

Karen Huffman
12270 Potomac View Rd
Newburg, MD 20664-6309
Email: karen@cybersailors.org
Cell: 301-539-9217

May 3, 2024

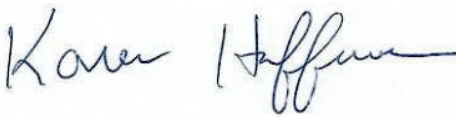
**Subject: County Commissioners Legislative Session Testimony
Concerning Swan Point Docket 250 Amendment #3**

Proposed Swan Point Docket 250 A#3 Changes – 05/14/24

1. My name is Karen Huffman and I reside at 12270 Potomac View Road Newburg, MD 20664
2. Thank you for the opportunity to provide testimony today.
3. I come here today as **an interested party** in Docket 250, since the Woodland Point and Potomac View Communities **share the same water aquifer, sewer resources, and floodplains.**
4. Many in the audience today are from our Communities and also are here as **interested parties with the same concerns.**
5. I have also provided my testimony for the record.
6. All the concerns are about the challenges of **“Smart Growth”** and the **potential harm** to our communities if there is NOT smart growth.
7. Smart Growth is about building the required infrastructure before, **NOT AFTER,** any new development creates harm to the communities.
8. This is **NOT “fear of change”** that some in the County have stated, but proper planning.

9. Many in these communities have lived through development efforts that proceed without the proper infrastructure planned and developed until there is harm to the residents.
10. Yes there are traffic issues that need to be addressed, but there **are also issues** with not enough school rooms, school teachers, EMS/EMT staffing, habitat impacts, storm water management, water management, flood safety, as well as floodplain changes.
11. The scope and size of Docket 250 is more than a few homes and more like a small city i.e. Waterfront Planned Community (WPC).
12. Current policies support the need for some of the studies affecting infrastructure to be completed sometime in the future **BUT the developer is already planning on starting soon.**
13. Our **UNANIMOUS** community consensus is that the development plans identified in Amendment #3 warrant studies sooner than later **to determine whether there are budgets** to avoid **potential harm.**
14. Docket 250 is 40 years in the making. Given the proposed changes in the scope of Docket 250, it is critical to develop the studies and **more importantly the budget required to build out the infrastructure in a timely fashion.**
15. Docket 250 **needs to be consistent with any Master Plan, clear about the growth**, and have a supported infrastructure budget before moving forward.
16. Smart growth can minimize the current issues and enable the County to move forward without making it worse for the residents. **“Do No Harm”.**

17. I respectfully request that the CHCO Commissioners develop the appropriate changes to Amendment #3 that enables the evaluation of alternative solutions and a supporting budget that does **“No Harm”** to the residents of ALL interested parties.
18. Thank you for your time.

Signed 

Dated 5/3/2024