

June 10, 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 a homeowner and resident of the Parc Redland/Cashell Estates community and have been negatively impacted by the failure of Garrett Gateway Partners, LLC (GGPL) to complete our community consistent with Conditional Use Permit CU 16-11. For the past two years our small community of 19 townhomes, hailed as Montgomery County's first "Design for Life" community and praised as a future neighborhood concept during a ribbon cutting attended by state and local government officials, has been waiting for the promised features of the community to be completed per the plans that were submitted and accepted by the Montgomery County Maryland Office of Zoning as well as part of the contractual agreement signed by the current 19 homeowners.

The incomplete nature of our community is particularly ironic, as a "Design for Life" community is built to serve a diverse population of residents including those with physical limitations that would have otherwise prevented them from enjoying a standard community that has steps, steep inclines, and other barriers that make it difficult to get around without assistance. To this day as our community remains unfinished, my neighbors and I must navigate the many safety hazards in our neighborhood as well as live in what has become an expensive eyesore on the neighboring area, with the appearance of an abandoned construction site. Of course all of this has negatively impacted the value of our brand new homes.

The hazards that we endure on a daily basis include but not limited to:

- Complete lack of promised street lighting on Universal Ct. the main road servicing our community resulting in a nighttime safety/security issue as we attempt to navigate our way to our homes, and protect our homes from being victims of criminal activity.
- An unfinished road surface (Universal Ct.) that creates a significant tripping hazard at the end of each driveway and a very large lip to navigate as we pull into our driveways, causing front end damage, tire and rim damage to our vehicles. This lip exceeds 2 inches in many areas. The top coat of the road has not been completed and as time continues to pass the base coat used during construction continues to deteriorate.
- Incomplete storm water management basins and drainage areas leave large ponds on the incomplete road surface and threaten our personal and property safety. A single thunderstorm could easily overwhelm the existing storm water management infrastructure and create a flooding hazard, not to mention a hurricane or other prolonged weather event.
- A large dirt mountain that was formed during site prep for our homes sits on State Highway property located off Garrett Rd. It is a massive eyesore that is growing vegetation and has regular visits by vultures and other scavenger wildlife right in front of our homes, likely due to the numerous rodents frequenting the area due to the abandoned

nature of the community. This is also a storm water management concern for our neighborhood.

- Incomplete sidewalks and common area space have created numerous tripping hazards in the neighborhood and does not reflect the intent of the design that we were expecting when we signed our contracts. Some of my neighbors have sidewalks leading to their exterior entrance door that literally have a two foot drop off with no way for someone with accessibility issues to navigate (much less those without physical limitations) and not end up hospitalized with broken bones or a concussion. Some neighbors are missing sidewalks leading to an exterior entrance to their home.

The items detailed above are not a complete summary of all the features missing from our neighborhood, however they represent those that are most egregious and create the most critical infrastructure components that are required per the plans and for the safety of residents, homeowners, guests as well as those that enter our neighborhood to remove refuse, deliver packages and mail, and service our homes for repairs. These items are well overdue and completion must be enforced in the most expeditious timeframe humanly possible.

The same people responsible for selling a community build on falsehoods, ongoing litigation and hazards are now planning (and supposedly accepting lot holds) Phase 2 of the Parc Redland community under different names. I would not wish the nightmare of living in an unfinished community on other members of our otherwise desirable county or state. 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 and prevent other unsuspecting resident taxpayers of falling victim of complete negligence and unlawful construction practices.

Sincerely,

A handwritten signature in cursive script that reads "Nicole Soltyka".

Nicole Soltyka, owner  
7007 Universal Ct  
Derwood, MD 20855