

# Redevelopment Authority

## AGENCY OVERVIEW

THE CAPITAL BUDGET OF THE REDEVELOPMENT AUTHORITY IS SEPARATE AND DISTINCT FROM THE COUNTY'S CAPITAL IMPROVEMENT PROGRAM. THE BUDGET IS PRESENTED FOR INFORMATIONAL PURPOSES ONLY.

### Agency Description

The Redevelopment Authority (RDA) was established pursuant to CB-85-1997. Its Charter was approved pursuant to CR-60-1998. The purpose of the Authority is to provide for residential, commercial, or industrial development in the County.

### FY 2027 Funding Sources

- Other – 29.9% (land sales, County contributions, and moral obligation bonds)
- State – 70.1%

### FY 2027-2032 Program Highlights

- The Glenarden Apartments Redevelopment project is projected to have lot sales on 97 total townhomes commencing in the last quarter of FY 2026, continuing into FY 2027 and FY 2028. The projected gross sales revenue is estimated at \$10.1 million.
- The Suitland Manor project continues under construction. FY 2027 funding includes \$1.2 million in PAYGO and \$1.1 million in land sales.

- The Addison Road / Capitol Heights Metro Corridor project supports the site preparation and construction of the Addison Park Senior Housing project and 210 Maryland Park Drive.
- The Cheverly Development project supports the entitlement process and the demolition, abatement, and grading of the site.
- The County Revitalization project funds community and commercial grants, the site maintenance of Aviation Landing, and the monopole relocation at Beacon Heights.
- The Old Fairmont Heights HS Redevelopment project has \$5.0 million in State funding to support the development of a film studio and soundstage renovation project along the Blue Line Corridor.
- The Mount Rainier Artists' Lofts project will support the rehabilitation of a 64,000 square-foot mixed-use property consisting of 44 residential units and 5,180 square feet of commercial space.

### New Projects

#### CIP ID # /PROJECT NAME

4.90.0002 / Mount Rainier Artists' Lofts

### Deleted Projects

None

## Revised Projects

Project Name	Alternate Funding Source Required	Revisions			
		Total Project Cost Increase	Total Project Cost Decrease	Project Schedule Delayed	Project Schedule Accelerated
Cheverly Development		X			X
County Revitalization			X		
Glenarden Apartments Redevelopment				X	
Suitland Manor		X		X	

## Program Summary

Category/ Description	Total Project Cost	Life to Date Actual	FY 2026 Estimate	Total 6 Years	Budget Year FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Beyond 6 Years
<b>EXPENDITURE</b>											
PLANS	<b>\$12,516</b>	\$9,966	\$1,750	<b>\$800</b>	\$—	\$250	\$250	\$250	\$50	\$—	\$—
LAND	<b>5,450</b>	5,450	—	—	—	—	—	—	—	—	—
CONSTR	<b>119,811</b>	71,387	26,066	<b>22,358</b>	1,500	8,804	4,304	3,000	2,750	2,000	—
EQUIP	<b>1</b>	1	—	—	—	—	—	—	—	—	—
OTHER	<b>72,797</b>	61,675	9,482	<b>1,640</b>	1,500	140	—	—	—	—	—
<b>TOTAL</b>	<b>\$210,575</b>	<b>\$148,479</b>	<b>\$37,298</b>	<b>\$24,798</b>	<b>\$3,000</b>	<b>\$9,194</b>	<b>\$4,554</b>	<b>\$3,250</b>	<b>\$2,800</b>	<b>\$2,000</b>	<b>\$—</b>
<b>FUNDING</b>											
FEDERAL	<b>\$269</b>	\$269	\$—	<b>\$—</b>	\$—	\$—	\$—	\$—	\$—	\$—	\$—
STATE	<b>36,372</b>	5,922	4,600	<b>25,850</b>	16,500	3,300	2,400	3,650	—	—	—
OTHER	<b>173,934</b>	115,720	3,634	<b>54,580</b>	7,036	4,597	2,750	3,250	18,850	18,097	—
<b>TOTAL</b>	<b>\$210,575</b>	<b>\$121,911</b>	<b>\$8,234</b>	<b>\$80,430</b>	<b>\$23,536</b>	<b>\$7,897</b>	<b>\$5,150</b>	<b>\$6,900</b>	<b>\$18,850</b>	<b>\$18,097</b>	<b>\$—</b>
<b>OPERATING IMPACT</b>											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	
OPERATING				—	—	—	—	—	—	—	
DEBT				—	—	—	—	—	—	—	
OTHER				—	—	—	—	—	—	—	
<b>TOTAL</b>				<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	

