



TOWN OF UNIVERSITY PARK

September 3, 2009

Ms. Jeannette Silor
Planning Officer
Development Review Division
The Maryland-National Capital Park and Planning Commission
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

John Rogard Tabori
MAYOR

COMMON COUNCIL
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RE: DSP-09006 Belcrest Plaza Mixed Use Application – Identification of Major Issues Update #1

Dear Ms. Silor,

The purpose of this note is to update our letter of August 26, 2009 with some further concerns. In particular, we wish to take note of a number of issues that we have identified with the Storm Water Management Concept Plan and the Traffic Impact Analysis. We received the former from the representatives of the Contee Company at a Town Council presentation on Monday evening, August 24, 2009 and were only able to begin our preliminary review on August 27, 2009. We did not receive the Traffic Impact Analysis until August 31, 2009 and a follow-up set of *.pdf files until September 1, 2009. As a consequence, our more substantive comments will concern the Storm Water Management Concept Plan; we will reserve more detailed comments on the Traffic Impact Analysis to the detailed comments due on September 10, 2009.

In regard to the Traffic Impact Analysis, we are concerned that the analysis does not address the impact of the Belcrest Plaza redevelopment on the intersection of Adelphi Road, Queens Chapel Road, and East-West Highway. Presently that intersection is rated F. While a redesign has been proposed for the intersection that might lead to slight improvements, it seems likely, the Belcrest Plaza redevelopment traffic would further degrade the intersection. Since this intersection is vital to many of our Town residents who use it daily, we would request that prior to any final approval or consideration of the DSP application, the impact of traffic from Belcrest Plaza on the intersection be addressed and that meaningful mitigations be introduced and accepted by all impacted parties.

Equally important is our concern that the Storm Water Management Concept Plan and comments on storm water management issues in the Statement of Justification do not address downstream impacts. Currently the Towns of University Park, Riverdale Park, and the City of Hyattsville are in the process of putting a joint committee together to examine problems of water quantity and quality associated with the stream "valley," which winds its way through all three communities (see the enclosed topographical map), which we have agreed to call "Wells Run." The impact on the stream within University Park, both from a qualitative and quantitative perspective, of development over the past 30 to 40 years has been extensive. During the past few years, we have experienced an increase in the number of times the stream has overflowed, and both Town infrastructure and residences have suffered significant damage. Additionally, we note that our tennis courts, the Town playground (tot lot), and our pedestrian bridges are frequently flooded during relatively mild rain storms. There are a number of sanitary manholes, as well as a WMATA shaft that are now at risk of being flooded whereas this was not so only a decade or two back. Our Town Engineer, Rajvinder Sidhu, PE, who is well experienced in the engineering of storm

water management systems, believes Wells Run has reached peak capacity. He is convinced the introduction of further volumes of water will overtax it and flooding will be more frequent and extensive in the future, particularly if this redevelopment is put in place as proposed.

The Town has undertaken to test the quality of the water in the stream. Based on preliminary findings, the Town has determined that both trash and pollutants are entering the stream from the area of the PG Plaza TDOZ in amounts exceeding the standards established by law. We believe this presents a further problem not fully addressed in either the Statement of Justification or the Storm Water Management Concept Plan. Therefore, we request that prior to the issuance of the DSP or any permits, the downstream impact of the proposed redevelopment be assessed and, at a minimum a floodplain study should be carried out and a clear mitigation plan be adopted and agreed to by all impacted parties that more strictly controls or reduces water run-off, and protects the stream from further pollution and degradation.

On behalf of the Council and residents of University Park,



John Rogard Tabori
Mayor

Cc: Mayor and Council, Suellen Ferguson, K. Dunn, T. Haller, and File