



March 23, 2021

Prince George's County Hospital Redevelopment

The following is the second compilation of responses to questions that were sent to redvelopchs@co.pg.md.us. The RDA will continue to periodically release the responses to the questions/comments that are received.

1. Q - The bicycle/pedestrian trail connecting Euclid Woods to Cheverly Nature Park is shown as running along the very eastern edge of the development property. Currently that space is extremely narrow.

Will more trees be planted to make room for the trail?

A - We are too early in the process to make this determination, but it can certainly be considered.

2. Q - The map for scheme 1 shows what appear to be sight lines from two points in the "green space." These refer to the view *from* the development *toward* Cheverly.

What consideration has been given to the view *from* Cheverly *toward* the development?

A:

Sight lines are important aspects to consider during a Master Planning process. The design team carefully considered view points from the adjacent neighborhood. During the development of the Town Center Master Plan, the following aspects were kept in consideration:

- a. Visual "gateways" from vehicular, bicycle, and pedestrian access points to the development will provide pleasant views from Cheverly.
- b. The schematic Master Plan organized the development to have low to medium density along the property line adjacent to Cheverly residents. This provides a gradual transition from low to medium density between existing Cheverly and the new development.
- c. The massing of the apartment buildings will also "step down" closer to the property line to match with adjacent houses. (See aerial massing imagery)
- d. Integration of green elements interspersed with hardscape features will "soften" development.
- e. Use of existing grades to create beautiful vista points from within and outside the development.
- f. Use of architectural elements to create pleasant sight lines from possible connections to the existing Cheverly town into the new development.
- g. Expansive landscape buffers and preservation of existing tree lines to provide relief in between the development and surrounding areas





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3. Q - You mentioned senior living. Will that just be some senior apartments? I was hoping for a senior community -- independent living, assisted living and a skilled nursing facility. That way people who live in Cheverly and environs could stay in the communities they love.

A - The exact type of community has not yet been determined. However, a senior community of this type is certainly an option.

4. Q - Why is this site name linked to Cheverly when Cheverly will, initially at least, have no authority over its design, construction, use, policing, code enforcement or maintenance?

A - The site name was a placeholder. It was changed on the slides for the community presentation held on March 4th. The new community has not been named.

5. Q - Has relocation of our Town administration, maintenance and police facilities already been agreed upon?

A - No determination has been made regarding the relocation of any facilities.

6. Q - Similarly, why does this development have to be connected to Cheverly via internal roadways? A pedestrian connection to the site might be attractive to residents of both areas but additional vehicular traffic into Cheverly's streets presents a major change for residents of the existing community. Could Cheverly residents have a vote on these matters?

A - The desires of Cheverly residents will be considered in determining access points to the development. Detailed traffic studies will be conducted later in the process, but preliminary results show little additional traffic on Cheverly streets.

7. Q - Has there been a parking study of proposed plans for redevelopment of the PG Hospital site? Specifically, with multifamily dwellings, commercial, retail and event type space being considered, has enough parking been envisioned to accommodate these activities without spillover into the existing Cheverly neighborhood? Will there be parking garages?

A - We are too early in the process; however, parking studies will be conducted once the plan is more clearly defined. The studies will include suggestions for parking garages. The schematic masterplan





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presented on March 4th provides ample parking for residents and visitors in accordance with the County's parking requirements.

8. Q - Cheverly has been subject to various noise issues in the past 30 years that affect the quiet enjoyment of our homes. What considerations are envisioned to prevent noise problems both during construction and after? Cheverly has experienced noise problems from nearby music venues which seem to resonate unduly in the existing neighborhood due to topography. Given the height of this site, can a sound study be done?

A - Yes, a sound study will be conducted.

9. Q - Will the water and sewer systems of the new site connect to the existing town's systems? Given the topography of this area, and Cheverly's recent experiences with water system backups, will this necessitate further study of the impact on our aging wastewater system?

A - Once the development team has been selected, part of the land development process is that the development team will be required to submit a Hydraulic Planning Analysis (HPA) to the Washington Suburban Sanitary Commission (WSSC). This document and the resultant Letter of Findings will model the surrounding Water/Sewer infrastructure and provide the requirements for adding the development into the public system, which may include upgrades and/or repairs to the existing water and sewer system.

10. Q - Will the cell tower be enhanced to accommodate more residents?

A - There will be capacity for new residents.

11. Q - Has an environmental study been done yet to determine any impacts on the existing town from demolition and redevelopment and to ensure safety of the hospital land?

A - Environmental studies have not been done, but they will be as part of the development approval process.

12. Q - Are there proposed changes to the Tuxedo Road corridor such as roadway and sidewalk improvements, lighting, wastewater management, rezoning, etc.? Similarly, are there proposed changes





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to Metro access from Columbia Park Road, Cheverly Ave and/or Route 50 in conjunction with this redevelopment?

A - Specific off-site infrastructure improvements have not been determined. These issues will be examined during the development approval process.

13. Q - When does the county examine the efficacy of existing Fire Department response for an enlarged community? Will the Tuxedo Road Station be reopened?

A - Public safety, including fire and emergency response, will be examined during the development process.

14. Q - The underlying property lines are not shown correctly on the images for scheme 1 (p. 7) and scheme 2 (p. 11). Specifically, the property lines for parcel 181 are inaccurate.

Can you comment?

A - Once the development team has been selected, a boundary survey will be completed to ensure that parcel lines are correct. Parcel 181 has a vertical change of approximately 70'. The general intent under these schemes is to leave a significant part of Parcel 181 as Open or Green Space.

15. Q - A type 2 tree conservation plan covers all the parcels of the property.

Can you share TCP2-228-90?

A - We will locate and share TCP-228-90.

16. Q - None of the streams, open or piped, on the property or adjacent, are shown on the maps.

Should they not be shown, as protection of streams is an important part of environmental protection?

A - Streams will be protected.

17. Q - The hospital site is covered by a Type 2 Tree Conservation Plan, TCP2-228-90, dated 2001 and 2008.





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Will the redevelopment file a completely new tree conservation plan?

A - MNCPPC will provide guidance as to the need for a new TCP 2 or if they prefer a revision to TCP 2-228-90. Regardless of their administrative process decision, the development of the project will likely result in what is effectively a new TCP. This will be started during the entitlement process once the development team is selected.

18. Q - The existing electric utility lines along the right of way from Greenleaf Road up the hill are not indicated on the maps.

Is the intention to remove them or to relocate them underground?

A - Specific utility locations have not yet been determined.

19. Q - I believe there are many present and past underground utility lines on the hospital site. As you know, there was an apartment building, now razed.

How will those lines affect construction on the site? For example, will it be possible to build underground stormwater storage structures?

A - Old utilities will be abandoned and removed and will not be obstacles to the new development.

20. Q - Has a wide dissemination of the approved Greater Cheverly Sector Plan and associated proposals and timelines been done for residents with technology access challenges?

Can printed versions of relevant plans and documents be provided upon request? If so, can the request process for these be disseminated as widely and as soon as possible?

A - We will discuss with Mayor Riazi.

