

**Walker-Bey, James T.**

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**From:** Christine Blackerby <blackerbyc@gmail.com>  
**Sent:** Sunday, February 18, 2024 6:39 PM  
**To:** Clerk of the Council  
**Cc:** sustainhyattsville@gmail.com  
**Subject:** DSP 21001 -- Suffrage Point South

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February 18, 2024

Donna Brown  
Clerk of the County Council  
Prince George's County

Item: DSP 21001 -- Suffrage Point South

Requested Actions:

Postpone Oral Arguments to March 11, 2024  
Deny Detailed Site Plan 21001

Dear Ms. Brown,

Please confirm receipt of this letter, and please ensure that it is included in the official record for Detailed Site Plan 21001.

I am a Person of Record in this case. I live in Hyattsville, near Driskell Park, Magruder Woods Park, and the former WSSC property. I respectfully request that the District Council postpone Oral Arguments to March 11, 2024.

I strongly oppose Werrlein's plan to build 41 townhouses on the lower parcel, and for the following reasons and others, I respectfully urge the District Council to deny Werrlein's application.

Werrlein still lacks the state-federal floodplain and wetland approval that it is required to have at the Detailed Site Plan stage. Most or all of the lower parcel lies in 100-floodplain of the Northwest Branch. Werrlein also lacks the required state-federal stormwater permit.

The Planning Board ignored the fact that none of Werrlein's stormwater and floodplain

plans, or county approvals of those plans, account for climate change. FEMA's floodplain maps are badly obsolete. Global warming is bringing more severe storms, and the lower parcel sits adjacent to Hyattsville's most heavily used park, a forested wetland and stream valley, a tributary to the Northwest Branch, and families' homes.

The Planning Board failed to give adequate weight to evidence documenting Werrlein's deplorable record of environmental violations, as well the County's general failure to enforce environmental laws. It is deeply disturbing that Werrlein apparently has operated on the site without required county, state and federal environmental permits, repeatedly flooded Gallatin Street with polluted stormwater, and discharged sediment pollution into the Northwest Branch of the Anacostia River on numerous occasions.

The townhouse density for this project radically exceeds the density allowed in this residential zone and any density in nearby neighborhoods in this zone.

This project will provide little or no useful public open space, as the Gateway Arts District Sector Plan contemplated. Our schools already are badly over capacity, and it appears Hyattsville Elementary School now must be rebuilt on the same small site, with little or no green space. Our local streets, including 40th Place, which is narrow, winding, and hilly, already are heavily burdened with cut-through traffic heading to and from Route 1.

The credibility of the planning process is at stake here and has been at stake throughout the Magruder Pointe-Suffrage Point proceedings. Again, I respectfully urge the District Council to deny DSP 21001.

Sincerely,

Christine Blackerby  
3706 Jefferson Street  
Hyattsville, MD 20782