

PAUL G. PINSKY
Legislative District 22
Prince George's County

Vice Chair
Education, Health, and
Environmental Affairs Committee

Chair
Education Subcommittee



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The Senate of Maryland
ANNAPOLIS, MARYLAND 21401

March 11, 2015

Ms. Elizabeth Hewlett
Chair, Prince Georges County Planning Board
Development Review Division
14741 Governor Oden Bowie Drive – 4th floor
Upper Marlboro, MD 20772

Re: Wal-Mart #3196 Duvall
DSP-89063-07

Dear Ms. Hewlett,

I am writing in support of the opposition raised by the Glendale Citizens Association, the Lincoln Vista Community Association and the Glenwood Park Civic Association with regard to the proposed Wal-Mart development at the DuVall Village Shopping Center in Lanham.

Of course, these Associations and other communities surrounding the DuVall Village Shopping Center are supportive of the revitalization of the Shopping Center and would embrace a more boutique or market-like grocery store anchor. "Big Box" stores like Wal-Mart are not attractive to these residents who are looking for a different type of shopping experience. Traffic congestion, increased crime, and storm-water management concerns are other prevailing issues shared by the communities in the vicinity of the DuVall Village Shopping Center.

Ms. Hewlett, these long-term residents have been very vocal and extremely clear about their concerns. I urge you to consider their issues fully.

Thank you,


Paul Pinsky

Cc: Hon. Rushern Baker
Hon. Andrea Harrison
Hon. Todd Turner
Hon. Danielle Glaros

Grover, Ruth

From: Hirsch, Alan
Sent: Thursday, February 05, 2015 2:06 PM
To: Grover, Ruth; Adams, Steven; Borden, Debra
Subject: Fwd: FOR THE RECORD, Application Number DSP-89063-07, Application Name Wal-Mart # 3196 Duvall,

Sent via the Samsung GALAXY S®4, an AT&T 4G LTE smartphone

----- Original message -----

From: PGCPB
Date: 02/05/2015 12:17 PM (GMT-05:00)
To: "Hewlett, Elizabeth" , "Jones, Jessica" , "Proctor, Marie" , "Kratka, Leigh" , "Piret, Fern" , "Hirsch, Alan" , "Harrison, LaTasha" , "Hutchison, Lorrie"
Subject: FW: FOR THE RECORD, Application Number DSP-89063-07, Application Name Wal-Mart #3196 Duvall,

From: Walmsley, Bill
Sent: Thursday, February 05, 2015 12:17:08 PM (UTC-05:00) Eastern Time (US & Canada)
To: PGCPB
Cc: countyexecutive@co.pg.md.us; councildistrict5@co.pg.md.us; TMTurner@co.pg.md.us; dmglaros@co.pg.md.us
Subject: FOR THE RECORD, Application Number DSP-89063-07, Application Name Wal-Mart #3196 Duvall,

Hon. **Elizabeth Hewlett**, Chair, Prince George's County Planning Board,

While I will not be able to attend the Public Hearing on March 19 for Wal-Mart's application for locating in the Duvall Shopping Center in Glenn Dale I did want the Planning Board and other county officials know of my strenuous objection to this application. I believe this site is totally inappropriate for a Wal-Mart for the following reasons:

The additional traffic which a store like Wal-Mart would bring to the area will only add further to congestion on roads ill prepared to handle more.

For those in the area that need a Wal-Mart shopping experience they have the chain's other two nearby locations (Rt. 301 in Bowie and Rt. 450 & BW Parkway) to satisfy that urge, a third location roughly midway between the two existing locations is Wal-Mart overkill.

A Wal-Mart is not going to compliment the retail offerings in the area if anything it is going to have a negative impact on existing businesses already located in the nearby Fairwood and Vista Gardens. The community would be much better served by a retailer that would enrich the areas retail offerings not duplicate what is already available.

The 24 hour operation proposed for the store is going to bring additional traffic/activity at times of the day that is not compatible with the largely residential area surrounding the site. The Half Note Lounge already brings enough night activity.

While it's good that a major retailer sees the potential of the area I think that for as long as the site has been vacant it would be better for the community and the county as a whole to wait for a more suitable tenant that would see that same opportunity with more to offer its customers, employees, and the community. Wal-Mart is the wrong store in the wrong

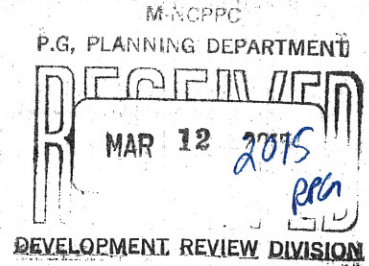
place and as is usually the case two wrongs don't make a right. I urge the Planning Board to reject Wal-Mart application DSP-89063-07.

If you would like to speak with further about my opinion on the Wal-Mart application please do not hesitate to contact me.

Sincerely,

William Walmsley
5919 Justina Drive
Lanham, MD, 20706
(301) 459-5416

Craver



The Strawberry Glenn Homeowners Association, Inc.

March 11, 2015

Development Review Division
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Re: Duvall Walmart

Dear Planning Board Members:

The Strawberry Glenn Homeowners association continues its opposition to the proposed Walmart at the Duvall Shopping Center. The tremendous traffic and environmental impact from having a Walmart at this location have not been adequately taken into account. Why has our otherwise quiet community been targeted with this type of low-end and short-sighted development? Building a Walmart would not be a serious consideration if we were residents of Bethesda.

Walmart will build and expand wherever the land is cheap. It is up to our county officials to tell Walmart that Prince George's County does not need **another** location in our county. We want our local government to support development that would actually enhance our communities, raise our property values, and attract businesses with corporate practices that treat employees fairly.

Our 2014 letter on this subject is attached for your reference. Please say **NO** to the Duvall Walmart!

Sincerely,
SGHOA



The Strawberry Glenn Homeowners Association, Inc.

Strawberry Glenn HOA
Glenn Dale, MD
C/o Quiza Management
6915 Laurel Bowie Road Suite 101
Bowie, MD 20715

RE: Proposed Super Walmart at the Duvall Shopping Center

The Strawberry Glenn Homeowner's Association held a meeting on September 16, 2014, to discuss the proposed "South Bowie" Walmart at Duvall Shopping Center. Strawberry Glenn homeowners overwhelmingly oppose construction of the new Walmart, and authorized the Association's 5-member board to send this letter of opposition.

