



December 10, 2024

Mayor Takisha James  
Town of Bladensburg  
4229 Edmonston Rd.  
Bladensburg, MD 20710

Dear Mayor James,

In September 2021, a venture of Urban Atlantic Development and Hometeam 5 (the "Development Team") jointly responded to the Redevelopment Authority of Prince George's County (the "RDA") RFP No. 2021-03 for the redevelopment of the former Prince George's County Hospital. In June 2022, the RDA awarded the Development Team with the project. The former hospital site consists of approximately 44 acres (known as "Cheverly Hill") within the area proposed to be annexed under the Town of Bladensburg's Annexation Resolution No. 1-2025.

As the Cheverly Hill site is the only land within the annexation area with any plans for private development in the near future, the Development Team has a vested interest in any annexation proposals.

The Development Team was only made aware that the Town of Bladensburg was taking steps to pursue annexation of Cheverly Hill on November 22, 2024, when the RDA relayed a copy of the Annexation Resolution and Notice of Public Hearing, scheduled for December 9, 2024. The Development Team has very significant concerns over the annexation proposal and how the Town of Bladensburg is pursuing the annexation of Cheverly Hill.

First, the Cheverly Hill site is directly adjacent to the Town of Cheverly and even bisects Cheverly Ward 1. To that end, RFP No. 2021-03 was explicit that the goal of this development is a mixed-use community "that should activate, support, and be compatible with the existing Town of Cheverly."

The Development Team crafted its winning bid to redevelop the former Prince George's County Hospital site around the idea of the site evolving into a "Town Square" in the heart of the Town of Cheverly.

During the bid preparation stage, the development team held numerous formal and informal information gathering events with residents and organizations in the Town of Cheverly to seek their vision for the property.

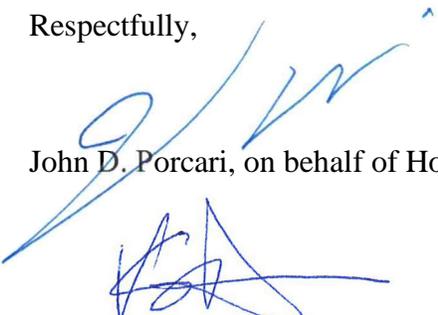
As a direct result of these conversations, combined with work done in previous years by Cheverly residents preparing the detailed Cheverly Sector Plan, our plan reflects the desires of an overwhelming majority of residents in the Town of Cheverly. Proudly, when we submitted our proposal, it contained letters of support from a wide range of local organizations, including The Cheverly Village (senior citizen assistance), The Cheverly Farmers Market Board of Directors and the Cheverly Native Planting Project.

Since the Prince George's County Redevelopment Authority announced the winning bid in 2022, over a half-dozen full-scale public meetings with the mayor and town council have been held in the Town of Cheverly, and the development team has attended numerous smaller local gatherings. The Development Team has also been in regular contact with the Town of Cheverly Planning Board and the Cheverly Green Infrastructure Committee.

Second, the annexation of a large proposed development project without any initial discussions with the Development Team is highly unusual. There are fiscal and viability implications for both the jurisdiction seeking annexation and the development project being annexed.

From the issuance of the RFP and the development of this team's winning response, our efforts have been focused on assuring that Cheverly Hill would be an integral and valued complement to the Town of Cheverly. While our discussion with the Town of Cheverly regarding eventual annexation continues to evolve, we respectfully request that the Town of Bladensburg rescind its petition to annex the land that will be home to this project.

Respectfully,



John D. Porcari, on behalf of Hometeam5



Vicki Davis, Managing Partner, Urban Atlantic