lack of exits to reach Highway 3. I am concerned that with more houses being built in the future and with the new grade school, it will only get worse.

I have met many 55 and older neighbors here who have handicaps, including myself. I can't speak for them, but with my handicap, I am very concerned that if I ever would need an ambulance, there have been times in the past year where the narrow Conway Road, even between the round-about and Highway 3, has experienced several traffic gridlocks of as much as two hours. That is not acceptable. Could Conway Road be widened into 4 lanes or could there be other ways to bypass the round-about and leave this community? The current road infrastructure is not supporting this very large community.

Thank you so much for your time and assistance.

Karen Imig

Stephanie Dray

There is a proposed expansion/new development to Two Rivers under consideration. As a current resident, I am begging you not to permit this to go forward. I am not opposed to creating more housing in Maryland, or even in Two

Rivers long term; quite the contrary. But under current conditions in this neighborhood, not only are our facilities already crowded, but we feel the danger of being bottlenecked by Conway Road every single day.

When the school is completed it will get much much worse.

This was begun as a 55+ community. We need easy access to hospitals and emergency vehicles. It's bad enough already that if a tree branch falls somewhere on Conway Road, it could be hours before anyone here could get help. Adding this development will make it much worse.

And all of this is to say nothing of the dispute going on about the legal propriety of the developer's position in the last HOA election, a situation currently under review by the state's AG office. Please put the brakes on this until new transportation and facility plans are in place.

Kathy and Jerry Broady

I am writing to convey my concerns regarding the proposed addition of homes to the Two Rivers Community. I'm sure all of the issues expressed below have already been submitted, but it bears repeating.

We were told lies/lies of omission during our talks with sales people from Classic Group in 2017, including:

- 55 and older activity community (indicated on all of their marketing material) with no indication of All Ages residents
- no houses built behind our house (now known as Estuary)
- no disclosure of shooting range, racetrack, proposed landfill or elementary school, future plans to remove our recreation space and replace with the proposed home addition

Fast forward to current issues:

- the Developer's standard responses to our concerns is either no response or "read your declarations", or "we've always had the right to change the plan"
- the addition of the elementary school is a hazard due to unsafe roads in and out of Two Rivers
- currently we currently deal with combination of accidents, near accidents, fallen trees or power lines and replacement of light poles situated dangerously close to the narrow road

My most pressing concern about this current proposed expansion is that the Developer has publicly stated that there is more land available to develop and implied that more additions could be requested in the future, so where will it end?

The Developer's response to current problems within our existing community is deplorable. Our sidewalks, common areas, and walking paths look like a 20 year old community and they truly don't care. The deterioration of all of this has been primarily caused by construction and landscaping vehicles, and the HOA/residents are expected to bear the cost of fixing these items.

Finally, our current Village clubhouse is bursting at the seams with the current residents in 800 homes. All events are limited to about 150 people. The fitness and exercise rooms are way too small, and we now have to attend meetings via Zoom because there's not enough space.

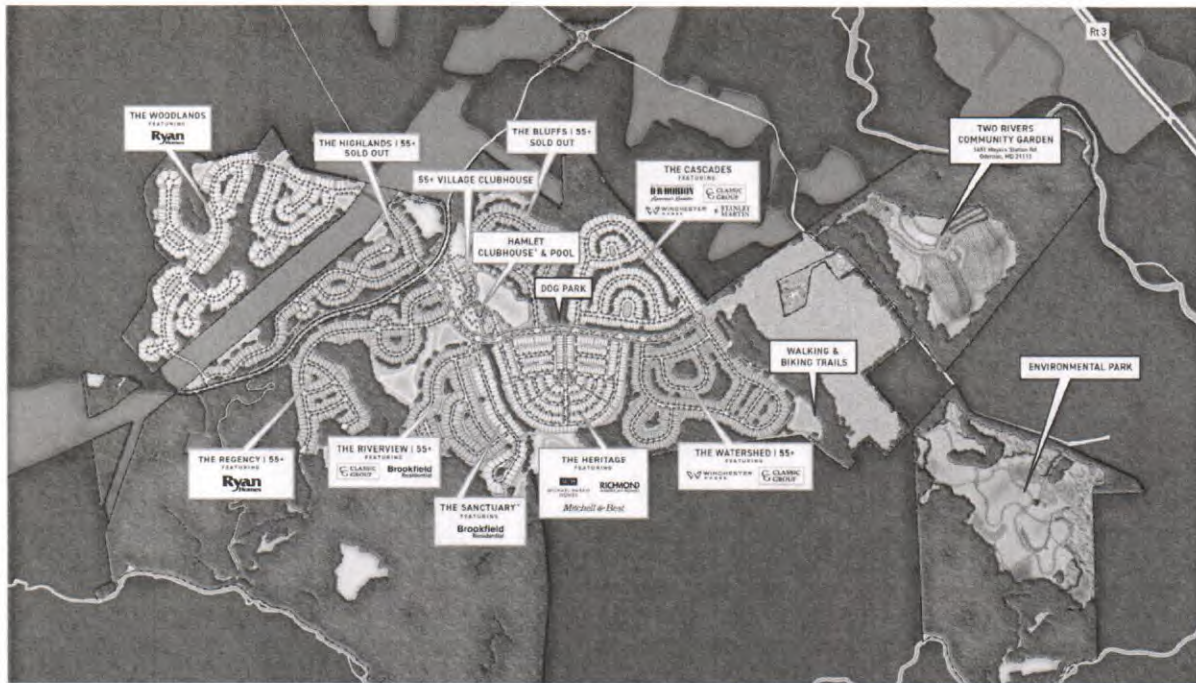
Adding homes will exacerbate the already crowded situation in our "Resort Community".

There are dozens of other concerns, but I'm sure you've already received them from other residents. Please consider all of our community concerns, and deny the Developer's request to expand our community.

Kathy and Jerry Broady

Ed Riehl

When I purchased my Two Rivers home in 2019, I was told by the Winchester Homes sales agent that Two Rivers: (1) would consist of 2060 homes, and (2) that the Environmental Park area (Parcel "O") would have hiking trails. The attached Two Rivers Site Plan was provided by the Developers to all home buyers in marketing materials. Is there an ethical obligation on the part of the Developer (and their selected builders) to stand by past statements regarding the development of Two Rivers?



Ed Riehl

On March 8th, 2016, the Developers and the HOA signed an agreement with FOTPIA which set forth covenants, conditions, and restrictions regarding the planned development of Two Rivers. That Agreement was recorded and is attached. The restrictions included a limit of 2060 homes. The Agreement also prohibited the construction of homes and/or commercial buildings on the Mitchell Property (Garden Area) and the Turner Property (Environmental Area) (aka Parcel "O"). The Agreement states that a Plat Note shall be placed on any future subdivision plat of the Restricted Parcels noting that the construction prohibition is perpetual. FOTPIA executed this Agreement in good faith. Apparently the Developers and the HOA are unwilling to stand by their previous assertions. The Agreement is enforceable by the laws of the State of Maryland.

Does AAC have laws & regulations to recognize and enforce this Agreement?

Does AAC have an obligation to stand up to unethical Developers?

Should AAC require the Developers to negotiate an amendment to the 2016 Agreement that is acceptable to all parties, prior to considering the proposed new development?

Attached Amend and Restated Agreement & Declaration of Covenants, Conditions, and Restrictions, Liber 29344, Folio 332

Ed Riehl

The Developers are proposing to build another larger residential "peninsular" community with only one access road (Meyers Station Rd). The original Two Rivers PUD consisted of 2060 homes with only one access road (Conway Rd). This has generated a lot of feedback from the homeowners due to safety concerns when the single access road is blocked. The eventual widening of Conway Rd is still a few years away.

Before this development is allowed to proceed, the issue of single access needs to be addressed and remedial measures completed before the development proceeds, not decades later.



Desiree Sullivan

I hope the lot sizes are larger and the homes aren't too close together. I'd consider a new purchase if the homes had more distance between them and I'm not on top of my neighbor.

Alice McDaniel

With my "golden years" approaching I was looking for a retirement community where I could live carefree and feel safe. After much investigation and expense, I carefully chose the Two Rivers Community. Many current issues which did not exist when I purchased my "dream" Two Rivers home (2018) have filled me with anxiety and worry. I've been a proud A.A. County resident since my young adulthood (1973). I sadly no longer have confidence in A.A. Co. Government. It amazes me that A.A. Co. has little regard for the safety of the Two Rivers (as well as other surrounding community) residents who can only enter or leave their neighborhood by using the very narrow, dead-end Conway Road. Although A.A. Co. may be working on improving the Conway Road corridor, it is appalling that A.A. Co. built Two Rivers Elementary School knowing there was bound to be traffic issues on Conway Road. The possible landfill also threatens to make Conway congested, possibly dangerous, along with immense wear/tear on due to large very heavy trucks. I mentioned I am filled with anxiety/ worry hoping I won't be the individual who needs medical care and am "stuck"/confined on Conway Road in a dangerous position. I beg A.A. Co. Govt. Administration to use their heads and hearts and decide to care for their long-time residents by not approving the proposed 300+ new homes Two Rivers development. This development would only add to the Conway Road and Two Rivers Community dilemmas. Thank you.

Andrew Meyer

TWO RIVERS . "PLANNED" UNIT DEVELOPMENT . The developers and the existing community came up with a compromised "plan" for a new development. The developers took useless land and had it upzoned from RA and OS to R2 zoning. R2 zoning is 2 houses per acre. They said they would leave the useless parcels as a buffer zone between the development and the two rivers they are so proud of. Instead of building on these parcels they would convey the building rights to the main parcel so that they could build 2060 homes on 740 acres. If they would like to change their "plans" they should be forced to remove 580 houses from the existing development so each lot would have 1/2 acre of land as required by county zoning for R2 property. If you look at the original "plans" that were submitted for the original development there is no parcel P. As a matter of fact that parcel was a golf course!! In the original declaration the developers promised to maintain a 1330 foot buffer between the development and the rivers yet I am pretty sure a large portion of this property falls within this buffer. They have already stripped 740 acres of its woodlands and built impervious surfaces that will surely impact the environment. The developers are in the process of building an entrance onto Meyers Station Road. In the "plans" this was to be used for emergency only. It doesn't look like that is going to be the case. None of the traffic studies have included the original 2060 houses using this new road therefore should have to wait until its use can be verified.