Most families in our community of 62 homes were attracted to the area because of the quality of life, quiet streets, and estate-sized homes on one-acre lots. Just a few years ago, average home prices in Glenn Dale were the highest in the county. Even today, average home prices in Glenn Dale are higher than those in Bowie, Hyattsville, Mitchellville, Upper Marlboro and College Park. Home prices have suffered in our area due to the economic downturn, but prices are rebounding, with a recent home sale exceeding \$600,000. The last thing our community needs is to slow down our recovery with construction of a Walmart that will generate more traffic, more crime, and that will most certainly destroy the character of our community.

While we are disappointed with the fact that the shopping center's current owner has been unable to find a suitable tenant to fill the vacancy left by the Super Fresh grocery store, we are outraged that the owner would "sell out" to Walmart—one of the most irresponsible corporate citizens in America. Aside from the crime and other statistics that our county officials may have heard already, it bears noting that Walmart is responsible for bringing about 10% of all Chinese exports into this country. Their promise of creating jobs rings hollow, since many of their employees are low wage, and many others are only allowed to work part-time (in order to avoid providing full health and other benefits for their employees). Moreover, Walmart's claims about supporting American manufacturers and suppliers don't fully capture how the company squeezes its suppliers to the point that those suppliers are forced to layoff employees (or worse) when they can't meet Walmart's insatiable demand for cheap goods.

We are willing to work with the shopping center ownership, and hopefully, our county's economic development officials, to identify and attract a suitable tenant for Duvall Shopping Center—a tenant that will enhance, rather than diminish our wonderful community. Our county's reputation as a desirable place to live and work depends on smart and strategic development. Another low-end shopping mecca is neither smart nor strategic. The Strawberry Glenn Homeowner's Association **urges the Council in the strongest terms to vote "NO" on the Walmart at Duvall Shopping Center.**

March 11, 2015

Re: Proposed Walmart at Duval Village Center
DSP-89063-07

Dear Planning Board Chair, Vice Chair and Board Members:

I join other concerned community members in opposing a 24 hour Walmart Big-Box retail store being located in the Duval Village Center surrounded by single-family residential homes. This proposed development would not be entertained in other jurisdictions but in Prince George's County, where there is no firm economic policies to redirect a development like this to major activity centers. Prince George's County has too many of the same retail stores dotted all over the county with no true center for high quality retail. This is why many residents do not shop in the county – approximately 60% of the residents in this county shop outside the County.

There is so much potential in our County for economic development that is supported by County residents. I for one would want to keep my resources in the County, but putting a 24 hour Walmart in the Duval Village Center is a missed opportunity. I am tired of being on the receiving end of low quality retail. Over and over, our communities are recipients of poor economic policies by our decision makers. If we want to build economic development in the County we need to bring businesses, and place them in areas, that community members will support. I join other concerned community members in telling you, the County Council, and the County Executive to stop supporting low quality development in our residential communities.

The fact that existing zoning may permit a Walmart store to be placed at Duval Village Center does not make it a good economic choice for this area. It is not a good fit. The community is currently served by other retail stores less than a mile from Duval Village Center: Fairwood Green Shopping Center (Safeway) and Vista Gardens Shopping Center (Shoppers, Target, Home Depot and others). Businesses in these shopping centers are thriving, and designed in a way to complement the surrounding neighborhoods. Our communities do not now need a Big-Box in the heart of single-family residential neighborhoods.

In addition, a Walmart in the Duval Village Center will negatively impact our community and destroy the already fragile property values of our homes. A Walmart will cause the following:

1. Increased crime/loitering in our communities
2. Environmental pollution as a result of unwanted truck traffic
3. Parking nightmare/conflicts with existing retail establishments in the existing Duval Center
4. Environmental degradation - run-offs from expanded paving – I understand Walmart does not have a good environmental track record.

Most importantly, all of the above reasons contribute in large measure to our decreasing property values because of a Big-Box retail giant that belongs in a commercial shopping center not a neighborhood center.

I appreciate that the owner would like to make money out of this vacant building but a Walmart is not the business for that space. I am willing to join other community members in meeting with the owner to discuss other viable retail options for the building. I also endorse the recommendations for the Planning Department to conduct a feasibility study of the Duval Village Center site, or for the County Council members in District 4, 5 and 6 to work with the owner, to solicit other retailers for the vacant building.

Thank you for the opportunity to express my strong opposition to this proposal.

Respectfully submitted,

Kathryn A. Ellis
Springdale Resident

March 11, 2015

Development Review Division
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Re: Application Number: DSP-89063-07
Application Name: Duvall Village Shopping Center, Walmart

To Whom It May Concern:

As a resident of the Silverbrook subdivision in Bowie, Maryland, I oppose the application of the Duvall Shopping Center, Walmart, and ask that it be denied. The Silverbrook subdivision, established in 1988 by Mid-Atlantic Developers, is comprised of 58 homes. It was one of the first executive home developments by Mid-Atlantic in Prince George's County. Most residents have lived in the community for more than 20 years, and have witnessed the change along the 450/Annapolis Road corridor. What was once a two-lane, tree lined road traversing east to west, with a turf farm and minimal traffic, has become a six-lane, semi-highway with mixed-use housing and property zoned for commercial use. Many of the changes along the 450/Annapolis Road corridor have been positive, but others have negatively affected the community and the quality of life of myself and my family and many of my neighbors.

I oppose the Walmart project because of the expected: 1) increase in traffic along the 450/Annapolis Road corridor, 2) increase in noise for surrounding communities, 3) negative economic impact on our community and County, and 4) increase in crime. First, during any given rush hour morning or evening, it can take several minutes for residents to safely make a left turn out of the subdivision onto Annapolis Road. Also, throughout the day, drivers routinely exceed the posted 40 mile per hour speed limit by 15-20 miles and tailgate, making driving conditions especially dangerous for residents trying to make a right turn into the subdivision. Additionally, most Walmart stores are located off of major highways, but the proposed Walmart at DuVall Village will be surrounded by residential neighborhoods, and roadways which were not designed to handle such an increase in traffic. I believe that the additional traffic that will be generated by Walmart at the proposed site will make driving conditions on Annapolis Road even more dangerous for our community. And, I do not believe that the plan submitted by Walmart adequately addresses these traffic concerns.

