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July 2, 2020

The Honorable Candace Hollingsworth
Mayor
City of Hyattsville
4310 Gallatin Street
Hyattsville, MD 20781

Re: Detailed Site Plan DSP-20004; Riverfront at West
Hyattsville Medical Office Building

Dear Mayor Hollingsworth:

Please accept this request to schedule a matter for consideration on the July 20, 2020 City Council Agenda related to the referenced case. On May 5, 2020, the Hyattsville City Council forwarded a letter to the Prince George's County Planning Board supporting the request to construct a medical office building for Kaiser Permanente at the West Hyattsville Metro Station, subject to three conditions. On May 21, 2020, the Planning Board approved the Detailed Site Plan, incorporating the three conditions requested by the City.

Due to the requirements applicable to the West Hyattsville Transit District Overlay Zone, the DSP is required to be heard by the Prince George's County Council, sitting as the District Council. Since the application was filed under the provisions for Expedited Transit Oriented Developments, which include provisions for expedited scheduling of hearings, a final decision would have been rendered prior to the District Council's August recess. However, due to COVID-19, no hearings have been scheduled since March 9, 2020 and all appeal periods have been stayed. The delay has a substantial impact on this project as the new medical office building must be constructed prior to the expiration of Kaiser Permanente's current lease. As a result, it is critical that the District Council hearing be scheduled as soon as possible.

In order to facilitate the scheduling of a hearing before the District Council at the earliest possible date, the Applicant has requested that all parties of record waive their right to appeal the Planning Board decision. To date, all parties of record, except Hyattsville, have signed a letter waiving their right to appeal. As a result, we are requesting that the City waive its right to appeal, and to schedule consideration of this request on its July 20, 2020 Agenda.

The benefit of waiving the right to appeal is that the District Council can schedule the hearing without waiting for the 30 appeal period applicable to parties of record to end. Waiving the right to appeal the Planning Board will have no negative impact on the City. As noted above, the City supported the DSP and all requested conditions have been included in the Planning Board Resolution. Further, the City's ability to participate in the District Council's public hearing will not be impacted. However, the City's waiver of its right to appeal will allow the District Council to schedule the hearing on this application at the earliest possible date, once it resumes its hearing schedule. Thus, the waiver will expedite the issuance of a final decision.

Thank you for your consideration of this request. The Applicant will participate during the public comment period at the City Council's July 20, 2020 meeting and answer any questions that you may have.

Very truly yours,

GIBBS AND HALLER

A handwritten signature in blue ink, appearing to read 'THH', with a long horizontal flourish extending to the right.

Thomas H. Haller