This is a bad idea and should not happen. Andrew Meyer

Bernard Moughty

Developer has lied/deceived/misled to us since we moved into this community 6 years ago. How:

1. Only 55 Plus - changed to All Ages and 55
2. Golf Course - no golf course
3. Possible landfill - never mentioned
4. School - never mentioned
5. Clubhouse - too small for the residents now and only wants to expand
6. Only one exit/entrance - how was this approved by the county?
7. Latest expansion (more homes) - will just increase overcrowding and hazardous driving

Carol Samurin

The current infrastructure cannot possibly accommodate any more homes! The roads are totally inadequate-all of the current homes have only one way in/out and all roads lead to Conway which is entirely too small. Even with the additional 'emergency' exit, it still takes you to Conway which is just two lanes. With the addition of the school, it will only exacerbate the problem.

It is beyond belief that knowing this community when first built would have 2,060 homes and only having the one entrance/exit was ever approved! And to add even more homes is totally absurd.

The roads need to be widened all the way to Route 3 and it is imperative an additional entrance/exit be built-not as an 'emergency' road but as a real entrance/exit.

Should there ever be a catastrophe there is no question, not everyone would get out since everyone would end up on Conway. I know we've all been told the fire and police departments are equipped to handle the emergency but that seems very hard to believe especially if there is an emergency some place else at the same time. It

comes across as the residents will need to have a lottery to decide who makes it out. These issues need to be addressed prior to any building.
Thank you.

Cathy Fleshman

I am a resident and homeowner in the community of the Forks of the Patuxent. I am against any further development by Two Rivers (TR) in this immediate area. The building of 2,060 homes in the TR project has already severely impacted the ability of residents of both Two Rivers and the Forks Community to get in and out of our communities. There is only one way in and one way out. Conway Road is a narrow road with no shoulders. At times the road is backed up for miles, especially in the evening when residents are trying get home. If emergency vehicles have to get through, there is no place for them to go when traffic is backed up. Fire and Rescue equipment respond to TR at least once a day and more than once on other days.

THIS IS A MAJOR HEALTH AND SAFETY ISSUE.

The Forks of the Patuxent Community agreed to allow Two Rivers Developers to have an emergency road exit on Meyers Station Road ONLY in case of an emergency. We were told that it would be a gated access, but Dover Hankins, Project Manager, is no longer agreeing to gate that exit. That means Meyers Station Road will become a second access road for TR. Meyers Station Road is also a narrow, winding country road with no shoulders and only has one way in and one way out. It was never meant to accommodate large amounts of traffic.

Under the classification of Scenic and Historic Road, Meyers Station is a "2."

Grays Ford Road (where they want to put these additional 377 homes) is rated as a "2." Both roads are dead-end roads. We have already lost thousands of trees and most of our wild life has fled. How much more of our forests must we give up? Has TR replaced any of these trees anywhere? Many properties along Meyers Station Road have been compromised due to flooding from TR's failed storm water management. In addition to traffic, the new elementary school will already be at capacity when its doors open in the fall of 2024. It would be irresponsible for AA County Planning & Zoning to allow this project to go forward under the present circumstances. This immediate area cannot take anymore destruction. This is pure greed. When is enough enough?

Clair Shean

As a resident of Two Rivers I am completely opposed to the development of Parcel O in the Two Rivers Community. The size of the community has always been stipulated as a maximum of 2060 units, as recorded in the agreement between the developer, the HOA and the Forks of the Patuxent and as described in a variety of public documents issued by the developer over the years (including their website.)

Our facilities, schools and most importantly, the roads are already taxed and with the opening of the Two Rivers School on Conway, we will have gridlock on school days. No additional development in the area should be allowed until an additional route that exits onto Route 3 is built.

In addition, Parcel O was intended to be an Environmental Park with open space and facilities for use by the residents of Two Rivers and not a dense development with 377 additional units. Nor is the proposal in keeping the the Anne Arundel County Plan 2040.

Please serve the needs of the residents of Two Rivers and the neighboring community and not the greed of a deceitful developer.

David Tate

As a resident of the Two Rivers community, I am adamantly opposed to the proposed addition of 377 homes to our development on Parcel OR (Phase1) and Parcel O (Phase 2). This land is zoned as OS, RA, and R2, and building 377 homes on this parcel blatantly violates the zoning regulations. In addition, on the Plan2040 Planned Land Use Map, this land is clearly designated "Conservation", which should prohibit the building of these houses. The developer originally showed this land to potential buyers as a golf course, then an environmental park, and now as high density residential housing. This process of repeatedly changing the planned use of this parcel suggests that the developer has deliberately misled buyers and the County in order to maximize his profits at the expense of open space and recreation areas in our neighborhood.

The addition of 377 homes will also have a significant detrimental impact on the capacity of our neighborhood amenities, local roads and traffic, and local schools. Conway, Meyers Station, and Grays Ford Roads were not built to support the additional traffic, and will require significant improvements to support this expansion. I question whether or not the Adequate Public Facilities ordinance has been fully addressed as part of this planned expansion. All the Declarations for Two Rivers have always stated a maximum of 2060 houses, and suddenly

increasing that to 2437 is opposed by most of the Two Rivers residents and the residents of the nearby Forks of the Patuxent neighborhoods. Please deny the request to build these additional houses in Two Rivers.

Debby Holman

To whom it may concern,

These remarks are in response to recent meetings held by Two Rivers Developers with the community regarding an additional 377 homes they would like to build off of Grays Ford Road. I am a resident of Meyers Station Road and am strongly opposed to this additional development.

Conway Road is currently the sole point of entry for the residents of Two Rivers. It is one way in and one way out. This has been the only access to the development where the residents of Two Rivers chose to purchase their homes. This was all approved by the county. Now that the development is building what we were told would be the last of the 2060 homes that were approved, their residents are looking for another exit because Conway Road has so much traffic. There is an access point onto Meyers Station Road which the residents here were promised by the developer years ago - way before any homes were sold - would be for fire/rescue access only. We were repeatedly assured that there would be no additional traffic on our road. Two Rivers residents have started cutting through the emergency access and exiting to Meyers Station Road which takes you to the traffic circle at Conway Road and continue on to either Patuxent Road or Conway Road to Route 3. Please note that Meyers Station Road is also one way in and one way out. It is a rural country road with curves and is listed under protection status of Scenic and Historic roads. There are a number of large trees and several homes in close proximity to the road. This road is absolutely not designed to handle a large volume of traffic and because of the protected status, there are very strict guidelines as to what can be done to it. Now the developer wants to add another 377 houses on Grays Ford Road which is at the end of Meyers Station Road. This would easily add an additional 800 or more cars into the mix. This is not acceptable and will destroy our quiet community. I am not, and in conversation with other residents have not spoken with anyone in our community who is in favor of having these additional homes built or having our road altered in any way to accommodate more traffic. Even residents of Two Rivers voiced their opposition to this new development as it will greatly impact not only the local traffic but add to the already overcrowded roads in the area, especially Route 3. The amenities that they pay for are too crowded now and the new elementary school their children will attend is at or over capacity and hasn't even opened yet. All of the cars will merge at the circle which is already difficult to get into during peak traffic times. Using the emergency access road as an entry/exit point for residents does not solve the traffic issue at the circle, it will just make it worse. The opening of the new elementary school this fall and the bus traffic for not only the elementary school but for the buses or parents taking the Two Rivers students down Patuxent Road to the middle school and high school will compound the issue. In speaking with several Crofton residents, they indicate there has been an increase in traffic through their neighborhoods from people trying to avoid Rte 3 backups. The light at the intersection of Conway Rd and Route 3 is already awful, and traffic on Route 3, especially at rush hour, is a dangerous and congested mess. The Route 3 corridor from 97 down through Bowie (where they are currently building several new townhouse and apartment communities down Rt 3) needs to be addressed before any more building should be approved anywhere. Additionally, when the Two Rivers development was initially approved, the area where the 377 homes they want to build was supposed to be a golf course. An agreement was made with the community that removed the golf course from their plan and that NO HOMES would be built in that area. This was part of a covenant signed by the developer and filed with the county land records. If approval is granted by Anne Arundel County for Two Rivers to build an additional 377 houses, Per Dover Hankins Two Rivers would begin to start building in two years. How can the county allow this when the infrastructure is already 7 to 10 years behind current building projections? Two Rivers residents were given their own meeting with the Developer, and 2 days later enough of their residents showed up at the meeting at the Crofton Library for the Meyers Station and Grays Ford residents that people were turned away. That room holds 100 people. I personally do not believe that all residents of Two Rivers were notified of the meetings for these additional homes. One person we personally know did not receive notice and his family is in a Two Rivers all ages section. Someone commented that there are currently about 4000 residents there - I have no doubt that many more would have shown up and voiced their concerns. People that did find out about both their meeting and ours were not happy. It was brought to our attention that the new Two Rivers Elementary School not yet open is already at capacity - maybe over capacity - yet the community is not built out for the original 2060 homes. The school will not be able to handle more children with the addition of almost 200 more all ages homes. Safety of the community should be taken into consideration. Currently Anne Arundel County is understaffed in the area of police and firefighters. No additional building of any kind should be approved until staffing for the safety of the community is where it needs to be.