Secondly, I do not believe that the proposed Super 24-hour Walmart store in the Duvall Village Shopping Center will provide an appropriate noise buffer between the store and the surrounding residential communities. The Duvall Village Shopping Center is small by traditional Walmart standards, and I believe that the increase in noise to Silverbrook and other surrounding communities will adversely impact my quality of life, and that of my neighbors.

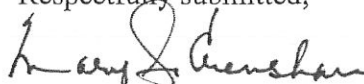
Thirdly, I believe that Walmart will have an adverse economic impact on our community and County. Although Walmart is one of the largest private-sector companies in the world, it denies a

living wage and full-time work schedules to its 2.2 million employees. While Walmart recently raised its minimum wage to \$9 per hour in Prince George's County, most employees work part-time without health insurance, thus, the recent increase still does not equate to a living wage. As a result, many employees must rely on taxpayer funded programs such as food stamps and Medicaid. Walmart has been widely criticized for its business model based on low wages. In a November 2014 congressional hearing, Representative George Miller said that Walmart's employment practices had singlehandedly wreaked havoc on American families, making it impossible for hundreds of thousands of workers to have a shot at the American dream. In addition, on a national level Walmart stores have resulted in the closure of tens of thousands of local businesses, such as pharmacies, hardware stores, bookstores, grocery stores and other retailers that were providing a living wage to their employees. According to 2014 research in Social Science Quarterly, on average, within 15 months of a new Walmart store's opening, as many as 14 existing retail establishments close. I believe that we should keep these jobs and local businesses in the County because they tend to spend a larger portion of their revenues on local labor, keep their profits in the community, and provide strong local support for the community.

Finally, I believe that Walmart will increase crime in our community. A recent study published in the British Journal of Criminology found that when a Walmart "muscles" its way into a new town, crime rates tend to rise. The two study researchers, Scott Wolfe, Assistant Professor of criminology and criminal justice at the University of South Carolina, and David Pyrooz, Assistant Professor of criminology and criminal justice at Sam Houston State University, found that in the 1990s, when crime was declining nationally, the growth of Walmart stores stunted the crime declines in counties that had Walmart stores compared to counties where the stores did not exist. The study also found that new Walmart stores resulted in 17 additional crimes and 2 additional violent crimes for every 10,000 persons in a county, and that this effect continued over a decade after a store opened.

I stand with other residents of Silverbrook in opposing the Walmart project, and ask that the application be denied for the reasons stated.

Respectfully submitted,



Mary A. Crenshaw
Resident
Silverbrook Subdivision



Lincoln Vista Civic Association

P.O. Box 1135
lincolnvista@yahoo.com

Lanham-Seabrook, MD 20703
www.lincolnvista.com

March 09, 2015

Ruth Grove
Development Review Division
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Dear Ms. Grove,

We the members of the Lincoln Vista Community are opposed to the building of a Walmart at the Duvall Village Shopping Center. The building of a Walmart at that site would cause severe traffic problems and interrupt the progress of small business ownership in the area.

Thank you for your prompt attention and considerations in this matter.

Stephanie Hicks

Vice President
Lincoln Vista Civic Association

Grover, Ruth

From: Sealey, Latoya <Latoya.Sealey@tsa.dhs.gov>
Sent: Wednesday, March 11, 2015 3:32 PM
To: Grover, Ruth; aharrison@co.pg.md.us
Cc: 'Latoyadsealey@gmail.com' (Latoyadsealey@gmail.com); reggieasealey@gmail.com
Subject: NO WALMART - Great OPPOSITION to the Proposed Walmart at Duvall Shopping Center

Attention - PG County Planning Board,

As a young woman who grew up in DC, I love the rush of the city. The horrible parking, the traffic, the random people constantly walking the streets, the businesses intertwined with the neighborhoods of everyday citizens. As a matter of fact, I love it so much, that I rarely left DC. But in 2001, I was introduced to a gem...the City of Bowie, and I was AMAZED! It was a nice quaint town that screamed HOME! I discovered Bowie when I was encouraged to transfer schools after my freshman year in college. Since I rarely left DC, I had limited choices in colleges, but chose to attend Trinity University. While the school was great, it lacked a major in business, which is why I transferred to Bowie State University.

Every day, I would travel from Bryans Road, MD to Bowie State University (a 40 mile commute) and enjoyed every minute of it! The trees, the scenery, everything. I have watched Bowie transform from a town into a city, with a major mall (Bowie Town Center), the expansion of Route 450, the building of Vista Gardens shopping Center, amongst other growth in the City. I have also watched things leave, such as the SuperFresh in Duvall Shopping Center, in addition to some great Mom & Pop stores, which make Bowie, BOWIE. I love this city so much, that I purchased my first home in Bowie, right behind Duvall Shopping Center in the Glensford community. The location was perfect! I was a young 22 year old with her own place... and in Bowie, I felt safe living alone.

As the changes to the city occurred, I noticed that so did an increase in crime. Once the Target was built, my car began getting stolen, a whopping 4 times in as little as 3 years. Each time, the police would find my car in Seat Pleasant, a neighborhood within the beltway, a straight shot from 450, to 704...no turns needed other than out of my neighborhood. The last time my car was stolen, I didn't even call the police...PG Police called me and asked me if my car was stolen. I told them "yup," and they proceeded to ask me why I hadn't reported it...I stated because I figured PG Police would call me...which they did.

In addition to my car being stolen, my car, and some of my neighbors cars were broken into several times. Radios stolen, my child's baby bag was stolen...anything that was of any value was stolen.

Also, a friend of mine was coming to my home in Glensford for a Ladies Night In, and as she was crossing the parking lot in front of my home, she was robbed, at gun point!!!! I couldn't believe it! My nice quiet neighborhood of elderly individuals was now prime real estate for armed robberies!!!

