

# Letter to Angela Alsobrooks from NCPCA 7-23-18

Dear Ms. Alsobrooks,

I would like to extend the gratitude of the North College Park Community Association (NCPCA) for your visit at our June meeting, and for your informative presentation. Please also accept our congratulations on your successful campaign for nomination as a candidate in the upcoming general election for Prince George's County Executive!

At our June meeting, you expressed interest in 'redevelopment and revitalization' near Metro stations, which led to a question by one of our members. In reply, you expressed interest about our community's involvement and concerns about development near Greenbelt Metro. After discussion among our officers, it was decided that NCPCA should respond to your inquiry, and at our July meeting the response that follows below was endorsed by vote of our members. I hope you find this information helpful.

Although the CSX train tracks were constructed before 1850, all of the homes near Greenbelt Metro were built on the west side of the tracks from 1945 to 1955 in the City of College Park. Greenbelt Metro Station and its roadways, parking lots, etc. are entirely within the City of Greenbelt.

The Hollywood Neighborhood Park (formerly Burch Field) that occupies ~ 10 acres on the west side of the train tracks was dedicated to the City of College Park by the residential developer of our community, and the land was later transferred to M-NCPPC in the 1960's. Our neighborhood and park have now occupied this area for 70+ years. Currently, all of the park and several hundred single family homes are within ½ mile radius of the Metro Station, and many hundred more homes are within 1 mile radius of the Station. North College Park is a very large residential area, and is almost entirely composed of single family homes on 25 mph residential streets.

In the late 1980's, many members of our community were involved with planning for the Metro, and were closely involved with decisions related to station architecture, highway access, pedestrian access and stormwater improvements. It is important to understand that residents of the North College Park community were active supporters of the Station design and environmental enhancements that were completed in 1994. At that time, and in the years that have followed, members of this community have sought to protect our park, homes, viewshed and residential road network from negative impacts related to Metro operations.

A key element of community support for the Greenbelt Metro Station design was the pedestrian path that connects our homes to the Metro Station. The community supported a path, but was adamantly opposed to the construction of a connecting roadway or to bus stops, bus shelters, kiss and ride lots, parking lots and similar transit-oriented infrastructure within our community on the west side of the Station. Because of this opposition, the transit configuration that exists

today at Greenbelt Metro was endorsed by the community through planning negotiations. What now exists reflects the conditions that were required by the community for support of the plan.

In the past 20 years, two Sector Plans and Sectional Map Amendments have confirmed the continued support of our community for the infrastructure, circulation plan and drainage enhancements that were complete when the Station opened. The 2001 Sector Plan designated Hollywood Park and adjacent community as a neighborhood preservation area, and subsequent planning discussions have not changed that status. It is that status... and all that it implies... that we seek to preserve and protect.

Please understand that NCPCA has not opposed development at Greenbelt Metro Station. In fact, in all of the planning discussions since the Station was completed, NCPCA has consistently supported uses on the Greenbelt Metro property that respect our community and which do not negate the conditions of our support for construction.

If redevelopment and revitalization are a priority at Greenbelt, we ask that major infrastructure be limited in scope and confined to the east side of the Station, in keeping with our past history of support and our expectations as an established residential community.

Sincerely,

John Krouse  
President, NCPCA