## Project Listing

CIP ID#	Project Name	Address	Planning Area	Council District	Project Class	Total Project Cost (000)	Completion Date
8.90.0002	Addison Road/Capitol Heights Metro Corridor	Various Locations	Town of Capitol Heights	Seven	Land Acquisition	\$10,001	FY 2030
9.90.0001	Cheverly Development	5801-5809 Annapolis Road, Cheverly	Defense Hgts. - Bladensburg and Vicinity	Five	Rehabilitation	23,923	FY 2030
8.90.0004	County Revitalization	Countywide	Not Assigned	Countywide	Rehabilitation	13,574	Ongoing
4.90.0001	Glenarden Apartments Redevelopment	8405 Hamlin Street, Glenarden	Landover and Vicinity	Five	Rehabilitation	24,843	FY 2028
4.90.0002	Mount Rainier Artists' Lofts	3311 Rhode Island Road, Mount Rainier	Hyattsville and Vicinity	Two	Rehabilitation	1,500	TBD
8.90.0007	Old Fairmont Heights HS Redevelopment	1401 Nye Street, Capitol Heights	Town of Capitol Heights	Seven	Rehabilitation	5,000	FY 2027
8.90.0003	Suitland Manor	Homer Avenue, Suitland	Suitland, District Heights, and Vicinity	Seven	Rehabilitation	129,234	FY 2032
8.90.0006	Town of Upper Marlboro	Upper Marlboro Area, Upper Marlboro	Upper Marlboro and Vicinity	Nine	Rehabilitation	2,500	FY 2031
<b>Program Total</b>						<b>\$210,575</b>	
<b>NUMBER OF PROJECTS = 8</b>							



**Description:** This project consists of land assembly, relocation, and demolition to facilitate Transit Oriented Development (TOD) near two metro stations. The Redevelopment Authority owns property in the development phase near the Capitol Heights Metro Station and is developing projects on Old Central Avenue one block from the Addison Road Metro Station.

**Justification:** The Capitol Heights and Addison Road metro stations require land assembly to stimulate TOD projects, and funds are required for pre-development work. Improvements will continue for small community-led projects.

**Highlights:** The RDA has estimated utility pole relocation and studies at Addison Park Senior Housing in the amount of \$2.0 million, which is expected to be funded by a State grant. Additionally, the RDA has applied for a \$3.0 million grant to cover infrastructure costs for 210 Maryland Park Drive.

**Enabling Legislation:** Not Applicable

Location		Status	
Address	Various Locations	Project Status	Under Construction
Council District	Seven	Class	Land Acquisition
Planning Area	Town of Capitol Heights	Land Status	Land Bank Acquisition

**PROJECT MILESTONES**

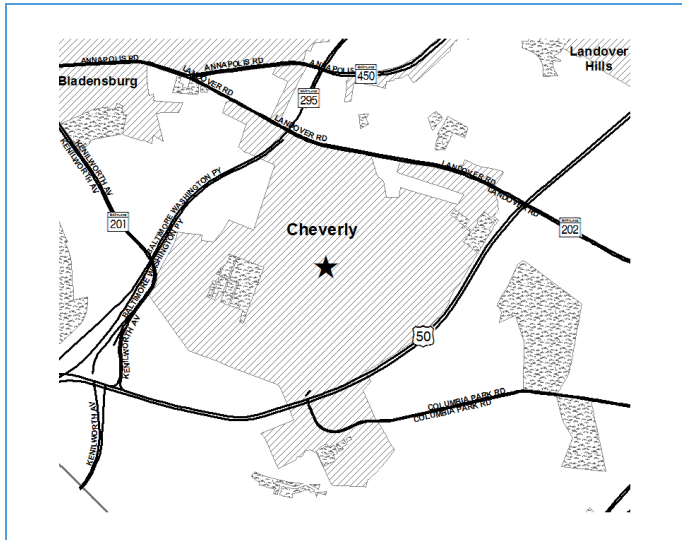
	Estimate	Actual
1 <sup>st</sup> Year in Capital Program		FY 2004
1 <sup>st</sup> Year in Capital Budget		FY 2005
Completed Design		FY 2019
Began Construction		FY 2020
Project Completion	FY 2030	

