

My name is Arthur Slesinger and I represent the Darnestown Civic Association. I worked for 40 years in the field of environmental science and safety, the last 15 years of which was as the Director of Environmental Affairs and Safety for a major pharmaceutical company. The current zoning revision plan has serious faults and should be greatly contracted to avoid these problems.

Traffic Demands are Excessive - The scope of the project is well beyond what is appropriate. The millions of square feet of mixed-use development will demand expanding roads that will destroy the quality of life for the residents. Nobody bought a home in this area expecting to be within a few miles of a complex twice the size of the Empire State building or larger than the Pentagon. The site is 5 miles from rail service, and the CCT plan does not satisfy the needs of the County's concentrated development concept. The suggested 8 and 10 lane highways will segregate communities and potentially damage the health of all who live near by. **Bottom line - the county should determine what infrastructure is reasonable and let that drive what space can be developed.**

The project will have detrimental effects on 3 aspects of air quality.

- First the county is already rated, by EPA standards, as severe non-attainment for ground level ozone; the traffic increases from 60,000 people absolutely guarantees the County will never achieve the necessary Federal standard. Last year 17% of the summer days were declared unhealthy; this would dramatically rise with the proposal.
- Second, EPA studies have shown adverse health effects to people living near major roadways. They are at increased risk to cardiovascular and pulmonary disease. The source of the problem is not just engine emissions, but tire and friction surface particles. This project condemns a large number of county residents to this outcome and this is not addressed in the county's plans. The appropriate separation would significantly increase the footprint of the highways.
- Third, the co-location of bio-research, homes and restaurants is risky when facilities handle unknown, potentially pathogenic materials. There is a reason these labs are normally separated from the surrounding communities. One accidental release of a new material could create a public health disaster the County is ill prepared to

handle. While the chances are low, the outcome of such an accident would be massive and the basis for another Hollywood mega-disaster movie.

Finally, the project destroys the historic Belward farm, the last significant open space in the area. The plan calls for only 10 – 12 acres to preserve the farm structures. Ecologically, it is clear that one 20-acre preserve is dramatically more effect than 20 one-acre parks. The County should demand a significant park at Belward, not just linear tree lines, but a 25 acre park for the enjoyment and health of the tens of thousands of new workers and residents. You are about to destroy a real landmark. This farm deserves a better fate as envisioned by its previous owner, and the currently allowed 1.2 million square feet of development is more than adequate.