

June 6, 2024

Ms. Kathleen Byrne  
Hearing Examiner  
Office of Zoning and Administrative Hearings  
Stella B. Werner Council Office Building  
100 Maryland Avenue, Room 200  
Rockville, MD 20850

I am submitting this letter as a member of the public that has been negatively affected by the negligence exhibited by Garrett Gateway Partners, LLC (Garrett) in their inability or unwillingness to complete the Parc Redland/Cashell Estates community consistent with Conditional Use Permit CU 16-11.

The violations summarized in the Show Cause Hearing Notice were necessarily abbreviated. However, the fully enumerated list is extensive and has decreased the property value of homeowners that were the victims of a bait and switch perpetrated by Garrett, whether due to active ill intent or gross mismanagement.

The impacts associated with incomplete sitework are in addition to numerous construction deficiencies that went unnoticed by the Montgomery County Department of Permitting Services, Residential Inspections and Code Enforcement, which have prompted several ongoing investigations by the Montgomery County, Office of Consumer Protection; Maryland Office of the Attorney General, Consumer Protection Division, Homebuilder Registration Unit; as well as existing and pending litigation.

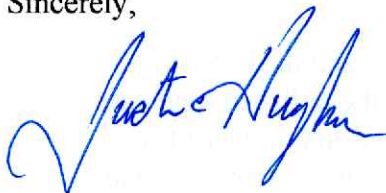
All or nearly all of the landscaping, sidewalks, open spaces, and amenities specified in CU 16-11 are either incomplete or missing entirely, some of which have created safety hazards that have persisted for more than two years. These conditions are especially egregious given the support and credibility that Montgomery County leadership lent the Parc Redland/Cashell Estates project, appealing specifically to aging or mobility-limited populations. Specific examples include, but are not limited to:

- The private road servicing the community remains unfinished and the basecoat is significantly deteriorated. The difference in height between the unfished road surface and curb has caused tire and wheel damage to several residents and represents a significant trip hazard. Three visitor parking spaces that were to be constructed are missing entirely, as is street signage.
- Features outlined in the Landscaping and Lighting Plan and/or the Photometric Study are missing entirely from the community, including seven pole mounted lights and 17 bollard style lights.

- Screening is incomplete and does not conform with zoning ordinance requirements for townhouses adjacent to unimproved land in a residential zone. A large dirt mound that appears to be on State Highway Administration (SHA) property was created during construction and is still present more than two years later; even screening compliant with CU 16-11 would not address the eyesore and potential environment concerns that the dirt mound represents.
- Stormwater management is incomplete. Of particular note, three environment site design stormwater management facilities remain unfinished: one micro-bioretenion facility and two landscaping infiltration facilities.
- Sidewalks along the easement frontage of Garrett Rd were improperly installed and are already exhibiting signs of premature failure. Interior sidewalks remain incomplete and represent trip hazards.
- Community grading remains incomplete and is not in compliance with the grading plan articulated in CU 16-11.
- Flower beds to include six raised planted beds, seating to include three log benches, a common area pergola, a common area play area, and a Redland Rd bicycle lane are all missing entirely from the site. Existing raised planted beds were damaged during construction and remain in a state of disrepair.
- CU 16-11 indicated that the single family home and dilapidated shed previously located at 7009 Garrett Rd would be demolished, yet the foundation of the shed remains on the SHA property line.
- A painted monument style sign, anchored between five foot tall faux stone pillars, to be located in the southwest corner of the site is missing entirely.

The incomplete Parc Redland/Cashell Estates neighborhood is a blight on the surrounding community and unfairly impacts the property values of homeowners. In addition to altering the character of the surrounding community, the incomplete neighborhood is inconsistent with the 2004 Upper Rock Creek Area Master Plan. I implore the Hearing Examiner and the Office of Zoning and Administrative Hearings to take all necessary actions in order to most expeditiously complete construction of the Parc Redland/Cashell Estates neighborhood.

Sincerely,



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