A question asked at the meeting was not specifically answered - would any of the 377 new homes

proposed fall under "Choice" housing, "Affordable" housing, section 8 housing or anything comparable. When this question was asked the answer given was that the same houses were slated to be built as what they are building. That did not specifically address the "Choice", "Affordable", section 8 or comparable question. We have heard that any new development is required to have a percentage of homes falling into that category. Please be very specific on this and clarify. Current county representatives have remarked that they inherited a mess when it comes to development and overcrowded roads. If that's the case they should not be adding to the problem by approving additional building of any kind until the roads and traffic problems can be addressed and solutions found. That would be irresponsible on their part because they are adding to the problem not finding solutions. An obvious solution is to stop overbuilding our area. I further think it would be wise for anyone in a position to approve new developments be required to drive through the areas in question at times where the traffic is at its worst - both morning and evening and for a minimum of one week - so they can see how their decisions would impact the community and surrounding areas. Try driving the Route 3 corridor coming from the Severna Park area through PG County to South Bowie - both ways - during rush hour. The traffic is horrible, the lights are long and it is only getting worse. People drive on the shoulder in areas to try and beat traffic at the lights, areas that have commercial buildings and stores have their parking lots being used as a cut throughs so they can get around traffic backups, and motorcycles are weaving in and out of traffic to get ahead. Another issue I find unacceptable is the notice given to the surrounding homes where this new development is being proposed. Only residents whose property is adjacent to it or within 300 feet or so are given notice. That was ONE household on Meyers Station Road that we are aware of, and hopefully ALL residents of Grays Ford Road were notified, I am not sure of that. The impact these additional houses will have on our area affects EVERY RESIDENT on Grays Ford Road and Meyers Station Road and ALL residents of our community, including Conway Road, should have been notified. In addition, our resident that received a notice was only advised of the 183 or so all ages homes that would be adjacent to his property, not the total of 377. A Grays Ford resident was given notice only of the 194 or so 55 and older homes that would be close to his property, again not the total of 377. Not only should everyone living in this area been notified of the proposed housing but the total number being proposed. Their meeting times were different. People could easily interpret that as someone trying to pull something over on the residents and maybe they are hopeful that not many people would show at their meetings to oppose it. This needs to be changed so everyone on the roads and in the surrounding areas are notified. After the meeting was over, I asked several Two Rivers residents if they knew when they were purchasing their homes what they know now, would they still buy their homes and the answer from all was NO, THEY WOULD NOT. I only wish I had asked that in the meeting when it was being recorded because I feel that speaks volumes.

Edward Frankoski

This additional development should be halted until an appropriate safety evaluation for residents can be completed. There are already many thousands of residents living in the area of this proposed development beyond the three-way intersection of Conway Rd and Meyers Station Rd with Patuxent Rd. This intersection is currently a traffic circle which represents the single point of access for all of these residents who live beyond it on Conway and Meyers Station Roads. Should there be a large-scale emergency such as a forest fire, this one road would become quickly clogged with evacuating traffic. Furthermore, if the area near the traffic circle were to become blocked by downed trees, wires or fire itself. Many thousands of residents would be trapped, and emergency responders would not be able to access them. So far, the developer and the county have failed to study the impact to resident safety created by the current Two Rivers development and the single point of access that exists. Allowing additional homes to be built without an evaluation safety needs for resident egress and emergency response ingress would be negligent.

Jamie Gaas

My name is Jamie Gass. I am a resident of Meyers Station Road; Odenton Maryland and I am writing today to oppose the proposed new development in the Two Rivers Community. When deciding on our forever home 7 years ago, my husband and I found a gem in Meyers Station Road. It was quiet and charming, but still close to everything we needed along the Route 3 corridor. As 2 Anne Arundel County employees, it was also important for us to live in the community in which we worked. As you know, Two Rivers was originally slated to be a 55+ community. But that quickly and quietly changed, which put a major stress on our county public school system. When we first bought our home on Meyers Station Road in February 2017, our children would be attending schools in the highly sought after Crofton Feeder System. Because Two Rivers changed to be open to all ages, many families moved into the community and Crofton Elementary School became overpopulated. AACPS did not plan on having such an influx of students because the neighborhood was supposed to be only for people 55+ and it was assumed that not many children would be living there and need to attend school. We were then redistricted to Piney Orchard Elementary School in the Arundel Cluster where the population grew to almost 1,000 students. It was so grossly overpopulated that 16 portables (trailers) had to

be added to the school to accommodate all the students attending. Fortunately, the Two Rivers Elementary School will be opening this fall, but it is opening at over 90% capacity. While Dover Hankins boasted at a meeting at Crofton Library on July 17 that AACPS has over 10,000 open seats, only 234 of them are in the Arundel cluster according to the AACPS July 2024 Educational Facilities Master Plan- Adopted by Mark T. Bedell 5/2024. If 377 more homes are built within the Two Rivers Elementary School boundaries, even if only half of them are all ages, that is going to put a tremendous stress on this brand-new school, and it will be overcrowded just like Piney Orchard was in no time. Not only are the schools a concern, but public safety is also a major concern. Anne Arundel County Police Department currently has 764 sworn officers. That is roughly the same number of police officers as before Two Rivers added 2,000+ homes. We all know that crime continues to rise in this area, yet we have the same number of police officers to protect us as we did before this entire neighborhood existed. The numbers for the Fire Department aren't much different. Our closest firehouse is 2.5 miles away and is understaffed. We don't even have public water on Meyers Station Road, nor do we have fire hydrants. Back in the fall I had to call the fire department for an out-of-control wildfire burning close to my house and it took them almost 10 minutes to respond. Imagine if I were calling for a medical emergency? We don't have nearly the amount of public safety personnel we should for the population of this area- yet developers want to build more. To me, this just doesn't make sense. One final concern is the growing traffic both along Conway Road as well as Meyers Station Road if this proposed development comes to fruition. If there are 377 more homes built at the end of Meyers Station Road, the traffic will increase making my once quiet, safe street, where my children could safely play in our yard, turn into a major thoroughfare. Leaving for work in the morning, I have to sit at the circle at Conway Road for no less than 20-30 cars to go before I can even get out of Meyers Station. And I already know what Dover Hankins will say to combat this- he will propose adding a traffic light, but I assure you that is not the answer. Conway Road between Meyers Station and Route 3 does not have the infrastructure to support additional homes and traffic in the area. Patuxent Road does not have the infrastructure to support more traffic headed north to avoid Route 3 which has become a major gridlock for many hours of the day. Route 3 has become a literal nightmare with more than 79,000 cars per day traveling the corridor between Bowie and Millersville (From 2019 Maryland.gov). We can't have more houses back here dumping more cars onto Route 3. In researching the history of Two Rivers, there have been many instances of bait and switch. When the first people bought homes in the community, they were under the assumption that it would remain 55+. There was even talk of a golf course being added to ensure Two Rivers remained a vibrant community with many amenities. When talks began about opening the community to all ages, it was met with resistance from the current homeowners. As Two Rivers continued to expand, residents became concerned that their luxurious amenities would not be sufficient for everyone in the neighborhood, but developers continued to make promises they couldn't or maybe wouldn't keep. Now, we are at yet another crossroads with Two Rivers. Dover Hankins and his company are looking to expand the community once again and he is being met with resistance by not only the Forks of Patuxent, but his own community. It is time that Anne Arundel County put its foot down and refuses to allow this building to continue. Enough is enough. It's time that this county listens to the people who live here, and not some greedy developer trying to line his pockets for his future generations. According to County Executive Steuart Pittman in his latest Community Engagement letter said "When we love where we live, we don't just sing about it. We also take care of it, preserve it, and even fight for it." I implore you to not allow for this continued development.

James Cheek

I object to the development of this land parcel because of inadequate roads for entry and exit into the overall Two Rivers development. All traffic into the Two Rivers development must use the traffic circle on Conway Rd, which is already proving inadequate for all the original approximate 2060 homes in Two Rivers (some of which haven't even been built) and the opening in September of the new county grade school. To add an additional 377 homes and not provide for another entrance/exit into the Two Rivers development is inane.

Kate Schiller

The community of Two Rivers is at risk for terrible outcomes from blockage of the two lane road, Conway, which is the only access to area. The road cannot handle the traffic we have now much less traffic that will come from more houses.

Kathleen & Michael Schebler

We are absolutely against creating a new development of 377 homes off Grays Ford Road as part of the Two Rivers Community. As one of the original homeowners who in 2015 bought a home in the first section of Two Rivers, the Bluffs, we have witnessed year after year of deceptive practices by the developers of this community. We have lost faith in the Anne Arundel County commissions who should represent us and the many homeowners of our community.

The lack of vision and foresight in creating and continually reconstructing this development has resulted in problems that will continue to grow worse in the future. It is unfortunate that the developers bottom line carries more weight than the homeowners who have invested in this community. Back in 2014 we started a home search in Maryland. This was a big move for us, relocating from Texas to be closer to our daughter's family. In the process we have lost trust in the ability of local government to do what's in the best interest of the people living in the community. Our first several years in Anne Arundel County were a nightmare dealing with construction issues with our NV home—which included several building code violations that were ignored by the county at the time. On top of this, we bought into a 55 and over adult community and had been assured by our sales team that this was the case. All brochures and handout materials at the time supported this. However, it didn't take long for the developer to present revised plans for the community once we had moved in. So is it surprising that we came to the realization that things were rigged on the side of developer and County versus the homeowner? Things have continued along those lines ever since. We can pull out a number of facts to support our position regarding the new development off Grays Ford Road, but why waste our time? We are totally against this area being a part of the existing Two Rivers Community. Our facilities are now insufficient to support several activities within the community, and the developers' proposals will only add to this. And we object to adding additional homes and residential areas to support with our fees (taxes!). The only way this proposed addition should be approved is as a separate parcel, not part of the current Two Rivers development. **AND NO APPROVALS FOR MORE RESIDENTIAL CONSTRUCTION SHOULD BE MADE UNTIL CONWAY ROAD IS UPGRADED AND THERE IS MORE THAN ONE ROAD FOR RESIDENTS TO ACCESS AND EXIT TWO RIVERS.** Conway Road is an ongoing disaster. When we bought into this community, we did not know Conway Road was designated as an historical road that could not be expanded in any way. This alone should have prevented any large development from ever being approved in the first place, and yet amazingly somehow this was done. What we have now is a hazardous road that is far too narrow with no shoulders to handle the thousands of cars and trucks going in and out of the community every day. How was the Two Rivers development given approval knowing full well that the road was inadequate and there was only one way in and out of the development? And why can it not be changed? Already, there have been times that the road is closed for long periods of time because of accidents or road blockages (one time people were stranded for almost two hours trying to get into the community or trying to leave it). With the new Two Rivers Elementary School on Conway Road due to open in August—another big county faux pas allowing a school to be built under utility wires as well as accessing a road does not currently accommodate traffic—everyone who lives here is anticipating traffic backups. Several of our neighbors shake their heads when we ask their opinions about this added development to Two Rivers. The prevalent attitude is “Why waste your time writing...This is a done deal”. Is this a done deal? Or can County officials do what's right for the residents for a change?