**CUMULATIVE APPROPRIATION (000'S)**

Life to Date	FY 2026 Estimate	FY 2027	Total
\$5,963	\$4,038	\$0	\$10,001

**Project Summary**

Category/Description	Total Project Cost	Life to Date Actual	FY 2026 Estimate	Total 6 Years	Budget Year FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Beyond 6 Years
<b>EXPENDITURE</b>											
PLANS	\$634	\$134	\$500	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	2,061	2,061	—	—	—	—	—	—	—	—	—
CONSTR	4,991	1,453	3,538	—	—	—	—	—	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	2,315	2,315	—	—	—	—	—	—	—	—	—
<b>TOTAL</b>	<b>\$10,001</b>	<b>\$5,963</b>	<b>\$4,038</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>
<b>FUNDING</b>											
STATE	\$5,250	\$250	\$—	\$5,000	\$5,000	\$—	\$—	\$—	\$—	\$—	\$—
OTHER	4,751	4,601	—	150	150	—	—	—	—	—	—
<b>TOTAL</b>	<b>\$10,001</b>	<b>\$4,851</b>	<b>\$—</b>	<b>\$5,150</b>	<b>\$5,150</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>
<b>OPERATING IMPACT</b>											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	
OPERATING				—	—	—	—	—	—	—	
DEBT				—	—	—	—	—	—	—	
OTHER				—	—	—	—	—	—	—	
<b>TOTAL</b>				<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	



**Description:** The Cheverly Development project consists of land assembly, demolition, and redevelopment of a hotel and restaurant with 50,000 buildable square feet. The hotel will house 120 rooms, and the restaurant will accommodate 100 to 125 guests. This will be the first Leadership in Energy and Environmental Design (LEED) Certified Extended Stay Hotel in the County. The project also consists of the redevelopment of the former hospital site into an urban style, mixed-use neighborhood.

**Justification:** This project is designed to spur commercial and residential growth along the Maryland Route 450 and 202 corridors in and near the Town of Cheverly. The Redevelopment Authority owns property in the area that is planned for redevelopment, and the acquisition of other blighted properties nearby will enhance the development potential of this site.

**Highlights:** Funding will support site maintenance and eventual demolition, abatement, and grading. Studies for bike/pedestrian lanes, traffic, stormwater, erosion, and sediment plans were completed in FY 2026. State funding of \$1.5 million comes from the Cheverly Water Tower and Communication Towers grant.

Location		Status	
<b>Address</b>	5801-5809 Annapolis Road, Cheverly	<b>Project Status</b>	Design Stage
<b>Council District</b>	Five	<b>Class</b>	Rehabilitation
<b>Planning Area</b>	Defense Hgts. - Bladensburg and Vicinity	<b>Land Status</b>	Site Selected Only

**PROJECT MILESTONES**

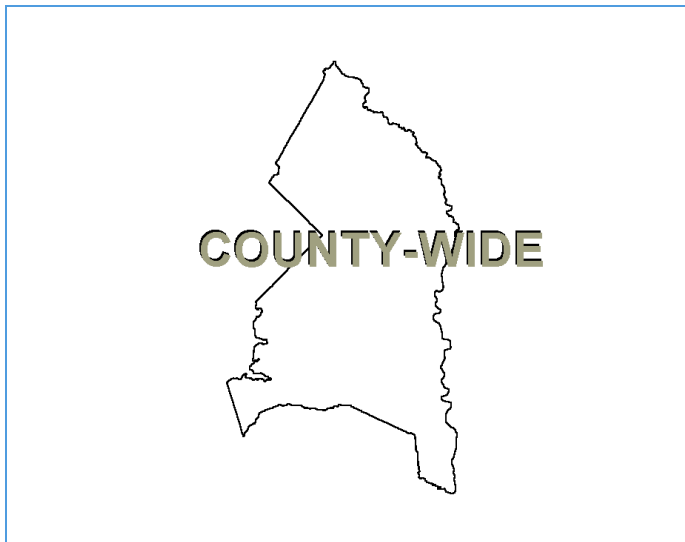
	Estimate	Actual
1 <sup>st</sup> Year in Capital Program		FY 2014
1 <sup>st</sup> Year in Capital Budget		FY 2014
Completed Design		FY 2021
Began Construction		FY 2021
Project Completion	FY 2030	