The crime hit a boiling point personally for me and my family. In 2010, my Husband and I welcomed our first child, and we stayed on Deepwood Drive in Glensford for some time. We moved our little family to Greenbelt for a short period of time, but rented our home to two lovely young ladies (best friends actually). They loved the condo! They both stated that they would stay there until they married! I thought their time there would be shortened when one of my tenants was attacked and robbed at gunpoint on the porch of my residence!!! Funny enough, my tenant is an Assistant States Attorney in the Grand Jury Unit of PG County's Office of the State's Attorney (Christina (Brookings) Jones), so that criminal robbed the WRONG young lady that day!!! After her incident, the police beefed up undercover units in Glensford!!! The detectives on her case tracked her cell phone and located it in Kentland...another neighborhood inside the beltway right down MD 450/704.

Since all of these sad instances have occurred, my husband and I love Bowie, so we decided to give it another try. We moved to a quiet tightknit community away from the Beltway and we LOVE IT!

I say all this to state...bringing a second Walmart to Bowie would be the biggest mistake and would have horrible consequences to the residents of the city. While it may promote jobs, it would definitely increase crime, which would probably move deeper into the City of Bowie, which would force me and my family to definitely locate to another city altogether. The attractiveness of Bowie is its hometown feel, and with all these businesses, I fear the city is losing its glow.

There are various reasons why ANOTHER Walmart in Bowie is not needed. For one, the residents, who pay taxes, property taxes that are 1/3 the amount of their mortgage payment, and own homes surrounding the affected area DO NOT WANT IT! It will bring those same criminals from Seat Pleasant (11 miles), Kentland (8 miles), and even SouthEast DC (13 miles) right down the street to the backyard of BOWIE residents. And I am not talking about revitalized SouthEast DC near the Nationals Stadium, I am talking about Simple City, Benning Heights SouthEast DC (where my car has ALSO been broken into). **I LOVE MY CITY (DC), but I left my city for a better life!!! I didn't leave DC to move to Bowie to live in the same environment...and I have a fear that bringing a Walmart to that location will do just that!!!!** And a Walmart, which attracts lower income individuals due to their price cuts, would attract individuals from the surrounding lower income high crime and drugged areas right to Bowie! I fear that the residents of Fairwood and Woodmore II would be the first targets. There could possibly be an increase in home invasions, amongst other crimes to person or property. *(The following is a link from 2014 titled: Walmart Linked to Higher Crime Rates: Study - http://www.huffingtonpost.com/2014/02/12/walmart-crime-rates_n_4775169.html)*

Another reason why Walmart is not wanted is because there is already a Walmart in Bowie, less than 5 miles away, located on Route 301. The reason why that Walmart is a success is because it is on a major road. Route 450 is mainly driven on by local residents of Bowie, Glenn Dale, and Crofton residents to commute to and from. Putting a Walmart will invite an abundance of people and TRAFFIC that would make the daily commute HORRIFIC! Each Walmart in PG County are on Major Roads. Capital Plaza is located on MD Route 202, right near I-295, and the Clinton location is located off of MD Route 5, which is an EXTREMELY busy road. MD 450 is not capable of supporting such an influx of people without hazardous affects.

Why didn't Walmart research the Glenarden Apartments location, or the old Landover Mall? Those locations make more sense! They are located on major roads (MD Rt 202) and are right next to the beltway. There are so many other locations that make more sense...this one just DOESN'T ADD UP!!!

I see Walmart's popping up EVERYWHERE in the local area. There is one in Capital Plaza, Clinton, and Bowie, in addition to the 2 new locations in NW DC! I fear that Walmart did not do their research prior to submitting a request for this specific location. I feel that Walmart is concerned about profit and DOES NOT care about COMMUNITY, which is what makes Bowie unique...this little city still has a sense of community and I fear that bringing Walmart so close into our neighborhoods, we will be robbed of that sense of community and safety. What benefit will there be in having a Walmart in our backyard? NONE! I see no positive results of having Walmart at this location. This location should garner something that everyone could benefit from! Maybe a Salon Plaza, a Gym with multiple basketball courts so our children can have somewhere to play, especially during those cold winters. Or even a higher end retail/grocery store like a Wegman's, Harris Teeter, or a Trader Joe's. Something that is more conducive to the NEEDS and reflective of the INCOME of the local residents. Why would a Walmart be in the backdoor of Million dollar homes (Woodmore)?

Since this whole ordeal, I personally have NOT shopped at ANY Walmart and will continue to refuse to. I do not see this company as caring for the residents it affects and attempts to strong arm residents and possibly the County to allow them to go wherever they want! I feel that the residents of BOWIE are STRONGER than that! We should be able to have a say in what happens in our community! I feel as though the sign to announce Walmart's potential move in was botched because it was placed in such a ridiculous spot...NOT on 450, NOT in front of the shopping area...but behind the building in the woods!!! If the County placed that sign, then it seems a little suspicious as to why it was placed in a location that no one would ever see!!! I know my County wouldn't do that to us tax paying citizens, so I will continue to trust them, but if Walmart gets away with moving into this location, all trust and hope in the foundations of this whole process of actively voicing and voting on such decisions as a citizen of the County and of Bowie are GONE!!!

WE DON'T WANT NOR DO WE NEED ANOTHER WALMART IN BOWIE!!!! We are getting a Harris Teeter up the street and there is a Target right there! I have never heard a complaint about the current location of the Walmart in Bowie nor have I ever heard of a want or a need for a second location!!!

PLEASE PLEASE PLEASE hear our plea!!! This not only affects OUR commute, it affects our way of life! Once the Walmart is there, THEY WILL NEVER LEAVE!!!! It just isn't the right location for a Walmart! Consider all the issues with the Capital Plaza location that continue to this day!!!

In addition to the concern of the future of my community, I also do not see Walmart as a good business entity. They fail to take care of their employees, such as great corporations like Costco. There have been multiple protests at various Walmarts due to their lack of wages! I don't want protests in my backyard by letting Walmart in!!!

I know some of this sounds harsh, but I have seen this happen with my own eyes in my short time in Bowie and would like to prevent it from continuing!!!

I would love it if my kids could grow up and see Bowie as a positive community and be proud to have come from such a hometown cozy city like Bowie. KEEP THE BUSINESSES AWAY FROM OUR BACKYARDS...LITERALLY!

I appreciate your time and consideration on this matter. I pray that our opposing voices are heard and that the RIGHT decision for the CITIZENS of Bowie in PG County are considered and that the planning board votes NO to the WALMART in the DUVALL SHOPPING CENTER!!! WE DESERVE BETTER!!!