Kathleen and Michael Schebler

Robert Shean

I am a resident of Two Rivers. I am writing to voice my strong opposition to the proposal by Two Rivers Associates, LLC to develop 195 age-restricted and 182 non-age-restricted residential units on Parcel O of the Two Rivers community. My opposition is based on the following:

- The Third Amended and Restated Declaration of Covenants, Conditions, Restrictions and Reservation and Grant of Easements of Two Rivers Master Association, Inc. (“Two Rivers Declaration of Covenants”) does not contemplate the development of more than 2060 units of residential housing within the existing boundaries of the Two Rivers community, which already include Parcel O. While the Two Rivers Declaration of Covenants recognizes the possibility of community expansion to more than 2060 units, it does not suggest that such expansion could be accomplished through any means other than annexation of additional parcels of land. Development of Parcel O would not constitute such an annexation.
- Two Rivers Associates, LLC is legally precluded from developing more than 2060 units of housing within the existing boundaries of Two Rivers by Section 4-a of the Amended and Restated Agreement and Declaration of Covenants, Conditions and Restrictions that it signed in March of 2016 with the Forks of the Patuxent Improvement Association (“FOTPIA”). Furthermore, Section 4-w of that same 2016 FOTPIA agreement specifically identifies Parcel O as one of the restricted parcels on which no residential buildings may be constructed by Two Rivers Associates, LLC.
- The proposed development of 377 new homes on Parcel O is inconsistent with the vision and specific development goals that are embodied in Anne Arundel County's “Plan 2040.”
- Conway Road and Meyers Station Road, which are rural country roads, are already plagued by periodic traffic problems (congestion, back-ups and closings) that will be further exacerbated by the fall 2024 opening of Two Rivers Elementary School. The addition of 377 more homes in Two Rivers would ensure that the residents of both

the Two Rivers and the Forks of the Patuxent would suffer even more severe traffic challenges on both Conway Road and Meyers Station Road.

- The addition of 182 new, non-age-restricted homes on Parcel O would place significant new stress on the already fully-enrolled schools serving the Two Rivers and Forks of the Patuxent communities.
- Building an additional 195 age-restricted and 182 non-age-restricted homes in Two Rivers would place increased demand on the various community amenities (e.g., clubhouses, pools, etc.) that are currently available to the Village and Hamlet neighborhoods of Two Rivers. While such amenities are already arguably inadequate to meet current resident usage demands, the situation would become intolerable with the addition of so many new Two Rivers households.
- Developing Parcel O for residential use would mean the elimination of a significant parcel of preserved open space within the Two Rivers community. In marketing Two Rivers to prospective home buyers, the developers touted the fact that over half of the community's 1400+ acres would be open space, and Parcel O specifically would be the site of an environmental park to which all residents would have access. If Parcel O is developed, a big piece of the promised open space within the community would be lost to all of the existing residents.

Ryan Brown

I am submitting a comment against the further development of Two Rivers, specifically, the Parcel O plan. Our current amenities, like the pool and the clubhouse, are already often at capacity and adding 377 new homes would only exacerbate the issue. One solution that might alleviate the strain on our current amenities would be adding a new pool and/or clubhouse to Parcel O, but those new amenities would require staffing and maintenance and based on early estimates provided to our HOA board, the costs would almost assuredly increase the HOA fees for all residents. The current residents are not asking for Parcel O to be developed - why should we have to pay extra for it?

Additionally, the developer has a record of promising one thing and then changing plans after getting buyin. Specific to this proposal, Two Rivers residents were told by the developer that the area in Parcel O would be used as a nature preserve with walking trails, which clearly can't happen if Parcel O is full of houses. Other examples include telling the families on Meyers Station road that they'd have access to a Two Rivers golf course (that was never built), or stating that Two Rivers would be 55+ only community, which was seemingly changed after the first neighbors already bought their properties here. The current plan to develop of Parcel O only seems to benefit the developer and not the current residents. It stands to either put a further strain on current amenities or put a strain on current homeowners by increasing HOAs cases if new amenities are built, which is why I am against the development of Parcel O.

Sangok Shin, 7/26/24

I am opposed to the newly planned homes in two rivers. the roads and intersections are already failing and inadequate. I urge the county to reject the planned expansion in Two Rivers. I also urge the county to ensure that the developer absorb ALL costs associated with any infrastructure upgrades that must be made. The tax payers of anne arundel county should not have to absorb the costs. I also urge the county to respect current residents who live on Meyer Station Road and others that will be impacted. The rural nature of these homes and communities will be damaged and there will be no way of mitigating this impact. The roads that feed into two rivers are already a nightmare. There should be no additional expansion given this fact.

James Richmond

I live in Annapolis and am a volunteer firefighter/EMT with the Arundel VFD, which serves Crofton/Gambrills/Davidsonville area. Expansion of 55+ housing on the outskirts of current response areas from the fire department and EMS stations is irresponsible. Recent changes from PG county to reduce mutual aid have put further pressure on this area of the county, placing these future residents at risk. Recommend that developer partner with Odenton VFD or Arundel VFD to include a fire/EMS station with a better response time in the development, ensuring that we are positioned to provide vital life safety coverage for the 55+ community.

Ann Puma

My husband and I have been a resident of Anne Arundel County for 27 years. We lived in Annapolis and now reside in Two Rivers for the last 5 years. During our time in this County we have heard a commitment to smart planning, preservation of green spaces and respect for our wetlands and rivers. Now is the time to step up and deny further development in the Two Rivers community.

We are presently a community with an approved plan for 2060 homes, which includes age restricted and non age restricted.

The following are my concerns for further development in this area:

The roads near Two Rivers are one lane roads which all come out to one circle. Patuxent Road carries a lot of traffic especially at rush hours as many cars opt to exit RT 32 and take Patuxent Road to Conway and then onto Rt 3. Conway Road already carries a lot of traffic for the reason mentioned above and also because it is the one road for access to Two Rivers. In addition a new school is opening this September on Conway which will increase both cars and buses traffic. Meyers Station Road is a rural one lane very winding road that will greatly be impacted by any new development especially the size of the proposed project, which includes 377 new homes. An additional concern is for the school. At this time it will open at 90% capacity. There are already an additional 255 homes presently being sold. Adding the proposed new development to that number is nothing but ridiculous. This is the time to stand up against further development and keep your promise to the residents of Anne Arundel County.

Frederick Schmidt, Ken Schmidt

My concern with the additional houses is the traffic they will bring to a road system that is not prepared to handle emergencies like floods, tree blockages, mass public health disasters or evacuation notices for tornadoes, terrorist threats and the like. Currently the entire Two Rivers complex is accessed via a single traffic circle at Conway, Patuxent and Myers Stations Roads. ALL traffic flows through this circle. If any of the above situations occurs (and we have several examples of such in the past 12 months), traffic builds up and blocks the circle. The county needs to start NOW to plan for TWO WAYS OUT of Two Rivers. Having a second exit from Two Rivers that still goes through the circle is not a solution. We need to extend Conway to Patuxent, or extend Myers Station to Rt. 3.

George Ball

As current Two Rivers residents, we are against the proposed expansion. Traffic on Conway and only 1 exit from the development are a big concern and additional traffic will only make matters worse.

Glen Steinbach

The developer should NOT be granted the right to develop almost 400 homes on that property. Conway road and route are already too congested. Please stop this additional development now, at least until the time when Conway road is expanded into a 4-lane road.

Kate Schiller

The community of Two Rivers is at risk for terrible outcomes from blockage of the two lane road, Conway, which is the only access to area. The road cannot handle the traffic we have now much less traffic that will come from more houses.

Linda Brobst

I feel the community is big enough as it is now and the infrastructure would be overwhelmed with more houses added.

Myrna Rivera

I recognize that the developer has a right to build on their property. However, the county has failed in securing the safety of the community by allowing the developer to continue developing in an area that only has one exit in and out. Given that this includes several neighborhoods that are for senior only, allowing the builder to originally build without addressing the safety concern or ensuring they build with the proper exits is alarming and should never have been allowed. The county is responsible for ensuring its approval do not adversely impact its residents and the county failed miserably at ensuring the safety of his residents in allow Two Rivers developers to proceed without addressing the concerns that have been vocalized for years.

The developer should not be provided any more permissions or permits or changes in zoning until they address the matter of getting more than one exit out of a development that has several thousand county residents.

The county has an obligation to protect its citizens not just large corps for the benefit of a few at the risk of the community residents.

Paul Lohrmann

1.) SAFETY ISSUE(S) ! - Meyers Station, Grays Ford and Conway Road(S) are ALL narrow, winding, elevation changing, no shoulder, some hidden driveway, DEAD END COUNTRY ROADS.

The only two means of egress are Conway and Patuxent Roads which both have bridges crossing over the Patuxent River with potential road flooding and closure as indicated by past and new boulder signage. Is route 3 and the route 3 and 424 intersection listed as failed and by who ?

The MASS ongoing commercial and residential construction in Western County and adjacent Prince

Georges County on route 3 plus the additional BWI, Fort Meade-NSA-BRAC traffic. If / when the developer turns over property to the County for Recreation areas (swimming pool, ball fields, facilities, structures, etc. - not just open-green space) does the County have proposed funds or actual funds set aside to provide and maintain these items? The proposed walking / bike path crossing Meyers Station Road connecting parcels E-F (in progress) to O-P (now proposed) is located on a double, back to back change in elevation with limited visibility from either direction. There have been multiple vehicular accidents in this area even prior to the new construction.

The New Two Rivers Elementary School, scheduled to open this Fall has been redesigned while under construction and is identified as overcrowded before opening. Even if half of these children listed as walkers, will most likely be driven to school, probably more during inclement weather, this in addition to Elementary, Middle and High School Buses on the roads. (in addition the cost and maintenance of the buses, fuel, emissions and difficulty locating drivers plus possible redistricting?)

Samuel McDaniel

The area infrastructure of streets and schools will be overcrowded and create emergency services access risks by reducing response times. Two Rivers Communities will be imposing development on the residents of Meyer Station and feeder roads that they do not want.

Steve Holcomb

I am opposed to expansion of the Two Rivers development. I live near the intersection of Route 3 and 450. Traffic volume at this location is overcapacity. Please see the attached files of traffic volume, which exceeds 75,000 vehicles every 48 hours. That exceeds Bay Bridge volume!

The problem is not just Route 3 through Crofton, which is increasingly unbearable every day of the week, the problem is that, despite all the improvements to Route 3 in Anne Arundel County, Route 3 in Prince George's County is a serious bottleneck. Travelers southbound on 3 heading to Bowie, and then to Route 50 (to Annapolis or, more likely, Washington, D.C.), are funneled into a bottleneck once they cross over the Prince George's County line. The intersections at 450 north and south, as well as the merge area further south near White Marsh Park Drive are a breeding ground for congestion, gridlock, and accidents.