**CUMULATIVE APPROPRIATION (000'S)**

Life to Date	FY 2026 Estimate	FY 2027	Total
\$7,491	\$11,184	\$1,500	\$20,175

**Project Summary**

Category/Description	Total Project Cost	Life to Date Actual	FY 2026 Estimate	Total 6 Years	Budget Year FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Beyond 6 Years
<b>EXPENDITURE</b>											
PLANS	\$166	\$166	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	66	66	—	—	—	—	—	—	—	—	—
CONSTR	21,677	7,082	10,987	3,608	—	1,804	1,804	—	—	—	—
EQUIP	1	1	—	—	—	—	—	—	—	—	—
OTHER	2,013	176	197	1,640	1,500	140	—	—	—	—	—
<b>TOTAL</b>	<b>\$23,923</b>	<b>\$7,491</b>	<b>\$11,184</b>	<b>\$5,248</b>	<b>\$1,500</b>	<b>\$1,944</b>	<b>\$1,804</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>
<b>FUNDING</b>											
STATE	\$23,571	\$4,621	\$4,600	\$14,350	\$5,000	\$3,300	\$2,400	\$3,650	\$—	\$—	\$—
OTHER	352	352	—	—	—	—	—	—	—	—	—
<b>TOTAL</b>	<b>\$23,923</b>	<b>\$4,973</b>	<b>\$4,600</b>	<b>\$14,350</b>	<b>\$5,000</b>	<b>\$3,300</b>	<b>\$2,400</b>	<b>\$3,650</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>
<b>OPERATING IMPACT</b>											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	
OPERATING				—	—	—	—	—	—	—	
DEBT				—	—	—	—	—	—	—	
OTHER				—	—	—	—	—	—	—	
<b>TOTAL</b>				<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	



**Description:** The County Revitalization project consists of land assembly, relocation, demolition, and various programs. Countywide efforts include the (1) Community Impact Grants (CIG) Program to provide the matching funds to County based non-profits to implement small community-led projects, (2) Transit Oriented Development (TOD) Place Marketing Program, (3) Commercial Revitalization Programs to provide the grant matching fund to shopping center owners dedicated to rehabilitating unattractive shopping centers, and the (4) Northern Gateway Revitalization Program.

**Justification:** The Commercial Property Improvement Programs (CPIP) grants, CIG grants, and Asset Management function revitalize and preserve targeted communities in support of the County Executive's priorities of creating equitable communities and transit-oriented development.

**Highlights:** The cumulative appropriation will fund the CIG and CPIP grant programs. It also supports the continued asset management of County-owned properties.

**Enabling Legislation:** Not Applicable

Location		Status	
Address	Countywide	Project Status	Design Stage
Council District	Countywide	Class	Rehabilitation
Planning Area	Not Assigned	Land Status	Location Not Determined

**PROJECT MILESTONES**

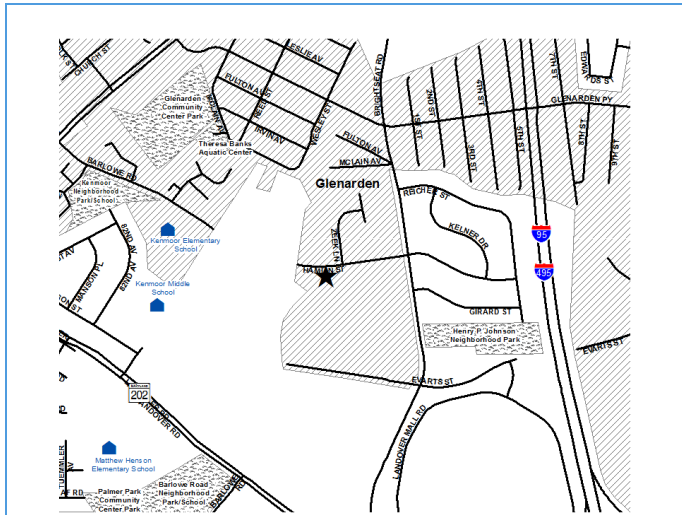
	Estimate	Actual
1 <sup>st</sup> Year in Capital Program		FY 2000
1 <sup>st</sup> Year in Capital Budget		FY 2004
Completed Design		Ongoing
Began Construction		Ongoing
Project Completion		Ongoing