I am providing some links to information on Walmart that further support my opposition:

Article:

<http://www.complaintsboard.com/complaints/walmart-landover-hills-c101162.html>

<http://www.gazette.net/article/20130322/NEWS/130329452/landover-residents-roll-shopping-cart-concerns-to-walmart&template=gazette>

http://www.washingtonpost.com/local/dc-politics/hundreds-protest-against-wal-mart-in-15-cities-demanding-higher-wages/2013/09/05/2203c9f0-15bc-11e3-be6e-dc6ae8a5b3a8_story.html

<http://theemplawyerologist.com/2014/09/18/some-colorful-lessons-from-wal-mart-raciaethnic-bias-cases/>

Sincerely,

A HIGHLY CONCERNED BOWIE RESIDENT

LaToya Sealey

Grover, Ruth

From: Jim Titus <jtitus@risingsea.net>
Sent: Wednesday, March 11, 2015 8:15 AM
To: gcpb@mncppc.org; Grover, Ruth
Cc: Shaffer, Fred; Jtitus
Subject: Comments for the record on DSP-89063-07, Wal-Mart #3196 Duvall

Elizabeth Hewlett, Chairperson
Prince George's County Planning Board

Dear Ms Hewlett:

I am writing to express concerns about the proposed Walmart at the intersection of MD-953 and MD-450 (DSP-89063-07 Wal-Mart #3196 Duvall).

Maybe I am too late with this comment, but I have to say that the permit conditions are woefully inadequate in addressing and mitigating the increased traffic to this store. I guess M-NCPPC still can not require off-site transportation amenities, but if I understand correctly, the entire shopping center is considered on site for these purposes.

A key way to mitigate the traffic is to facilitate bus transportation, both by people coming to the store and by other people who might drive on MD-450 during rush hour, when the roads between the store and the beltway are most congested.

1. The bus stops on MD-450 minimalist, which discourages use. As a condition, bus shelters should be installed at the bus stops on either side of MD-450. Besides mitigating the traffic caused by Walmart, it would benefit certain Walmart employees who take the bus to work.
2. The owners of the shopping center should make 20 spaces available for commuter parking by people who wish to take the bus, which would partly mitigate evening traffic to the store. The owner can simply design 20 spaces where commuter parking is allowed. Spaces closest to the bus stop would be appropriate. If the spaces are not full by the time the store opens, they could be filled by shoppers. Most likely this would have minimal impact on parking availability since peak parking would be when the Reggie's crowd arrives after work, just when the commuters would be leaving.

Best regards
James G Titus.
6718 Glenn Dale Rd.
Glenn Dale, MD 20769
301-464-5423

Grover, Ruth

From: Stacie Williams <staci451@yahoo.com>
Sent: Tuesday, March 10, 2015 7:41 PM
To: Grover, Ruth
Subject: Wal-Mart #3196 DuVall

To whom It May Concern:
Wal-Mart #3196 Duvall

I presently live in the Bowie Community and have two smallchildren that catch the bus near the site propose for a Walmart. Please note my primary concern is traffic and the safety of my kids. I would not want a Walmart store this close to my Community were I reside. The increase traffic is not conducive for the area.

Sincerely,
Stacie Williams

March 11th 2015

Development Review Division
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Good Morning,

Hopefully this letter finds you in good spirit and adroit mind. It's submission is in regards to the development project proposing placement of a Super Wal-Mart in Duvall Shopping Center.

Our community understands the financial advantage of Wal-Mart to the surrounding smaller shops and the social convenience that it may afford neighborhoods. However, sacrificing the peacefulness of suburbia and the nurturing sanctuary of family doesn't seem worth it.

Again, we understand the financial advantage particularly since that portion of the shopping center has been vacant since the departure of a Super Fresh and later a furniture outlet leaving a desolate hole in the traffic and profit of the area. However, the addition of the Half-note Nightclub has contributed some relief in both traffic and profit

A more viable option may be dividing that larger outlet into smaller segments like the adjacent shops, if a suitable large retailer couldn't be found. An option our community would likely contribute to in any way in lieu of the pending Wal-Mart option.

Of course there are obvious implications many will mention: trash, crime etc. Not only at the Wal-Mart itself but the surrounding homes and businesses. Criminals may be drawn to surrounding residents believing them to be customers of the retail location. Further our neighborhood is still in the process of sorting some of its regular issues with crime and trash. Such a large retailer would only exacerbate these issues to an unlikely unmanageable state simply because we don't have the tools, yet. Not too long ago we were dealing with youths racing up and down the main street and intersecting street. In recent years it has only subsided with occasional occurrences. The traffic itself has increased due to the nightclub but with a relatively responsible crowd. The peacefulness of our community has been an attraction

The proximity is too close to home. For me literally and others figuratively. It doesn't foster a family atmosphere despite the cornerstone Walmart plays in many families. E

We appreciate your consideration of the communal voice on this matter. Feel free to correspond at your earliest convenience or leisure with any additional questions, comments or concerns.

Looking forward to attending the public hearing on March 19th.

Best,

Romaine Brandford

Grover, Ruth

From: Rosemarie Korphage <rosadekor@gmail.com>
Sent: Sunday, March 08, 2015 9:51 PM
To: Grover, Ruth
Subject: Walmart Hearing

This email letter is to express our profound opposition to the proposed Walmart at the Duval Shopping Center. For years citizens of Prince George's County have been fighting for higher quality shopping, an ideal that a Walmart in this area completely negates. This proposed Walmart will increase traffic, noise, congestion and bring down property values in an established residential area of town homes and single family homes. Duval Shopping Center already contains a large restaurant/lounge, The Half Note, which draws a huge number of patrons in the evening and whose cars fill a majority of the existing parking lot. The addition of a huge Walmart open almost 24 hrs would create an unbearable burden on the parking area, the access roads and the residents of nearby homes. What the neighborhood needs is a smaller quality supermarket such as a Trader Joes or a Harris Teeter which would provide employment, furnish the shopping center with a needed store with shorter hours and which would not bring down the quality of the neighborhood and its surroundings. The planning board needs to vote against the Walmart in The Duval Shopping Center.