There is also a need for traffic and speed cameras throughout this location as many drivers run the red lights in all directions at both intersections of Routes 450 and 3.

Expansion of Two Rivers will exacerbate these traffic nightmares.

Linda Egolf

The ONLY constant in any aspect of life is CHANGE.

Both the original Forks residents and the original Forks residents' properties have been greatly affected by this 2,060-unit development sprawling between Conway and Meyers Station Roads (scenic dead-end roads). It now has taken on a life of its own. It is the creator of traffic havoc for all concerned. During rain storms, its failing storm water management (SWM) ponds continue to deposit large volumes of water, sand and sediment on private properties (of the original Forks residents). These plans were approved by AA County and State of MD. But they continue to fail. And now it wants to grow a third-tenacle (377 new units) on Gray's Ford Road (another scenic dead end road). Originally, this 108 acre parcel was to be a golf course or agricultural park. For the past 11 years, the original Forks residents have watched this monster grow and touch their lives daily with disruption, deceiving statements, false impressions and untruths in its planning, hearings, meetings and correspondence to the Forks community. From 2,060 units to 2,437 units? No way! Enough is enough! The Forks says "NO" to Parcel O! The Forks cannot survive more CHANGES!

Barbara Piatt

The developer said the AA County needs additional housing. Those who need housing will likely not be able to afford the new homes on Grays Ford Road. The plans to further develop Two Rivers by adding additional 350+ homes on Meyers Station Road/Grays Ford Road will only serve to continue stressing existing roads. Conway Road is not adequate to serve Two Rivers. The Conway circle is inadequate for the current traffic much less additional vehicles. Traffic to/from Patuxent Road and Rte 3 often prohibits safe access to the Conway circle. The Two Rivers Elem School and the sports fields will also add significantly to the traffic situation. Past emergencies exemplify the seriousness of Two Rivers and Conway traffic in its current state. Additional homes will only compound the situation. Although the new sections are not expected to be completed for 3-5 years, the current traffic problems and proposed "solutions" will not be resolved.

Instead of continuous surprises from the developer, there should have been transparency from the initial development of Two Rivers. This is not the community I thought I bought into in 2015....

Brian McMenamin

There have been too many failures by the Anne Arundel Govt agency regarding the tWo Rivers Development. Expanding would just make a bad situation worse. The agency that approved a 200+ home development with one access road in and out made a bad decision. The Anne Arundel agency that built a school off Conway with a traffic problem only compounded that mistake. The round about although it is better than what existed prior is a single point of failure. A temp emergency exist that relies on that same roundabout further exacerbating the problem. Adding 400 more home that empty onto Myers station rd that brings all 800 cars to that same roundabout would be a disaster. Further more do not take the lack of opposition from the current BOD of Two Rivers as an indication that the residents are not opposed. The covenants provide the developers with an unfair advantage in electing members of the Board. The directors have one vote per unsold lot and 1/2 vote for sold lots. The developer hand selected each BOD member and provided the votes to get them elected. If the 1/2 vote which some feel is contrary to the Maryland HOA Act were eliminated the composition of the BOD would not be the same as it is today and this group would be more likely to have stated its opposition. No consideration of an approval should be given until the County has constructed an appropriate infrastructure to provide a real second entrance/exit to Two Rivers that bypasses the single point of failure roundabout and preferably provides access to Route 3 at an intersection that allows drivers to go North or South. To proceed with an approval process is acting with your heads in the sand.

Curt Slater

Good afternoon!

I recently attended 2 meetings (1 zoom, 1 in-person) regarding a new development of 377 (195 agerestricted (over 55) and 182 non-age-restricted) new homes as part of the Two Rivers Community. This new development would take place off of Greys Ford Road.

My concerns are as follows:

Safety

The current development has over 1800 homes with ~200 more being built. Many of these homes are occupied by 55+ residents. With just one exit onto Conway Road and an aging demographic, this could spell disaster in the event of an emergency. In addition, Conway Road is often beset by lengthy delays and outright closures and you have a prescription for disaster if there is an emergency situation. Of course, my concern is also for the younger families who may have even more need of a quick exit because of medical emergencies with their children or even childbirth.

Traffic

Traffic on Conway Road and in the surrounding area is already a challenge before the 200+ homes are completed and occupied. The addition of almost 400 new homes will overburden the local roads (Conway, Meyers Station, Greys Ford) even more, and lead to even more delays and issues.

And let's not forget the new Two Rivers Elementary School which is scheduled to open in about a month - that will add an additional permanent burden to the area roads. My understanding is that a traffic impact study was not done for the new phase (The Estuary) which is now under construction, perhaps in violation of Article 17. I'm not sure how that is even possible.

Here's what we need:

another access to Route 3 from Two Rivers

another way to exit our community that is open and available at all times

involvement in the decision-making process from start-to-finish

There is a lot of community opposition to having this new construction take place in our area because of traffic and safety concerns. I implore Anne Arundel County to solicit community feedback and not simply rubber stamp this new plan once it is presented.

Thank you,

Curt Slater

Cynthia R. Woody

Goodafternoon to All,

I will keep my comment direct and precise. I bought into Two Rivers 55+ Community based on the knowledge shared by NVHomes Developers/ Sales Team, obviously not based on the vital knowledge they deliberately failed to apprise me of. The move was my sacrifice to secure a location close to John Hopkins Doctors/facilities and help care for my ill and aging parents. Unfortunately, my Father passed from Covid19. My Mother is 89 years old

prayerfully 90 years in November, has severe heart failure..per her John Hopkins Cardiologist her condition is more severe than most. I switched her medical care entirely to John Hopkins Doctor's, the close proximity allows for quick medical care and attention when the unpredictable need arises. Thus, quick and easy access for medical emergency vehicles to arrive and depart. The feeling of betrayal has set in due to the reveal of the second road not manifesting as was both told and sold, for this to not be considered a Health and Safety issue for Two Rivers 55+ Aging community is incomprehensible. As a New School (not revealed) construction is creating traffic issues on narrow Conway Road with old falling trees and accidents that completely block traffic, with no alternate road as promised. If there is a Health Emergency, the withheld information will be like a weapon used against the Homeowners/residents and families that bought homes here in Two Rivers 55+ Community. In addition, a landfill probability that was not revealed, as well as a new community of 188 homes in the all ages area, now an additional 377 home proposal?! Yet, no prospect for a second main exit/entry road that could make the difference between life and death of our loved ones, our neighbors and last but not least

ourselves. My overall comment, for the sake of Life and Safety- our community is in need of the "second main exit/entry road" the Sales/NVHOMES Developer Team promised..as opposed to a one way in and one way out "growing" Residential Developement. We are paying property taxes as if AAC has inspected and found this predicament to be "Safe" for all. Thank you in advance for your time and attention to this vital 55+ Community "Health and Safety" issue.

Best regards,

Cynthia R. Woody

Donald Disney

This plan appears to use land that was earlier described as an environmental reserve for two rivers residents. The developer is now disregarding that earlier plan/promise. Main concern, however is scope of excess traffic on Myers Station, Conway and Patuxent roads. Conway is already very crowded with traffic from the main two rivers development. Understand the County apparently has a 10 year plan to do something about that, but that's a ways out. I'm also concerned that the developer will pass costs onn to residents. We already have a pretty high property tax and don't want an increase. Accordingly, my wife and I as Two Rivers over 55 residents oppose this development

Eileen Nicholson

Hello, I am commenting on the 377 homes that Two Rivers wants to add to their development at Meyers Station and Grays Ford. They need to fix all of the problems that have been created by the first 2060 homes.

1. Traffic is a mess on Meyers Station and Conway and Patuxent Roads. The "emergency" exit doesn't help anything.

The circle is still clogged. God forbid there is an emergency on any of the roads back here.

2. We want to keep our road (the last country road in the area) as it is. Building 377 MORE houses is going to completely change our way of life. The developers are greedy. They got their 2060 homes. They said their would be a golf course and plenty of green space for children to play. There is nothing like that. There is no where for kids to just be kids. That is such an important thing to dismiss.

3. Where will all of the wildlife go? They are taking every little place they can to put houses without ever thinking of how it affects the community, wildlife or our way of life, anything other than their pockets. This needs to stop.

4. The developer is not managing any of these problems and I feel that they shouldn't be given the opportunity to create more.

Frances Slater

Good afternoon,

I am writing to express my concerns, in order of importance, on the proposed building of 377 homes on parcel O in the Two Rivers community. I have attended two meetings (July 15 and July 17).

1. Safety. Having one way in and out of a neighborhood of currently over 2,000 homes is absolutely unfathomable. How this ever passed at the county level I will never understand, but I imagine it was an attempt to up the property tax coffers as quickly as possible. This is a community of older adults, children, and three swimming pools. Medical emergencies are very likely: heart attacks, drownings, bike/car accidents, women going into labor are all very real scenarios. Conway Road is lined with tall trees, is frequently flooded, used by construction vehicles (both at the new school and Anchor Concrete), and heavy traffic at times. In just a few weeks, we can add school/bus traffic to the list. In the time I have been here, Conway has been closed at least three times for up to several hours due to car accidents, construction truck breakdowns, and fallen trees. My daughter, who also lives in the neighborhood, had a high risk pregnancy and was unable to get to her doctor for a critical appointment due to a stranded construction

vehicle. In addition, the threat of a fire spreading rapidly is a very real concern since the homes are so close together. It is not a case of "if" someone loses their life do to inaccessibility to medical or fire services, it is "when". That will fall on the county when it happens. The emergency exit is a start but another permanent entrance/exit is needed directly to Route 3.

2. Traffic. Related to the above, an additional 377 houses on the existing infrastructure will be a nightmare, not only for the community of Two Rivers but also our neighbors along Meyers Station and Grays Ford Roads. We have not even seen the impact that the new school, the 206 all-age houses currently under construction in the Estuary, and the 25 or so houses still unoccupied in Dawn will make on the current infrastructure. I understand that Parcel O is still years away but this needs to be addressed now. From the meeting I heard that a true traffic study was bypassed for The Estuary because of the school construction. Unacceptable.

3. Amenities (clubhouses, pools, fitness centers) There was a change from the 7/15 meeting (no new amenities, just an unknown amount deposit to upgrade current facilities) to the 7/17 meeting (unknown new amenities building in parcel O). Hamlet pool, while still under the recommended limit of people at the pool on any given day, has been reported to be way overcrowded to the point of becoming unenjoyable. Next summer, there will be 206 more families using that pool. The fitness rooms in both facilities are both way too small with very limited equipment. I hate that the amenities that were sold hard in the sales office are being squeezed to capacity.