**CUMULATIVE APPROPRIATION (000'S)**

Life to Date	FY 2026 Estimate	FY 2027	Total
\$7,636	\$5,938	\$0	\$13,574

**Project Summary**

Category/Description	Total Project Cost	Life to Date Actual	FY 2026 Estimate	Total 6 Years	Budget Year FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Beyond 6 Years
<b>EXPENDITURE</b>											
PLANS	\$321	\$321	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	96	96	—	—	—	—	—	—	—	—	—
CONSTR	786	786	—	—	—	—	—	—	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	12,371	6,433	5,938	—	—	—	—	—	—	—	—
<b>TOTAL</b>	<b>\$13,574</b>	<b>\$7,636</b>	<b>\$5,938</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>
<b>FUNDING</b>											
STATE	\$601	\$601	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
OTHER	12,973	10,230	198	2,545	198	2,347	—	—	—	—	—
<b>TOTAL</b>	<b>\$13,574</b>	<b>\$10,831</b>	<b>\$198</b>	<b>\$2,545</b>	<b>\$198</b>	<b>\$2,347</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>
<b>OPERATING IMPACT</b>											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	
OPERATING				—	—	—	—	—	—	—	
DEBT				—	—	—	—	—	—	—	
OTHER				—	—	—	—	—	—	—	
<b>TOTAL</b>				<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	



**Description:** The Glenarden Apartments Redevelopment is a four phased project including demolition and replacement of a blighted apartment complex on 27 acres in Glenarden. The redevelopment and new housing will consist of 429 new multifamily apartments, owner occupied townhomes for seniors and families, infrastructure improvements, a community center, pool, and over three acres of green space in a pedestrian friendly environment.

**Justification:** This project continues to stimulate economic development in the areas eligible for rehabilitation and blight removal. The neighborhood is being revitalized through the provision of new affordable housing stock, public infrastructure improvements, and public safety enhancements.

**Highlights:** The RDA expects to have lot sales on 97 total townhomes commencing in the last quarter of FY 2026, and continuing into FY 2027 and FY 2028. The projected gross sales revenue is estimated at \$10.1 million.

**Enabling Legislation:** Not Applicable

Location		Status	
<b>Address</b>	8405 Hamlin Street, Glenarden	<b>Project Status</b>	Under Construction
<b>Council District</b>	Five	<b>Class</b>	Rehabilitation
<b>Planning Area</b>	Landover and Vicinity	<b>Land Status</b>	No Land Involved

**PROJECT MILESTONES**

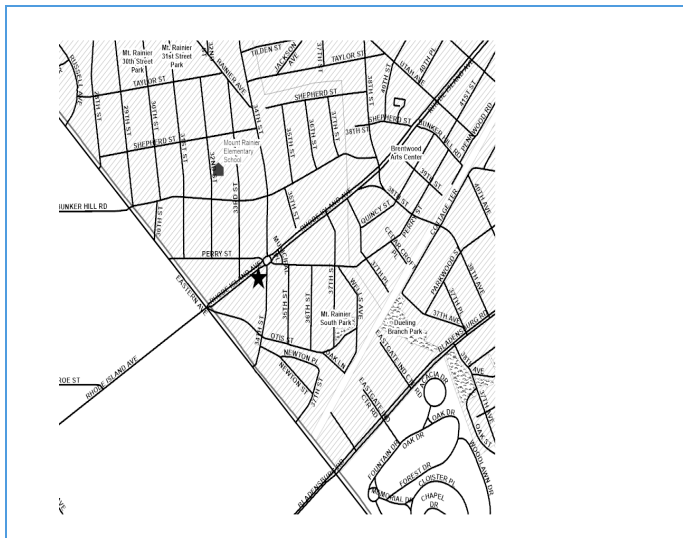
	Estimate	Actual
1 <sup>st</sup> Year in Capital Program		FY 2013
1 <sup>st</sup> Year in Capital Budget		FY 2013
Completed Design		FY 2018
Began Construction		FY 2018
Project Completion	FY 2028	

