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Subject: Unnecessary Conjestion

At their last meeting, the Planning Board reviewed plans for the Building #2 in Phase 1 of The Crescent. After hearing the Department of Planning & Zoning's description of the project and their recommendation to approve it, we then sat through a 60 minute presentation by the developer, Howard Hughes, their Architects and finally their Landscaper Architects. The Board showed extraordinary interest in the architectural design of the building facades, materials, procedures for "green roof" maintenance, outdoor furniture and other features that are not even in their purview. Not one question was asked about this second building's impact on the current PM. rush-hour congestion at Broken Land Parkway and Little Patuxent Parkway, which has yet to feel the impact of Building #1 now nearing completion. As many as 400 additional vehicles may soon be attempting U-turns at this intersection in order to reach south bound Route 29 and Route 32 beyond, because egress from this development to Broken Land is restricted to right turns only.

My testimony, representing Howard County Citizens Association, addressed this issue. The future Merriweather Drive around Symphony Woods, designed to service The Crescent, needs to be in place from Little Patuxent Parkway to Hickory Ridge Road Extension by the time Building #2 is completed. This will eliminate U-turn movements through the Broken Land / Little Patuxent intersection and consequently should be a condition of the Building #2 approval.

Again the Planning Board had no questions, only acknowledging the congestion and rationalizing that we (the public) must expect to endure such inconvenience during Columbia's Downtown development. They proceeded to approve Building #2 without conditions.

What is the purpose of the Planning Board if it subjugates the public's interest and safety in favor of what is most expedient for the developer?

Jervis Dorton