4. Breach of Contract. All covenants and plans regarding the development state that the maximum number of homes would be capped at 2,060. Not to mention a golf course and only serving 55+. The developer green space behind my home in Dawn, not even a year old, is not being maintained already: dead trees, weeds everywhere, and bare earth that turns to mud in wet weather. We had to go out and pick up chunks of concrete and rusted iron posts that had been left behind. The developer is so busy trying to build more homes and ignoring their responsibility to the current owners. It seems that the only spaces that are prioritized are the ones that people see while driving to the newest sales office. The developer should NOT be able to move forward on additional homes until the issues promised have been addressed. Conway Road and another exit to Route 3 should be COMPLETED before any additional steps are taken on Parcel O, including steps taken now to get approvals with the county. While I understand that road improvements are county issues and not necessarily developer issues, the county needs to put their foot down on additional building and assure that the current residents are kept safe, and that the promises made at sale are kept.

I have included picture of the under maintained "green" space behind Dawn.



Frangiska Lewis

I write to express my strong objection to the addition of another 377 homes to the Two Rivers Community because the community lacks adequate infrastructure.

The almost 2000 homes of Two Rivers are served by a single lane country road, Conway Road, which is our only mean of entrance and exit in case of a health or other emergency. The county is aware of the situation, but does not offer plans to construct a second access point to Route 3.

The Two Rivers public facilities (especially the 55+ club house and the all-ages pool) are not large enough to serve the needs of the community. The developer might not agree with the residents on this matter, that is a fact.

My suggestion is that the suggested land be preserved for put into a land trust for all residents of Anne Arundel County to enjoy now and in the future.

Janet LaFrance

I am against the expansion. You are destroying the rural, peaceful area. And there remains one way in and out. Which has already posed a safety issue in the recent past. Now u have added a school! Conway can't handle the traffic. Greed is at the core of this. Please stop the expansion!

Judith L. Wagner

I am a resident of Two Rivers 55+ village, and I want to point out to the county that the proposed construction of housing in Parcel O poses grave dangers to traffic safety in the area. At present, Conway road is already inadequate for handling the volume of traffic, , and while Meyers station road now has an emergency exit, that road (meyers Station) would be totally unacceptable as a regular access road. It has absolutely no shoulders at critical parts that turn , with limited visibility, presently, construction vehicles use that road as an access to the new development, and I truly honestly was almost hit head on by a big construction vehicle because there is so little space.

If the developer is made to widen the entire road (Myers's station), from parcel O to Conway, to give adequate shoulders (8 ft on each side) for the entire length of the road, then the problem wouldn't be so bad. Also, the developer made an agreement in 2016 with the residents of Forks. That agreement clearly

states the limit of 2060 units. The county needs to support its residents against abrogation of such agreements by a powerful developer.

Karen Triplett

I am very concerned about the addition of almost 400 additional homes to Two Rivers. We are 55+ and it is a hazard that there is only one way in and one way out of an already large community. The construction of a school has already resulted in several total closures of our only entrance/exit for several hours. This is an extreme safety issue that has not been addressed and will only be made worse with the expansion of the community. Please note that the one entrance/exit is a very narrow two way road that leads to a traffic calming circle that leads to two other very narrow to way roads.

Keith Nicholson

I am concern with the Two Rivers Developers adding the additional housing without addressing the following issues.

1. Traffic. The added homes will all have at least one car that is going to be funneled through the already over burdened circle at Conway and Meyers Station.
2. Green Space there are no parks or planned green space for children or wild life to go.
3. The original planned green space was suppose to be a Golf Course. What has happened to the Golf course.
4. Emergency Vehicles there are no shoulders on Conway or Meyers Station for people to pull off and get out of the way. During rush hour the traffic is backed you for a good bit in either direction.

Kris Kendall

We have a number of concerns regarding this plan:

1. Safety - the egress out of this community is a huge problem and that is before the school is open and this new proposed community. Patuxent Rd. is frequently closed due to storm flooding and if one tree is down or accident on conway rd. , there is NO ability for any emergency vehicles to access this community for fire, medical needs, violence etc.
2. In reality, our amenities are already at capacity (contrary to the developers sketchy math analysis).. There is 1 fitness class room with a capacity of 12! During peak time no place to get a chair at the pool.
3. Land maintenance. There are numerous dead trees that were planted according to county requirements that have either been removed and never replaced or simply stay dead in place.
4. I know that developers have the upper hand but it is so dishonest that this intended expansion was never revealed to prospective buyers hen they were asked or ever revealed to the HOA management or The Board!

Magda Rodriguez

Our concern regarding the proposed Parcel O is steeped in safety, the loss of community, and the effects on the environment. The infrastructure, even if amended, would change the feel, safety, and environmental balance of the community. The already overcrowded roads would insufficient for emergency services around a school zone, and a large community with few roads would be negatively impacted by the addition. The builder continuously promises one thing and delivers another that serves its pocket. It is unfair and unjust for the builder to continue to do this to us and we need your help to hold them accountable. The safety of our community and its natural habitats must be adequately addressed before anything is approved. Thank you for the opportunity to make a comment and I hope you can assist us with these matters.

Mary Niss

I am totally against adding any more homes to this community:
Roads are not sufficient in number or quality to accommodate more traffic.
Landfill development still in litigation.
New school soon to be at capacity.
Our community amenities are already overcrowded.

Michele Floam

I do not support this expansion of homes at the Two Rivers Community, mainly due to lack of adequate public facilities and environmental; sustainability.
PUD There was an established PUD for the Two Rivers Community. Coming in later with a new PUD seems disingenuous with the intent of the PUD. The developer is proposing a PUD to increase the density of homes allowed in

R2 zoning. Approval of this PUD with higher density means the community should get improvements and community resources. With limited or no improvements to the community proposed, this should not be approved as a PUD.

Roads

Conway Road was not improved sufficiently to accommodate The Two Rivers Community. The County is currently studying to improve Conway Road. At the public meeting in 2022, the County Planning Director admitted that the roadway should have been improved prior to the community being built. Two Rivers currently has only one way into the community which is not sufficient if there is an accident and traffic is at a standstill. Emergency vehicles cannot get through if needed. Meyer Station is equally not sufficient to accommodate this development. I would expect the County to deny this proposal based on roadways alone. Roadways are inadequate and need to be improved prior to any new development I am currently paying a Two Rivers Special tax of 1,066.61 annually on my real estate taxes. This special tax is for public infrastructure improvements or installed within the Two Rivers Special Taxing District. Since we have not had any roadway improvements, I believe this tax is not being used by the County ethically

Zoning

This parcel was originally proposed as an environmental park/golf course when we bought our home in 2021. The parcel is a Targeted Ecological Area, High and Moderate significant biodiversity conservation area, and green infrastructure hub and corridor. The Maryland Department of Natural Resources identifies Targeted Ecological Areas as lands and watersheds of high ecological value that are conservation priorities. The parcel is zoned as Conservation under the Plan2040 zoning map. This development is not consistent with the proposed zoning for this property. As noted on the County website "The Plan2040 provides a shared, long-range framework for County elected officials, staff, and community members for addressing land use issues and sets the policy framework to protect the natural environment, shape development of the built environment, provide public services to promote healthy communities, and support a diverse, resilient economy" If this is true then the zoning should remain Conservation for this parcel.

Environmental

Parcel abuts the Patuxent River and wetland systems and the 100 year floodplain, which is downstream of the proposed 377 homes. The effects on the environment can be significant from runoff and pollutant loads from maintained lawns. Conservation of this parcel is consistent with the preservation and sustainability of the river and existing wetland complexes. Preservation of this parcel is also consistent with the "Green" goal of the 2040 Plan. The Patuxent River Watershed is already 40% urban with 8% of the watershed impervious. Pollutant goals used by the County in water quality modeling are based on the 10 percent impervious cover level that the Center for Watershed Protection noted as the turning point for degradation of habitat, aquatic life and water quality. For all of these reasons, I believe the County should deny approval of this proposed plan until environmental considerations and adequate public facilities are adequately addressed.

Ryan Brown

I am submitting a comment against the further development of Two Rivers, specifically, the Parcel O plan. Our current amenities, like the pool and the clubhouse, are already often at capacity and adding 377 new homes would only exacerbate the issue. One solution that might alleviate the strain on our current amenities would be adding a new pool and/or clubhouse to Parcel O, but those new amenities would require staffing and maintenance and based on early estimates provided to our HOA board, the costs would almost assuredly increase the HOA fees for all residents. The current residents are not asking for Parcel O to be developed - why should we have to pay extra for it? Additionally, the developer has a record of promising one thing and then changing plans after getting buyin. Specific to this proposal, Two Rivers residents were told by the developer that the area in Parcel O would be used as a nature preserve with walking trails, which clearly can't happen if Parcel O is full of houses. Other examples include telling the families on Meyers Station road that they'd have access to a Two Rivers golf course (that was never built), or stating that Two Rivers would be 55+ only community, which was seemingly changed after the first neighbors already bought their properties here. The current plan to develop of Parcel O only seems to benefit the developer and not the current residents. It stands to either put a further strain on current amenities or put a strain on current homeowners by increasing HOAs cases if new amenities are built, which is why I am against the development of Parcel O.

Sari Wisch

I live in piney orchard and use patuxent road and conway road as a cut through to avoid the abominable traffic on route 3. these roads lead directly to two rivers. Please DO NOT build any more houses in two rivers as the traffic on patuxent, conway and route 3 is horrific and abominable at all times of the day. Traffic is slow and the roads get very crowded. If more houses in two rivers are built, it will create more traffic, more cars, more congestion and lead to even more poor air quality and more disastrous conditions. There is not room in two rivers to build more housing as there are not

enough roads to hold the cars that will come if more houses are built. Building more houses will cause the removing of trees and the elimination of green, open space. Also, Anne Arundel County Schools are already experiencing over crowding - so more houses will lead to even more over crowding - schools will not be able to support students. And how will school buses get through that area when there is only one way in and one way out. Do not build any more in two rivers - it is not sustainable.

