

May 23, 2012

The Honorable Andrew Fellows, Mayor of College Park
and Members of College Park City Council
4500 Knox Road
College Park, MD. 20740

Dear Mayor Fellows,

Over the past several months, members of the North College Park Citizens Association have attended the meetings of the M-NCPPC study for the Greenbelt Metro and MD 193 Corridor Sector Plan and Sectional Map Amendment. The findings of this study and plans for the future development of the Greenbelt Metro area will have major impacts on our community, and we therefore ask you to consider the following concerns as you review and make recommendations about the Greenbelt Metro Sector Plan later this year.

- a. Mix of Uses to Serve North College Park.** The members of NCPCA do not oppose the relocation of a major GSA tenant to the North Core. However, we strongly request that neighborhood-oriented retail development be prioritized for the area closest to the Greenbelt Metro Station. Retail uses near the station will promote an attractive, pedestrian-oriented center closest to our community, and provide many benefits to our neighborhood.

NCPCA has always supported the development of the North Core with a mix of uses, and continues to support Greenbelt Metro as an active urban center with local appeal.

- b. Building Heights and Setbacks.** The members of NCPCA support the architectural vision of the 2001 Greenbelt Metro Sector Plan that promoted the development of tall buildings at the center of the North Core with shorter buildings near the Metro Station and along the railroad tracks. A gradual step-down of building heights to our neighborhood will greatly reduce visual and reflected noise impacts of this development.

NCPCA has always supported a vision of the North Core that included attractive building designs, with materials and architectural massing to reduce impacts to our community.

- c. North South Connector Road.** The members of NCPCA support construction of a new roadway with full cloverleaf interchange between the Beltway and MD 193. Several of our members participated in the SHA study that recommended a connector road along the east side of the North Core, and away from existing homes in College Park as a way to promote access while reducing direct visual and noise impacts to our community.

NCPCA has always supported a transit-oriented Greenbelt Metro that minimizes automobile uses, and a Connector Road along the east side of the North Core.

Mayor Fellows, Greenbelt Sector Plan
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- d. **Preservation of Narragansett Run.** The members of NCPCA have longstanding concerns about flooding and groundwater impacts to their homes. Many residents believe that previous construction of the Metro station, tracks and parking lot adversely impacted drainage patterns. Many other residents believe that protecting local streams and forested areas near Greenbelt Metro are vital interests of the community, and that these areas should be preserved with as few impacts as possible.

NCPCA has always supported the preservation of natural areas near Greenbelt Metro, and opposes any realignment or reengineering of Narragansett Run in its path from our community to its confluence with Indian Creek.

Thank you very much for your continued support and your service to our community.

Yours,

Mark Shroder
President

cc. Hon. Mary Lehman
Hon. Ingrid Turner

Hon. Judith Davis
Mr. Chad Williams