

John M. Kane

Testifying on behalf of Citizens 4 Traffic Relief

Against HB 394 – Maryland National Capital Park and Planning Commission – Mandatory Referral Review

Thank you for the opportunity to testify on HB 394.

My name is John Kane and I represent Citizens 4 Traffic Relief which opposes this bill.

HB 394 would require Maryland National Capital Park and Planning Commission to approve public sector development projects only if there is a “complete submission” of engineering or architectural drawings. If the submission is rejected as “incomplete,” then the applicant (i.e. MDOT or any private developer) would have to submit an amended submission, up to 3 times, each time triggering another 60-day delay.

Key terms in the bill are not clearly defined, so the bill would give the Maryland-National Capital Park and Planning Commission wide autonomy to reject submissions for any arbitrary purposes. which they already have a well-earned reputation for doing.

Finally, – the Maryland National Capital Park and Planning Commission and the Montgomery County Planning Board in particular – is already seen by many in the private sector as an agency that appears to have a strong institutional bias against the Transportation Relief Plan. Given this well-earned perception, the greatly expanded latitude this bill would grant this agency in determining what constitutes a “complete” submission raises a serious concern that decisions will be made arbitrarily, creating more delays, and lead to an enhanced “paralysis by analysis” environment for which this agency is already too well known.