Rosemarie and George Korphage
Sent from my iPad



The Strawberry Glenn Homeowners Association, Inc.

March 11, 2015

Development Review Division
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Re: Duvall Walmart

Dear Planning Board Members:

The Strawberry Glenn Homeowners association continues its opposition to the proposed Walmart at the Duvall Shopping Center. The tremendous traffic and environmental impact from having a Walmart at this location have not been adequately taken into account. Why has our otherwise quiet community been targeted with this type of low-end and short-sighted development? Building a Walmart would not be a serious consideration if we were residents of Bethesda.

Walmart will build and expand wherever the land is cheap. It is up to our county officials to tell Walmart that Prince George's County does not need **another** location in our county. We want our local government to support development that would actually enhance our communities, raise our property values, and attract businesses with corporate practices that treat employees fairly.

Our 2014 letter on this subject is attached for your reference. Please say **NO** to the Duvall Walmart!

Sincerely,
SGHOA



The Strawberry Glenn Homeowners Association, Inc.

Strawberry Glenn HOA
Glenn Dale, MD
C/o Quiza Management
6915 Laurel Bowie Road Suite 101
Bowie, MD 20715

RE: Proposed Super Walmart at the Duvall Shopping Center

The Strawberry Glenn Homeowner's Association held a meeting on September 16, 2014, to discuss the proposed "South Bowie" Walmart at Duvall Shopping Center. Strawberry Glenn homeowners overwhelmingly oppose construction of the new Walmart, and authorized the Association's 5-member board to send this letter of opposition.

Most families in our community of 62 homes were attracted to the area because of the quality of life, quiet streets, and estate-sized homes on one-acre lots. Just a few years ago, average home prices in Glenn Dale were the highest in the county. Even today, average home prices in Glenn Dale are higher than those in Bowie, Hyattsville, Mitchellville, Upper Marlboro and College Park. Home prices have suffered in our area due to the economic downturn, but prices are rebounding, with a recent home sale exceeding \$600,000. The last thing our community needs is to slow down our recovery with construction of a Walmart that will generate more traffic, more crime, and that will most certainly destroy the character of our community.

While we are disappointed with the fact that the shopping center's current owner has been unable to find a suitable tenant to fill the vacancy left by the Super Fresh grocery store, we are outraged that the owner would "sell out" to Walmart—one of the most irresponsible corporate citizens in America. Aside from the crime and other statistics that our county officials may have heard already, it bears noting that Walmart is responsible for bringing about 10% of all Chinese exports into this country. Their promise of creating jobs rings hollow, since many of their employees are low wage, and many others are only allowed to work part-time (in order to avoid providing full health and other benefits for their employees). Moreover, Walmart's claims about supporting American manufacturers and suppliers don't fully capture how the company squeezes its suppliers to the point that those suppliers are forced to layoff employees (or worse) when they can't meet Walmart's insatiable demand for cheap goods.

We are willing to work with the shopping center ownership, and hopefully, our county's economic development officials, to identify and attract a suitable tenant for Duvall Shopping Center—a tenant that will enhance, rather than diminish our wonderful community. Our county's reputation as a desirable place to live and work depends on smart and strategic development. Another low-end shopping mecca is neither smart nor strategic. The Strawberry Glenn Homeowner's Association **urges the Council in the strongest terms to vote "NO" on the Walmart at Duvall Shopping Center.**

4804 Brookstone Terrace
Bowie, MD 20720

March 11, 2015

RE: DSP-89063-07 WAL-MART #3196 DUVALL

To Whom It may Concern:

My name is Chanel Smith and I am a nine year resident of the Glensford Community. I am writing this letter to express my opposition to the development of the proposed Super Wal-mart at Duvall Village Center. Below I will provide several reasons I feel a Wal-mart of any type will directly contribute to the economic, safety and quality of life decline of my middle to upper class neighborhood and the surrounding area.

I first learned of the project when I received a notice from Bohler Engineering in March 2013. Upon receiving the notice, I placed a call inquiring about the nature of the project. I was told that more information would be provided in future months. Upon receiving the second notice (9 months later), which identified the project as a proposed Wal-Mart, I placed multiple calls, left messages and as of this correspondence have yet to receive a return phone call. I found this troubling especially since Wal-Mart in many of its literature claims to be a "good neighbor," yet despite my multiple inquiries into the proposed project they feel, by their actions, that it is not important to communicate with a concerned and "prospective" neighbor.

In addition, Jamie Fontaine, Wal-Mart's community outreach representative suggested on several occasions that the surrounding community was contacted about the project. I would disagree since that was not my experience or that of my neighbors. The earliest I received any communication by Wal-Mart's outreach team was March 4, 2014, twelve months after I received the initial notice about the proposed project. The timing of their outreach team communication with other homeowners and me occurred late in the review process and very conveniently before the first public hearing. This is particularly troubling since I will be one of a many homeowners who will be most severely impacted by this proposed project as my home is located approximately 150 yards directly behind the footprint of where the proposed Wal-Mart is to be located. Their behavior and continued lack of transparency is unconscionable.

On Thursday August 14, 2014, I discovered approximately 10-15 people participating in a meeting held in the proposed Wal-mart building. The person that appeared to be facilitating the meeting was Jamie Fontaine. The door was propped open in a welcoming manner so I decided to inquire. I barely got in the door and certainly nowhere near the group before one man quickly jumped up from his seat walked toward and guided me outside only to suggest the meeting was closed to the public. When I inquired about the nature of the meeting, I was told it was to train people to do community outreach in order to solicit support of the project. As another man approached, the first man indicated, "this is my boss and he can better explain." Provided with the same information, even after informing both that I am a resident of the community, I was politely brushed off. I later learned after reading an article in the Gazette that quoted Amanda Henneberg, a Wal-mart spokesperson, it was a community meeting. Community meetings should be open to the public.

The following week during a community meeting to discuss our next steps in demonstrating our opposition, a suspicious woman attended who only identified herself by first name, did not indicate the community where she resides and appeared to be taking copious notes. We later discovered her name is Sloane Whelan, Senior Campaign Director for Fontaine & Company, owned by Jamie Fontaine. While I was not permitted to attend their community meeting someone found it appropriate to send an informant to our meeting in order to find out our plan of action, and to be prepared to counteract in which they did during our planned protest on Saturday August 23 by sending business owners in support of the project to speak with reporters. Again this is a direct reflection of the lack of transparency, honesty and integrity that is being offered by Wal-mart.

