

Walker-Bey, James T.

From: julie wolf <thejuliewolf@gmail.com>
Sent: Monday, February 19, 2024 3:15 PM
To: Clerk of the Council
Cc: sustainhyattsville@gmail.com
Subject: comments re. Detailed Site Plan 21001
Attachments: February.19.2024.docx; Oct2.2023.DSP21001letter.JWolf.docx

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February 19, 2024

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

Re.: 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 postponement of Oral Arguments to March 11, 2024, and for the following reasons, I ask the District Council to deny this application.

Werrlein continues to lack the state-federal floodplain and wetland approvals that are required at the Detailed Site Plan stage. The lower parcel lies in a 100-floodplain, adjacent to Hyattsville's most heavily used park as well as to a forested wetland and a tributary to the Northwest Branch of the Anacostia River. Because of the topography of the surrounding watershed, this site is also subject to multiple surface/stormwater flooding hazards, but **Werrlein also lacks the required state-federal stormwater permit**. **Please see my earlier comments, dated October 2, 2023 and re-attached here, for evidence of these multiple flooding hazards.**

In blatant disregard of sensitivity of the site and its missing permits, Werrlein continues to work there, repeatedly flooding Gallatin Street with polluted stormwater and discharging sediment pollution into the Northwest Branch of the Anacostia River. **The Planning Board is jeopardizing our neighborhood and park** by ignoring **Werrlein's multiple environmental violations** as well as the County's general failure to enforce our environmental laws.

The proposed development offers little of value to the neighborhood. Its planned density radically exceeds that allowed in this residential zone, and provides no open space. If allowed to proceed, it will further burden Hyattsville's schools, roads, and parks. **The credibility of the planning process is at stake; please deny DSP 21001.**

Sincerely,

Julie Wolf

4008 Hamilton Street, Hyattsville, MD 20781

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Sincerely,
Julie Wolf
4008 Hamilton Street, Hyattsville, MD 20781
thejuliewolf@gmail.com

October 2, 2023

To: The Prince George's County Planning Board

Item: DSP 21001 – Magruder Pointe-Suffrage Point South

Requested Actions: -Deny Werrlein's Detailed Site Plan
-Provide Essential Transparency
-Uphold the Law and Protect the Credibility of the Planning Process

Dear Chairman Shapiro and Planning Board Members:

I live in Hyattsville, near Driskell Park, Magruder Woods Park, and the former WSSC property. I strongly oppose this project, and I respectfully urge the Planning Board to deny approval of DSP 21001. It would be grossly negligent to approve DSP 21001 while two previous approvals by the Planning Board and the District Council are being challenged in state court, because the outcomes of those cases will impact on project's legitimacy. Furthermore, the Planning Board should not hear this case before providing a full evidentiary record to the public, including:

- Public, on-line access to all documents generated and received during DSP 21001 review;
- Creation/sharing/notification of an easy-to-find link to those documents on Planning Board / Planning Department web sites;
- Provision of those documents in usable and analyzable formats with plain-English file names that allow laypersons to understand what each document is; and
- Delay of this hearing to no sooner than 30 days after provision of such accessibility.

I oppose Werrlein's plan to build townhouses on the lower parcel. This land lies in the 100-year floodplain of the Northwest Branch and drains through areas of the park at risk of Storm Surge flooding, and therefore should not be developed. 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, and a family's home.

For the sake of protecting public safety, resources, property, and the environment, the Planning Board must investigate whether Werrlein's plans and any related agency approvals account for recent and expected near-future climate change. The Planning Board should also consider that Werrlein apparently has operated on the site without required county, state and federal environmental permits and appears to have discharged sediment pollution into the Northwest Branch of the Anacostia River on numerous occasions.

I believe that the Planning Board was correct when it voted not to approve Werrlein's Conceptual Site Plan 18002 and found that it could not recommend rezoning the lower WSSC parcel from Open Space to R-55. Contrary to Werrlein's claims and promises, this project will provide little no useful public open space; in fact it puts the highly used adjacent public park and facilities at increased risk of flood damage. In the following maps depicting the broader area's flooding risk, you can see that most areas with two or more Coastal Flood hazards are *undeveloped* (two hazards denoted with yellow-orange color). These areas provide floodwater storage, filtration, permeable surface area, and unimpeded surface and subsurface drainage paths, which reduce the

loads of silt and dissolved pollutants reaching the Anacostia River and Chesapeake Bay. These areas must remain undisturbed and unpaved to provide these vital environmental services.

