

Hello, I am Deborah Kornbluth Berger. I am here as a homeowner who lives in the Oaks and will be directly affected if you allow the buildable area, named 0 Old Georgetown Road, near the corner of Old Georgetown and Lux, in our Oaks community.

First, there will be an issue building with the storm water management. The retaining pond is built to sustain the 30 houses in our community, not more. The infrastructure will be compromised. There could be flooding without the proper drainage. Where would the water from the new homes go? They can't be diverted into the pond, no room. Another structural issue will be the structural integrity of the retaining wall. WSSC and the county and the state would all have to work together and find another location for the water to be drained. This wall is important to the safety of our community to keep the water flow away from the houses. Also, the wall is attached to the state's wall. It will have a domino effect. You can not remove it without damaging the other wall, as they are connected. The gas lines in the community can be affected. Also, everyone in our community pays a yearly fee for the underground utilities that should not be compromised. These private underground utilities are important for our community to exist. Interior retaining walls could also be adversely affected with the changing of the grading. The nearby homes, such as mine could be affected with grading change, infrastructure issues, the water issues and the wall issues which are all

significant. These reasons alone should educate people why this “blue box” near the Oaks, at 0 Old Georgetown Road should be removed.

Now as if that were not enough, there would be the disruption to the traffic flow which already is crowded. They have already added bike lanes, and there is a dangerous merging traffic near the highway. The BRT (bus rapid transit) is slated to remove one lane from Old Georgetown which will make it a 2 lane road for traffic. The traffic itself is already a problem and it may be used as a cut through. There are problems with the traffic flow and crowding. On this section of Old Georgetown Road, the students from Walter Johnson high school use the sidewalks as their own walking path, this is from Luxmanor, Windermere and the Oaks. There is no room for any housing with the sidewalk which is also needed.

To sum up my testimony, as a homeowner directly impacted by the possibility of this, I need to state that it does not seem reasonable. It is not a good idea for the narrow piece of land to be built, with the infrastructure, water pond drainage, underground utility and the structural integrity of the wall connecting to the state wall. Thank you very much for removing this as a possibility.

Deborah Kornbluth Berger