In addition, other concerns include but are not limited to:

Increase in Crime. There will be higher incidents of crime as a result of a new Super Wal-Mart. A 2006 study of 551 Wal-Mart stores nationwide reported an average of 269 police incidents per year. In 2004, police received 148,331 calls for service for the 551 Wal-Mart stores analyzed. Nationally, Wal-Mart stores cost local taxpayers an estimated \$77 million in increased policing costs in 2004. Under this proposal, Wal-Mart officials have provided no concessions or solutions on how best to protect the community from the inevitable criminal activity that will occur on site and subsequently in residential areas surrounding the store; an area that is densely populated with children. This directly compromises the quality of life to homeowners in the immediate area proximate to the proposed Wal-Mart, and their relative home values. Further, increased criminal activity will have a similar impact on Bowie as a result of lower tax revenue (due to lower real estate values) and the increasing public safety costs associated with such activity.

Impact to Area Traffic. Residents currently are challenged with traffic issues on Route 450 and Glendale Ave, a residential area already impacted by the surrounding shopping areas. Currently, during rush hour the congested traffic patterns makes it perilous to exit Atwell Ave onto 450 Additionally, Glendale Ave. is an area where children frequently catch school buses, making it imperative that you take no action that could compromise their safety and well being.

Economic Prosperity. According to the most recent census data, the median income for Bowie is \$101,671. Wal-Mart is known for failing to offer living wages to its employees. Their wages are so low that its workers qualify for public assistance. What will result is a workforce that will be unable to prosper. Further, multiple studies have shown that when a Wal-Mart is introduced into a community, existing small business close because they are unable to compete. Instead of growing the tax base and socio-economic well being of the community through better economic opportunities, you instead drag down it down.

Hours of Operation. Whether a 24-hour Wal-mart or one that operates from 6am until 12am, commercial vehicles creating noise and light traffic operating daily just a few feet from homes will disrupt the quiet that is typical to a residential neighborhood.

Parking. The proposed plan does not provide sufficient parking to accommodate Wal-Mart workers (estimated to between 250 and 275), its patrons and the patrons of the Half Note Lounge. What will result is spill over parking in the neighborhood affecting the ability of residents and their visitors to find parking when needed.

In closing, it is imperative that we should be more concerned about holding Wal-Mart accountable for its existing substandard stores in our county and country rather than giving them permission to continue to be poor community citizens. To this end, I strongly urge you to vote against Wal-Mart's request to build in the middle of my neighborhood. The community and Prince George's county deserves not just better but the best.

Sincerely,

Chanel Smith

Grover, Ruth

From: Adeeb And hala <adeebandhala@yahoo.com>
Sent: Thursday, March 12, 2015 1:09 PM
To: Grover, Ruth
Subject: Walmart/Duvall Shopping Center

Dear Ms. Grover,

We are very concerned about the possible addition of a Walmart in the Duvall Shopping Center. 450/704 is an already a congested thoroughfare and the addition of a Walmart would make more traffic congestion in the area. In addition, we also feel that a Walmart would not add value to our surrounding communities and would be unnecessary given the retail options that already exist in our area. Bringing a Walmart will only bring more traffic congestion and not be in line with the character of our communities. We hope the planning board will consider the citizens concerns regarding this project and vote to not allow the application forward. Many thanks for your time.

Best regards,
Hala Durrah & Adeeb Jaber
Fairwood community residents
Bowie, MD 20720

Grover, Ruth

From: Matt Larson <matt.l.larson@gmail.com>
Sent: Thursday, March 12, 2015 5:39 PM
To: Grover, Ruth
Subject: Walmart Proposal

I registered as a person of interest and I definitely oppose Walmart moving into our area.

Matt

GLENDALE WOODS HOMEOWNERS ASSOCIATION

Sentry Management, Inc.
2200 Defense Hwy., Ste. 405
Crofton, Maryland 21114

Office (410) 721-7171
Facsimile (410) 721-3842

Application Name: Wal-Mart #3196 Duvall
Application Number: DSP-89063-07

Dear Prince George's County Planning Board,

The Glendale Woods Homeowners Association of Legend Manor Community opposes the proposed Super Walmart at Duvall Village Center because a presence of a Super Walmart would have an overwhelmingly negative impact upon the peaceful, upscale suburban neighborhood. One major concern is crime. Research has shown repeatedly that where Walmart goes, crime levels rise. A study of 551 Wal-Marts nationwide reported an average of 269 police incidents per year, or roughly one call to police every 32 ½ hours. On average, once every two Months, each Walmart is the site of what the FBI terms a "serious crime," including assault, murder, rape, kidnapping, sex crimes, robbery, and auto theft. 80% of these incidents occur in the parking lot, and there is no fence or wall to prevent criminals from filtering into neighboring neighborhood and damaging property or threatening community safety.

There is no economic benefit to the community from the presence of a Super Walmart. Study after study documents that the introduction of a Walmart results in a net loss of jobs in the local economy as smaller businesses are forced to reduce their workforces or to close down entirely. For every two people Walmart hires, three others lose their jobs. Further, Walmart simply does not pay enough to be a viable employment option for most members of my community. These are not the high-quality jobs that our community deserves.

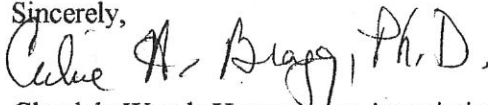
Traffic is another major concern that a Super Walmart would create. MD-450 (Annapolis Road) and Glenn Dale Road are already congested, the presence of a Super Walmart would drastically increase traffic along these roads would increase the danger for children walking to and waiting for school busses. Pedestrians walking to bus stops are also would be at a greater risk since they would have to transverse these roadways.

Super Wal-Marts are generally open 24 hours a day, with the first delivery truck arriving at 5 AM, and the last unloading until 1 AM, if it is running on schedule. I feel that such a facility is not appropriate for a neighborhood setting. The litter, noise, and light generated by such a facility would not only prove disruptive to the community, but could also have a negative effect on the value of homes of in the community.

Super Walmart effect on the water shed and flooding issues have not been thoroughly studied.