**CUMULATIVE APPROPRIATION (000'S)**

Life to Date	FY 2026 Estimate	FY 2027	Total
\$21,496	\$3,347	\$0	\$24,843

**Project Summary**

Category/Description	Total Project Cost	Life to Date Actual	FY 2026 Estimate	Total 6 Years	Budget Year FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Beyond 6 Years
<b>EXPENDITURE</b>											
PLANS	\$53	\$53	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	3	3	—	—	—	—	—	—	—	—	—
CONSTR	20,396	20,396	—	—	—	—	—	—	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	4,391	1,044	3,347	—	—	—	—	—	—	—	—
<b>TOTAL</b>	<b>\$24,843</b>	<b>\$21,496</b>	<b>\$3,347</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>
<b>FUNDING</b>											
FEDERAL	\$269	\$269	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
OTHER	24,574	19,036	1,100	4,438	4,438	—	—	—	—	—	—
<b>TOTAL</b>	<b>\$24,843</b>	<b>\$19,305</b>	<b>\$1,100</b>	<b>\$4,438</b>	<b>\$4,438</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>
<b>OPERATING IMPACT</b>											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	
OPERATING				—	—	—	—	—	—	—	
DEBT				—	—	—	—	—	—	—	
OTHER				—	—	—	—	—	—	—	
<b>TOTAL</b>				<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	



**Description:** The Mount Rainier Artists' Lofts is a 64,000-square-foot mixed-use property consisting of 44 residential units marketed to artists and their families, as well as 5,180 square feet of currently underutilized commercial space. The project will rehabilitate the existing structure, including repairs to the plumbing, roof, and HVAC systems, and will address any additional safety concerns identified during the renovation.

**Justification:** The RDA plans to preserve this important affordable housing and artist-community asset; prevent the displacement of existing residents; ensure compliance with health and safety standards; and protect the County's financial interests by stabilizing the property through emergency capital repairs.

**Highlights:** Funding of \$1.5 million comes from State PAYGO.

**Enabling Legislation:**

Location		Status	
<b>Address</b>	3311 Rhode Island Road, Mount Rainier	<b>Project Status</b>	Design Not Begun
<b>Council District</b>	Two	<b>Class</b>	Rehabilitation
<b>Planning Area</b>	Hyattsville and Vicinity	<b>Land Status</b>	Under Negotiation

**PROJECT MILESTONES**

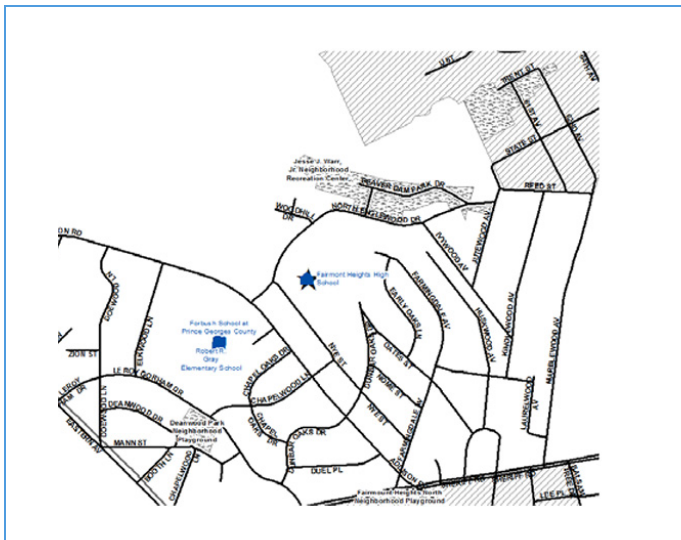
	Estimate	Actual
1 <sup>st</sup> Year in Capital Program		FY 2027
1 <sup>st</sup> Year in Capital Budget		FY 2027
Completed Design	TBD	
Began Construction	TBD	
Project Completion	TBD	