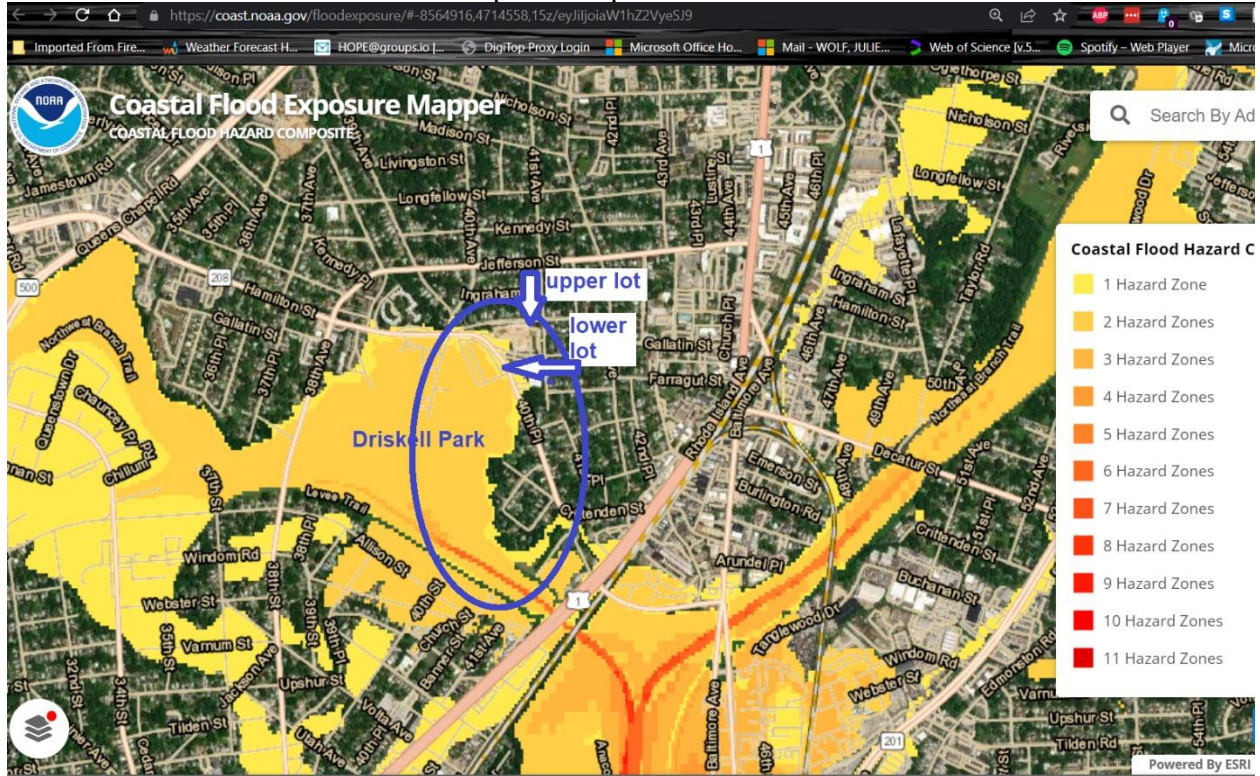


Figure 1 View of the Lower Lot, Driskell Park, Trumbule wetland, and surrounding neighborhood (within the blue circle), with number of hazards indicated by yellow to red map colors overlaying satellite imagery. Image created on January 23, 2023 from NOAA's Coastal Flood Exposure Mapper.



Figure 2 As in Fig. 1, but a wider view with more transparent hazard indications to show underlying land use. Image created on October 2, 2023 from NOAA's Coastal Flood Exposure Mapper.

Werrlein has already elevated a large part of the lower lot by creating large berms of fill soil. These are roughly indicated in orange in the map below. The placement of the berms is such that surface stormwater flow is displaced to the same part of Gallatin Street that has repeatedly flooded; from there water must flow over and through Driskell Park to reach the river. These berms must be removed, and similar elevation cannot be allowed, in order to protect the park.

