

I am Barbara Sollner-Webb, past long-term President and current zoning committee chair of the West Laurel Civic Association (WLCA). The WLCA represents 1800 residences, mainly in Prince George's County but some in Montgomery County, and we wish to testify against HB239. Implementation of HB239 would devastate the character of our community, which is partly on $\frac{1}{4}$ acre, partly on $\frac{1}{2}$ acre and partly on considerable larger lots. By increasing the permitted density to 8 units per acre, the number of residences in West Laurel could increase by about 4-fold. Even getting part-way to that end would create an inordinate strain on the local schools, on the road system and on other public services. It could turn our tree-filled rural residential neighborhood into a very dense hodgepodge of residences, including townhouses, that would then be largely devoid of trees, which would have been chopped down to make way for the additional residences – so, much less attractive to us and much more subject to global warming. And critically, since parking is already very strained in much of our community – as in many older residential communities in the state – it would create an unworkable nightmare by the parking of all the vehicles of all the newly permitted residents. Additionally, it would very likely be to the detriment of the tax base of the county, hence create a burden on all the current tax-payers in the county. HB239 seems to provide no upside to the current residents' quality of life, except for those who are developers who could make a killing. Please, vote against HB239.