Stephen Holdiman

Dear Sirs, please note that I am against the development of Parcel O in the Two Rivers community. The developer needs to work with the county to address more important needs such as a second exit out of the back side of the community, a plan to address the traffic congestion with the new Two Rivers school to open up shortly, and a more detailed plan on how they are going to provide the "additional amenities" promised to our community in the meeting on June 15, 2024. We were originally told that this community was going to total 2,060 homes when we bought in 2016. We were also told that we would have an "ecological park", where we could enjoy a "back to nature" walking area. Adding 377 more homes will only add more problems to the current infrastructure issues we have on Conway Rd today, let alone when the school opens this fall. (BTW, the school is full, additional enrollment will be an issue) The county really needs to take a look at how this new growth can really negatively impact our area as it stands today. Will the country roads be enhanced to support the additional traffic provided by this growth?

Please take a deeper dive into the negative effects that this additional growth will bring upon the community. We need your help and involvement.

Thanks for listening! (I know that this is one of many comments that you have received.....appreciate any help/support you can provide!)

Steve Holdiman

Thomas & Ellen McGinn

July 31, 2024

To Whom It May Concern:

We have been residents of the Riverview section of the Two Rivers Community since June of 2023. We attended the virtual community meeting on Monday, July 15, 2024 and the in-person meeting on July 17, 2024 at the Crofton Library. We love the diversity of the community, have fabulous neighbors and have made many new friends. That being said, we are writing this letter to express our concerns and opposition to the proposed expansion of the Two Rivers Development on 'Parcel O' in Odenton, MD with the addition of 377 new homes.

Our overarching concern is about traffic access. Conway Road offers only one entry/exit to the community. Though we are retired and can avoid rush hours, we have experienced many traffic jam incidents throughout the day when the Patuxent Road has flooded or when the elementary school construction obstructed the road. We believe that traffic problems will be further exacerbated when the elementary school opens in the fall, especially during the morning rush hours. The entry to the school is tight; there will be more school buses coming into the community; the by-pass lanes are narrow and there is no protective fencing or guardrails on the sidewalk leading to the school. Children walking to school will be dangerously exposed to busy traffic and we expect there to be a traffic bottleneck at the school entrance.

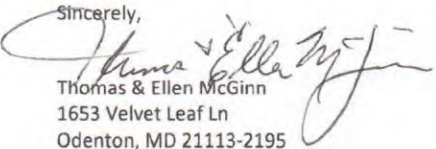
We believe that additional infrastructure (roadways) needs to be developed avoiding the Conway circle, to provide alternative traffic access to Route 3 to accommodate the existing traffic of daily commuters, school buses and emergency vehicles.

The community facilities and amenities are very nice but their size and capacity are too small and inadequate to serve the existing residents. We have enjoyed several social events at the Villages during our first year here, however, we have missed out on several events because they sell out very quickly due to inadequate space. Those events that we have attended have been overcrowded, with residents sitting elbow-to-elbow in very close quarters while dining, dancing, listening to music, lectures, etc. For example: at the recent Beatle Mania event (July 20th) residents were queued up in a long waiting line that extended outside of the Villages building due to the limited space inside. Those waiting outside the building were eventually caught in the rain. We do not believe that the proposal to build a pool and clubhouse within Parcel O that are available to "all residents" will adequately resolve the overcrowding issues. Expansion of the Villages and the Hamlets facilities must be considered as well.

Lastly the proposed potential development of 195 incremental age-restricted units and 182 incremental non-age restricted units on Parcel O would also contradict the first four themes of Plan 2040. Approving the conversion of conservation land into a housing development extension of nearly 400 single family homes undermines the intent of Plan2040's vision to build resilient and sustainable communities.

We therefore oppose the planned expansion of Parcel O unless the traffic and overcrowding concerns are satisfactorily resolved for the existing community.

Sincerely,


Thomas & Ellen McGinn
1653 Velvet Leaf Ln
Odenton, MD 21113-2195

Ashley McCandless

Hello, I am a current Two Rivers resident and I'm writing to oppose both phases of the project to develop 377 more homes in our neighborhood. I do not support this development for many reasons, but the primary reason is that the current roads cannot support this development. I have two young children and on two occasions, I have been stuck on

Conway Road - alone with my kids in the car - due to an unforeseen car pile-up. It was frightening and dangerous and I feel that developing more homes will only worsen this problem. Late last year (2023), I was pregnant with my second child and I went into spontaneous labor. The fact that there is only one road into and out of my neighborhood was very concerning to me and weighed on me throughout my pregnancy. I was worried that if I needed urgent medical care, I wouldn't be able to get out of the neighborhood, or first responders might be delayed in getting in. Please do not approve this development. Thank you for the consideration,
Ashley M.

Ibrahim Elrayah

The community urgently needs a second exit/entrance and expanded/added amenities before adding a single house. Currently, there are over 2,000 house with a single in and out which occasionally gets blocked by accident and down trees. The new elementary school will be adding additional traffic which will make it even worse. Current amenities are over capacity due to the size of community compared to the single club house the developer provided.

James Panaia

This project needs a lot of review. The addition of 377 new homes on a dead end street that is narrow, with no shoulders is not a good idea. The traffic would all add to the Conway Road circle problem that will also have school buses and the possibility of land fill dump trucks. Better, wider, straighter roads are needed on both Conway and Myers Station Roads with bike lanes and sidewalks. Another exit road and bridge should also be considered before new housing is allowed.

Linda Disney

This area does not have the infrastructure to support any more residential development. The county is already way behind trying to improve roads, sewage, schools etc for this area, and will be playing catchup for years. Everyone in the 2000+ homes of Two Rivers is dissatisfied with the congestion, traffic and lack of support from the county in controlling this huge development that is becoming the size of a small city. Please do not add any more development to this area.

Linda Kirschner

This proposed expansion of Two Rivers will destroy our community. The developer is only interested in making more and more money. We already have to allow extra time when leaving, turning onto Conway, trying to reach Rt 3. Our age-restricted community has residents from 55 to 90+ years old. We need to get to Dr appointments and other medical care. More traffic from Meyers Station Rd into the circle intersection where Conway and Piney Orchard will create complete gridlock. This development must be denied or residents face being isolated with no options except lining up on slow-moving roads.

Marie Reilly

I am outraged that the developer is attempting to add 377 more houses to an already congested traffic mess area. Right now we are landlocked and the traffic issues are already bad and only to get worse on this DANGEROUSLY NARROW and NO SHOULDER section of Conway Road. We, in this community have already experienced horrible traffic issues. The developer withheld information when we purchased - lied about amenities that were to come and built subpar houses and infrastructure. This project should not move forward !

Monica & Dante DiCamillo

Until adequate infrastructure is provided in the area of this additional development, we are highly opposed to this development. The safety and security of existing communities around this proposed development is already at risk and more development will add to the concerns.

Phyllis Cohen

I live in Two Rivers 55+ section. The developers' proposed development of Parcel "O" as part of Two Rivers is not sustainable. Conway Road cannot handle the existing traffic, much less once the new elementary school opens this fall and with almost 400 additional homes. Conway is currently one lane each direction. Two Rivers has just one way in and out, Conway, plus a relatively new 'emergency' access road. Conway Rd must be widened, along with turn lanes at the school, and Two Rivers must have two entrances/exits open to residences 24/7.

The developer(s) should be required to make substantial contributions to these infrastructure improvements as a contingency to approval for this project.

Rebecca Fitzmorris

I strongly protest the approval of this new PUD. Conway rd is a hazard now and with the opening of the new school in Sept it will be almost impassable.

What is the County thinking!!

Roy Lewis

I strongly object to the proposed development of parcel O in Two Rivers. The existing infrastructure for the 2,050 existing units is woefully inadequate for the safety and quality of life enjoyment for the community. To add an additional 377 units to the mix is a recipe for disaster. There comes a point when both the developer and the county need to say "enough is enough". We are clearly at that point. I would propose that the parcels identified for future development be placed in a land trust created by the county that would contain open space, recreational space and paths that can be enjoyed by the surrounding communities. I remind the county that it earns approximately \$20 million per year in property tax revenue from the existing Two Rivers community. So I believe there are adequate financial resources within the county from recurring tax revenue and other sources to pay the developer a fair price for the parcels in question and do something positive that benefits all of us and not just a select few. The Two Rivers subdivision, given its location and constraints, can not and should not be further expanded. Time to do what is right.

Sally Hiller

July 27, 2024

I am asking the County to complete a new study of road use in the proposed area and to address and develop solutions that will resolve the current problems as it relates to traffic.

And to honor the scenic and historic road policies and guidelines. The current road situation does not support the volume of traffic, especially during the rush hours of the work and school day.

The roundabout was a good idea, however the additional 377 homes will also have vehicles feeding in the roundabout into Conway Road, the two-lane bridge and up to the light at Rt 3 and Conway/424. This is unacceptable in that it is the only way in and out of the area for 2400 + homes.

Based on current traffic use and the lack of infrastructure to support the current use, the County should put a hold on any future development in the area until this has been resolved.

