

Chairman Elizabeth Hewlett  
Prince George's County Planning Board  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Md. 20772

May 5<sup>th</sup>, 2016

DSP: 15020-01 Capital Plaza Walmart

Cheverly has been an active participant for over two years in the discussions regarding the future of the Capital Plaza shopping center and operations at the existing Walmart. During this time we have met with the Community Coalition, Walmart, Nellis, and the surrounding municipalities. We wholeheartedly agree with the sentiment expressed that for the last 10 years both Walmart and Nellis have failed to meet any of the goals outlined in the Annapolis Corridor Plan to facilitate the growth of Capital Plaza into a vibrant commercial center.

The Town of Cheverly agrees that the Capital Plaza shopping center is a critical building block to the future of our area, and that quality economic development at Capital Plaza is vital to the future of our communities.

There is, however, debate as to how to move forward. Cheverly believes the way forward is to allow the expansion of the existing Walmart. If Walmart did not currently exist at the Capital Plaza site, maybe our position would be different. However, Walmart does exist here and will continue to exist in the future. Therefore, improving the existing store seems like the logical way forward, especially since the existing Walmart store is an impediment to economic development at the site. Delaying expansion to allow for a Special Exception process simply sets the timetable back potentially past the current positive economic cycle.

Therefore, Cheverly does not oppose the expansion of Walmart to include groceries. Additionally we want to express our gratitude to Park and Planning for their efforts to improve pedestrian access and safety, plantings and appearance as well as storm water management during the DSP process.

We would like to see the following agreements made by Walmart and Nellis codified in the DSP so that there is no ambiguity.

- Walmart will not sell: Guns and Ammunition, Alcohol, or operate a 24 hour store.
- Nellis and Walmart will hold regular Community Meetings to solicit input and provide plans regarding the future of Capital Plaza.
- Nellis Corp must adhere to the terms of their Letter of Intent to invest in the construction of a larger pad site based on approval of the Walmart expansion.

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- Walmart must include the implementation of 12 specific sustainability items during the expansion.
- Walmart must investigate and provide feedback on the structural feasibility of implementing a Green Roof or Solar array as an enhancement to the above sustainability items.

In addition we ask that Park and Planning work with Walmart to include a condition of approval that accommodations are made to develop community space on the site for the purpose of allowing residents and community organizations a place to meet. Informal community space is severely lacking in this area. New grocery stores in the area are commonly offering this type of space (ie: Wegmans) in an effort to participate in their communities.

Thank you for your consideration.

Regards,

Michael Callahan  
Mayor, Town of Cheverly