



April 16, 2021

Prince George's County Hospital Redevelopment

The Following is the third 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 - Will either of the development plans require or result in the Town, County, or developers seeking eminent domain or easements against current residences in Cheverly?

A - No, there will be no need to seek eminent domain.
2. Q - What impact will the development have on real property taxes associated with the Town?

A - There will be no impact on Town property taxes.
3. Q - Will the developers, or any entities involved in the development, receive any income, revenue, or tax benefits or incentives (in the form of credits, reductions, deductions, etc.) from the Town or County?

A - There could be funding from the county for public infrastructure needed to be built as part of the development. And there could be a request from a developer for a Payment in Lieu of Taxes (PILOT) if there were to be an affordable residential component in the project.
4. Q - Even in the absence of a full Traffic Impact Study, it is obvious to any resident of Cheverly that these development proposals will require Hospital Dr. to be widened to prevent inevitable traffic congestion once the project is completed. Is that something that will be done?

A - A full traffic study will be conducted to examine the best ways to address increased traffic flow to the site.
5. Q - In the RDA webpage listing current developments, you display another plan for an extended stay hotel and restaurant in Cheverly. Is this separate from the hotel being proposed for the site, or has this other one simply been folded into the Hospital concept plan?

A - The hotel listed on the website is separate.
6. Q - Assuming the extended stay hotel plan predates the Hospital plan, what sort of studies were done to determine the need and size for a hotel in Cheverly? How was the notion of a hotel even put forth in the first place?





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A - The RDA issued a Request for Proposals (RFP) for that site and the hotel response was determined to be the best plan for that parcel. The hotel developer conducted the studies to determine the viability of a hotel on that site.

7. Q - In passing it was mentioned in one of the meetings that the Health Department building in the NE corner of the site would likely not be demolished but retained. No rationale was given for this decision, nor what use that building would serve under the concept plan. I realize these are tentative ideas, but some clarification would be helpful even at this early stage.

A - It seems that the Health Department will be occupying that site for the time being. More information will be provided when we learn what the long-term plans are for the Health Department services provided at that building.

8. Q - What language will be in the RFP about the potential connections of roads between the new development and the existing town of Cheverly?

A - The RFP will ask that the concept plans show all proposed access points to the development.

9. Q - Why exactly does the County think it is not a good time for the Town of Cheverly to annex the land that is being redeveloped?

A - The Redevelopment Authority does not have input on land annexation.

10. Q - This proposed redevelopment scheme does not have any recreational fields. What is the guideline for the need for baseball, basketball, tennis, soccer, fields for approximately 1000 new households?

A - A recreational facilities plan will be approved during the Detailed Site Plan approval process with Maryland National Capital Park and Planning Commission. This plan will require the development to include the recreational facilities according to code.

11. Q - Who from Cheverly will be on the board evaluating the RFPs?

A - The makeup of the Proposal Analysis Group (PAG) has not been determined yet.

12. Q - The commercial space slide indicates a small grocery store and then identifies "Trader Joe's" as an example. Has Trader Joe's shown an interest in developing in Prince George's County? Have they shown any interest in developing at this site?

A - Trader Joe's was placed there as an example. At this stage it is too early to negotiate with potential grocers.





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13. Q - The responses related to the market study question indicate that no market studies have been conducted. Why not? Wouldn't going forward with this amount of development (especially non-residential development) and the cost associated with this amount of development be premature if it isn't a sure thing that this project would be a net positive for the County and Town of Cheverly?

A - Market studies are more effective once the master plan has been established.

14. Q - What additional traffic calming will be installed at Cheverly intersections near the hospital site?

A - Specific traffic calming measures will be evaluated when the access plans and traffic studies are done.

15. Q - The transportation/Existing Conditions + Goals slide also indicates that transit will be improved by supporting the local bus route? Which bus routes? How will they be supported? Does this development intend to pay for additional service and frequency?

A - The traffic study will evaluate the existing bus routes and potential changes to these routes. A shuttle system operated by this development will be evaluated as part of the traffic study.