1. A new/additional/second entrance from Rt. 3 is needed now – even before additional construction of homes can take place.
2. The left turn lane onto Conway Road from Rt 3 is not long enough to prevent additional traffic congestion at peak times. Commuters often sit through 3 and 4 changes of the light before being able to make the left turn onto Conway Road.
3. The single lane bridge and length of road from the traffic circle to Rt 3 is not wide enough to accommodate the traffic. During rush hour times, it is not unusual to see the circle fully blocked with vehicles waiting to move up to the light at Rt. 3 and Conway. Neither the road nor the light pattern is sufficient to handle the traffic.
4. The number of residents, the 2-lane country roads, and the increase in traffic: vehicle, bike, pedestrians; create a difficult situation for emergency vehicles to get in and out of the community. Multiplied by the fact that there are none to very limited shoulders, there is no place to go around or pull off. Adding 377 more homes will only intensify this problem.
5. Two Rivers developers has opened an Emergency Exit out of the development onto Meyers Station Road. While not calling it a public road in and out of the Development, they have in essence created an entrance onto a Protected Road, which stands in opposition of the County's Scenic and Historic Roads Policy and Guidelines. The proposed three entrances into the new development on Gray's Ford Road would also be in violation of this Policy.
6. Meyer's Station Road is noted as a Rural, 2, # in the County's classification of historic or scenic roads. This means "Development along a scenic or historic road shall preserve, maintain, and enhance the scenic or historic character of the landscape viewed from the road, and the achievement of maximum possible density is not a sufficient justification to allow impacts on a scenic or historic road." (Appendix B: article 17-6-504 Criteria, page 16 Bill No. 3-05) The document continues with 14 requirements that further define what can and cannot be done including extreme grading, removal of trees and vegetation, and no primary access or entrance on a scenic or historic road.
7. Conway Road: County Classified 3 (Recognition): "Due to adjacent intensive development or other alterations, the integrity of roads in this category has been compromised to some extent. Existing road alignments should be

preserved, and any road improvements should follow jurisdictional road standards, and strive to meet the applicable criteria in Article 17-6-504 in so far as possible.” (Scenic & Historic Roads OPZ Review Policy and Guidelines v. Aug. 2018)

8. Grays Ford Road: County Classified 2 (Protection), Rural, X (S&H Roads in the 2003 and/or 2013 Bicycle and Pedestrian Master Plans (includes Tier 1 and 2 roads

9. Meyer’s Station Road: County Classified 2 (Protection), Rural, # (High Integrity/Unique Character: Strick Adherence to 17-6-504 and Minimal Physical Improvements Recommended) Roads given Category 2 “While roads in this category may not be as pristine as those in Category #1, they are still worthy of protection. Any required improvements, such as road frontage improvements, shall be kept to a minimum. Development along these roads shall also meet the 14 criteria in Article 17-6-504 of the county code. For neighborhood roads in this Category, the original integrity of the roads shall be preserved and protected. Adjacent development or redevelopment should be designed to be compatible with the character of each neighborhood. Article 17-6-504 criteria should be utilized to enhance and maintain the scenic and historic qualities of each neighborhood to the extent possible.” (Scenic & Historic Roads OPZ Review Policy and Guidelines v. Aug. 2018)

Thank you for taking time to work your way through this. I truly am concerned for the safety of the community today as the roads are not sufficient to handle the current traffic, assure that emergency and safety vehicles can through, and preserve the scenic, historical roads that are important in embodying the best of both the past and future of Anne Arundel County.

Sally Hiller

Andrea Ruvalcaba

I am opposed to this development.

Elias Ruvalcaba

I am opposed to the new development. Two Rivers is over developed already

Two Rivers Parcel O Phase 1 & Phase 2 Development – Informal Community Comments

Received prior to Open Comment Period and/or via unofficial correspondence

Ericka Romain

Good morning,

We are a family living in the Two Rivers community and we have a question we would like to submit for consideration. Do the developers have any plans to remedy the existing congestion on Conway Road? Our concern is the consistent, unsafe backlog of traffic that backs up when minor things happen. Adding more houses means more traffic on our already congested roads. This increases the need for a second road into and out of the Two Rivers community.

Sincerely,

Ericka Romain

Bryan Wilson

I am a current resident in Two Rivers living in the Woodlands subdivision. I have concerns about the proposal to add almost 400 new homes to the area. This will add approximately 1000 more total people and 200 children to the area. Has the county considered or are considering the impact to the community in several areas?

- 1) the new Two Rivers Elementary school has not opened yet. Will it be able to adjust to an influx of children?
- 2) is there any plans to expand or create new middle or high schools for the influx of children?
- 3) are there any plans to address emergency services for a significant increase in people in terms of fire/EMS/police?
- 4) what is the impact on roads and other infrastructure such as water/sewer/trash collection?
- 5) Many people, not myself, bought housing in specific areas because they were told the land would be undeveloped and they would border woodlands. Now it is under consideration for development. This seems unfair.
- 6) the community was promised "resort style living" with sports courts, community centers, and pools. They are already at or over capacity without 1000 more people. There are no indications in the proposal to expand these amenities. Can some of the proposed land be used to create additional pools/sports courts instead of housing?

Thank you!

Bryan Wilson

Tammi L. Simpson

Good Afternoon,

I will be on vacation and will miss the public meeting but I did want to express some concerns with the proposed addition to the community.

1. We have been here since 2021 and were constantly told that Two Rivers could not have a second entrance on Meyers Station Road due to an agreement with the residents there. I find it interesting that the developer is now able to build a new section of houses there but we are not able to get a second entrance. One way in and out from Conway is not practical nor safe especially with a new elementary school opening in September.
2. The amenities in the current section of Two Rivers are bursting at the seams. The developer needs to be made to expand on these amenities since they were based on 2060 homes and not an additional 377.
3. How does this change impact the balance required by the state to turn the HOA over to the home owners? We were originally told that this process was starting and would be completed when the new NV section was completed. Now we are learning about a brand new section of homes.

Tammi L. Simpson

Judith L. Wagner

Gentlemen,

I am a resident of Two Rivers.

We received notice on July 2, 2024 of the public meeting on July 17 to review the proposed expansion of TR Development, but no mention was made in the notice that the county would require questions from the community to be submitted within 14 days of the meeting. On July 8 we received a revised notice from the TWO Rivers management that the questions or comments from the community would be due within 14 days of the July 17 meeting. Obviously, time for community residents to submit questions or comments was not provided. I am nonplussed.. this new expansion is a complete surprise, has many deleterious effects, and is contrary to the representations made to prospective homebuyers over the past 8 years. My views are shared by many neighbors. We would like an opportunity to have informed input into your process. Will you please let me know how I can find information on the process and

the documents that reflect county decisions when the Two Rivers PUD was approved and thereafter? Also, will you please let me know whether members of the community will have opportunities for input in the future?
Thanks very much.
Judith L. Wagner

Beverly Simmons

Today we received a note stating all questions must be forwarded to you 14 days prior to 17th meeting. That date would have been July 3, 2024, however, we received notice today, July 8th.

Question to pose to developers:

1. Has a traffic study been accomplished from Two Rivers to the circle at Conway Road?
2. Has a traffic study been accomplished from to circle at Conway to include Meyers Road and Conway.
3. How are children, bike riders, walkers going to share the very narrow sidewalk near the entrance of Two Rivers Elementary.
4. Will a permanent exit and entry location be created as there are over 2000 homes already in two Rivers.
5. What are the emergency vehicle rules before, during and after school hours.
6. How are ordinary people planning to get to work with all of the congestion on Conway near the school entry.
7. What stops children from running out in the street during the long walk from Two Rivers Elementary to the entry of Two Rivers?
8. All bikers on the trail do not live in Two Rivers. Once the trail opens up, how does the County plan to protect the children from biker who are not aware of children exiting school?
9. What zoning will be used for this new property? What is the current zoning?
10. Is utilities sufficient for everyone in this area?
11. What are the access points or routes they will use?
12. What is the time table to build?
13. What is the walkability rating?
14. Will they have access to the clubhouse? Will the clubhouse be expanded?

Awaiting your reply,
Beverly Simmons

Gary Mills

Good evening,
I am writing in regards to the proposed expansion of the Two Rivers development with an additional 377 units BEYOND THE ORIGINALLY APPROVED PLAN.
I am writing against approval of this expansion of the development.

To be transparent, I am currently a Two Rivers resident in the Age Restricted area.

I understand this property would be split with approximately 185-190 units in each of the All Ages and Age Restricted areas.

— Against the additional Age Restricted homes, we already have 900 homes sharing the clubhouse amenities (which in my opinion is already too many residents for those amenities, but that was expected when we bought our home).

— Against the all ages homes, the school under construction has a state rated capacity of 598 students. Currently there are projected to be approx. 530-540 students for the 24-25 SY. There are still approximate 200 homes left to be sold within the ORIGINAL all ages approved development. At that rate the school will be at or above full capacity just based on the original development. An additional 180 homes beyond that would put the school 100 +/- students over capacity.

Thank you for your time and consideration.
Gary Mills

Jim Holman

Good morning Marilee,

Is the meeting for Two Rivers pre submittal still scheduled at Crofton Library on the 17th?

Thank you,
Jim Holman

Thank you for the confirmation. Will questions be allowed?

On Friday, July 12, 2024 at 08:36:37 AM EDT, Marilee Tortorelli <mtortorelli@mragta.com> wrote:

The 7/17 community meeting is still at Crofton Library.

From: Jim Holman <jimholman3@yahoo.com>

Rumor has it was moved to a new location as of Thursday

On Friday, July 12, 2024 at 07:17:41 AM EDT, Marilee Tortorelli <mtortorelli@mragta.com> wrote:

Yes it is.

Good morning Marilee,

Over the weekend, I found on the county council website information on another meeting for the Two Rivers new phase public meeting. This meeting in addition to the meeting at the Crofton library will be held on the 17th at 44 Calvert Street in Annapolis. Can you confirm if this is an additional meeting?

Thank you,
Jim Holman

From: Marilee Tortorelli

Jim

I am unaware of any meeting scheduled with council. The councilperson whose district the project is located, is notified of the community meeting. Council only has public meetings regarding legislation.

Are you sure you were not on the community meeting page under Planning and Zoning? They list the councilperson on their calendar.

See snip below.

 ANNE ARUNDEL COUNTY MARYLAND		Services	Government	Departments	Search	
Show 50 entries		Search:				
Project Name	Property Location	Council District	Meeting Information			
Archbishop Spalding High School	Property Location 8080 New Cut Road, Severn, MD 21144	District 2: Allison M. Pickard	Meeting Date:	2024-07-23	In-Person	
			Time:	6:00 PM		
SAFStor Self-Storage - Mountain Road	Property Location 4338 Mountain Road, Pasadena, MD 21122	District 3: Nathan Volke	Meeting Date:	2024-07-29	In-Person	
			Time:	6:00 PM		
Tanyard Shores Section 4C	Property Location Marley Neck Rd X Marley Neck Blvd	District 3: Nathan Volke	Meeting Date:	2024-07-31	Hybrid	
			Time:	6:00 PM		
Two Rivers PUD - Parcel OB, Phase 1	Property Location Located at the Intersection of Meyers Station Road & Grays Ford Road	District 4: Julie Hummer	Meeting Date:	2024-07-17	In-Person	
			Time:	6:00 PM		
Parkside Parcel 1	Property Location Parkside Parcel is located on the south side of Rockenbach Rd, and approximately 750' west of the intersection of Annapolis Rd. & Rockenbach Rd.	District 4: Julie Hummer	Meeting Date:	2024-07-25	In-Person	
			Time:	6:00 PM		
Two Rivers PUD - Parcel O, Phase 2	Property Location Located at the Intersection of Meyers Station Road & Grays Ford Road	District 4: Julie Hummer	Meeting Date:	2024-07-17	In-Person	
			Time:	7:00 PM		