The Glendale Woods Homeowners Association of Legend Manor Community strongly oppose Wal-Mart's request to build in the Duvall Village Center.

Sincerely,



Glendale Woods Homeowner Association, President

Rivera, Geeta

From: Grover, Ruth
Sent: Friday, March 13, 2015 7:09 AM
To: Rivera, Geeta
Subject: Fw: Wal-Mart/Hearing on Proposal

Sent using OWA for iPhone

From: arleendw@comcast.net <arleendw@comcast.net>
Sent: Thursday, March 12, 2015 10:51:29 PM
To: Grover, Ruth
Subject: Wal-Mart/Hearing on Proposal

Ms. Ruth Grover
Development Review Division
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Re: Application Name: Wal-Mart #3196 Duvall
Number: DSP-89063-07

Dear Ms. Grover:

A few days ago, I entered as a Person of Record. In addition, this is to indicate that I strongly oppose the Wal-Mart proposal to occupy the above-noted Duvall site. It is without question that Wal-Mart's presence would be extremely disruptive to the surrounding residential community.

Just for purposes of comparison, this case is very different from the situation of several years ago when Wal-Mart obtained the large Capital Plaza retail complex on Annapolis Road in Landover Hills. This *was* and *is* an acceptable location for Wal-Mart, but not the Duvall site for the corporate giant. Of course, all of the small businesses at Capital Plaza in which I enjoyed shopping were displaced and I have not shopped at any Wal-Mart store.

Furthermore, Wal-Mart is not a good employer and the recent announcement of plans for a minimum wage of \$10.00 per hour is not very impressive. Even if the employee works a full-time, 40-hour weekly schedule, I wonder how one can live decently on \$20,800 a year in this metropolitan area.

Please, please, please deny this proposal and not allow Wal-Mart to destroy our peaceful, livable, predominantly residential neighborhood.

Thank you for your consideration of this request.

Sincerely,

Arleen D. Winfield

Arleen D. Winfield

3512 Jeff Road

Springdale, MD 20774

301-773-7508

Rivera, Geeta

From: Grover, Ruth
Sent: Friday, March 13, 2015 7:09 AM
To: Rivera, Geeta
Subject: Fw: walmart

Sent using OWA for iPhone

From: Aija R <acrhodes@gmail.com>
Sent: Thursday, March 12, 2015 11:28:36 PM
To: Grover, Ruth
Subject: walmart

Good afternoon,

I am writing to express my concern and opposition to opening a Walmart in Duval Village. Walmart is not a good neighbor and will create unnecessary traffic jams in an increasingly congested Bowie. Additionally they do not pay their employees well. Bowie and Duval Village deserve better than this. Thank you

Aija Rhodes

Testimony Regarding Wal-Mart #3196 Duvall - DSP-89063-07

My name is Vicki Bleus and I live at 4808 Brookstone Terrace Bowie, MD 20720.

As resident of Glensford Condominiums, I can see the site of the proposed Walmart from my front door. I oppose the opening of the Walmart because I believe that it will exacerbate existing stormwater management problems, generate unbearable traffic, increase crime, create more tax burden, and produce low-wage jobs.

I live downhill from the Duvall Village Center and precipitation regularly results in water puddles and mud on the sidewalks near my home. Pre-construction digging and daily Walmart operations will exacerbate existing stormwater problems. Also, the noise and lights of the delivery trucks will adversely affect my family's sleep.

Traffic in our neighborhood has increased after the opening of Fairwood Green Shopping Center, Fairwood Office Park, and Vista Gardens Marketplace. Traffic will increase even more upon completion of current construction projects at the Route 450 and Enterprise Road intersection. The traffic generated by the proposed Walmart will compel drivers to use my neighborhood as a shortcut to Duvall Shopping Center. This would make it impossible for my ten year old son to safely cross the streets in our community. It would also make it difficult for residents and visitors to enter and exit Glensford.

Walmart sells real and toy guns and their gun culture has resulted in 92 shootings on their property in 2014.¹ A 2014 study concluded that "if there's a Walmart in your neighborhood there are an additional 17 property crimes and two violent crimes for every 10,000 people".²

An April, 2014 Americans for Tax Fairness publication reports that Walmart receives \$111M in subsidies and tax breaks from Maryland annually.³

Hourly rates of Walmart associates and cashiers were listed as less than \$10.00 as of last week on the Glassdoor website.⁴

In 2013, the National Labor Relations Board confirmed allegations that Walmart violated employee rights.⁵ In 2014, Walmart employees protested at Walmart's headquarters and at the home of Walmart heir, Rob Walton.⁶ Walmart employees have filed dozens

¹ Retrieved from <http://walmartshootings.blogspot.com/p/running-list-of-2014-walmart-shootings.html>

² Retrieved from <http://bjc.oxfordjournals.org/content/54/2/199>

³ Retrieved from <http://www.americansfortaxfairness.org/files/Walmart-on-Tax-Day-Americans-for-Tax-Fairness-1.pdf>

⁴ Retrieved from <http://www.glassdoor.com/Salary/Walmart-Salaries-E715.htm>

⁵ Retrieved from <http://www.nlr.gov/news-outreach/news-story/nlr-office-general-counsel-authorizes-complaints-against-walmart-also>

⁶ Retrieved from <http://america.aljazeera.com/articles/2014/6/5/walmart-moms-protestpovertywages.html>

of class action lawsuits against Walmart. Their wages are so low that one of their stores held a Thanksgiving charity food drive for its own employees.⁷

Based on 2100 customer reviews, Walmart received an Overall Satisfaction Rating of 1 out of 5 on Consumer Affairs website.⁸

We would be negligent to allow another Walmart to open in our community when we know the harm that will result. Those who want to shop at Walmart can do so at the nearby Bowie and Capital Plaza locations. Please do not allow Walmart to open at the Duvall Village Center.

Sincerely,
Vicki Bleus
4808 BrookstoneTerrace
Bowie, MD 20720
vickibleus@yahoo.com

⁷ Retrieved from <http://www.forbes.com/sites/rickungar/2013/11/18/walmart-store-holding-thanksgiving-charity-food-drive-for-its-own-employees/>

⁸ Retrieved from http://www.consumeraffairs.com/retail/walmart_customer_service.html