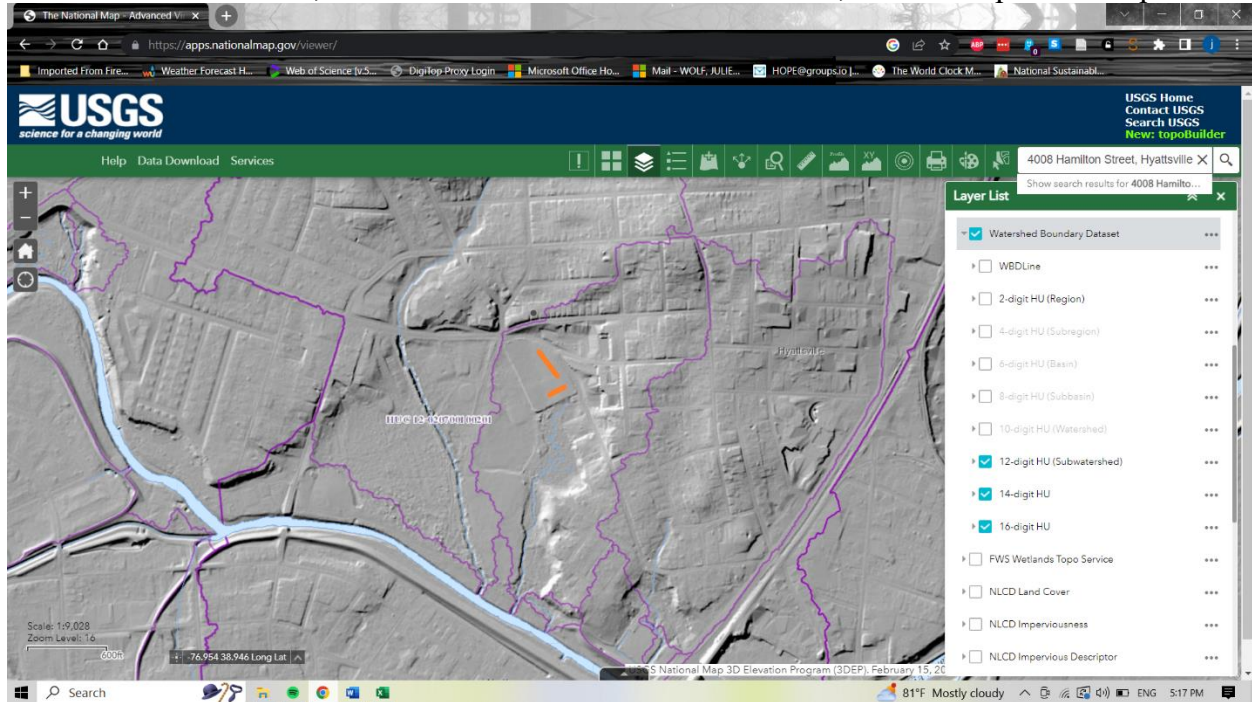


Figure 3 Lower lot and surrounding watershed topography shown with 'hillshade' contours. Approximate placement of large berms already created by Werrlein are shown in orange. The land contour clearly shows that the existing berms are already disrupting the flow of the watershed's stormwater, contributing to the episodic flooding problems on Gallatin Street and endangering the park. Image created from the USGS National Map Viewer, April 15, 2023.

Because of these aspects of the site's watershed, I oppose any construction on the lower lot of the proposed Magruder Pointe-Suffrage Point South, and suggest that the berms created in the last few years must be removed and remediated. While I am not a hydrologist, I have sufficient knowledge of the impacts of climate change on the environment to feel confident in my interpretation of the NOAA and USGS maps, and in my conclusion that the lower lot is not suitable for this or any development. I do not believe that these aspects have been appropriately considered by the relevant County or State agencies.

I hope that you will consider the long-term hydrological impacts of this proposal on the community and the environment. Please do not hesitate to let me know if you have any questions or would like additional information. Sincerely,

Julie Wolf
Plant/Soil/Climate Scientist
4008 Hamilton Street, Hyattsville, MD 20781
<https://orcid.org/0000-0002-1437-982X>
<https://scholar.google.com/citations?user=VXB78igAAAAJ&hl=en>