**CUMULATIVE APPROPRIATION (000'S)**

Life to Date	FY 2026 Estimate	FY 2027	Total
\$0	\$0	\$1,500	\$1,500

**Project Summary**

Category/Description	Total Project Cost	Life to Date Actual	FY 2026 Estimate	Total 6 Years	Budget Year FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Beyond 6 Years
<b>EXPENDITURE</b>											
PLANS	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	—	—	—	—	—	—	—	—	—	—	—
CONSTR	1,500	—	—	1,500	1,500	—	—	—	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	—	—	—	—	—	—	—	—	—	—	—
<b>TOTAL</b>	<b>\$1,500</b>	<b>\$—</b>	<b>\$—</b>	<b>\$1,500</b>	<b>\$1,500</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>
<b>FUNDING</b>											
STATE	\$1,500	\$—	\$—	\$1,500	\$1,500	\$—	\$—	\$—	\$—	\$—	\$—
<b>TOTAL</b>	<b>\$1,500</b>	<b>\$—</b>	<b>\$—</b>	<b>\$1,500</b>	<b>\$1,500</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>
<b>OPERATING IMPACT</b>											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
OPERATING				—	—	—	—	—	—	—	—
DEBT				—	—	—	—	—	—	—	—
OTHER				—	—	—	—	—	—	—	—
<b>TOTAL</b>				<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>



**Description:** The redevelopment of the old Fairmont Heights High School, a 168,841 square foot structure, aligns with signature projects along the Blue Line Corridor including a civic plaza, fieldhouse, market hall, and a cultural arts and library facility.

**Justification:** The structure is a prior school building on 14.9 acres built in 1951. The primary structure and land were dispositioned from the Board of Education to the County for potential adaptive re-use.

**Highlights:** The cumulative appropriation will support the development of a film studio and soundstage renovation project along the Blue Line Corridor.

**Enabling Legislation:** Not Applicable

Location		Status	
<b>Address</b>	1401 Nye Street, Capitol Heights	<b>Project Status</b>	Design Not Begun
<b>Council District</b>	Seven	<b>Class</b>	Rehabilitation
<b>Planning Area</b>	Town of Capitol Heights	<b>Land Status</b>	Publicly Owned Land

**PROJECT MILESTONES**

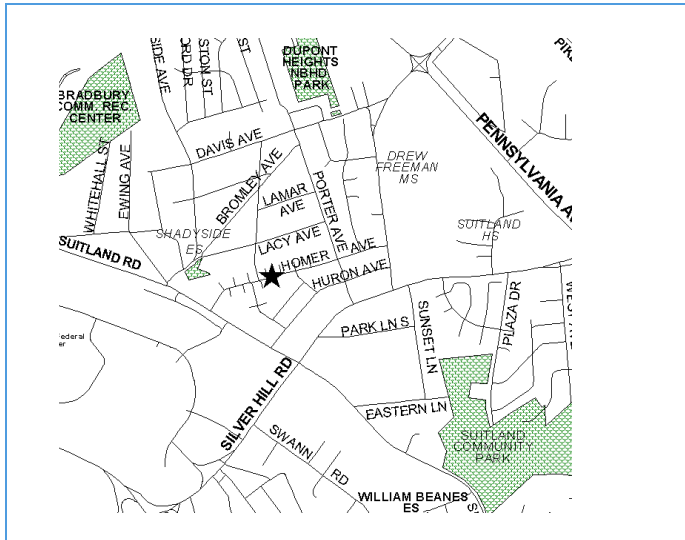
	Estimate	Actual
1 <sup>st</sup> Year in Capital Program		FY 2025
1 <sup>st</sup> Year in Capital Budget		FY 2025
Completed Design	FY 2025	
Began Construction	FY 2026	
Project Completion	FY 2027	

**CUMULATIVE APPROPRIATION (000'S)**

Life to Date	FY 2026 Estimate	FY 2027	Total
\$0	\$5,000	\$0	\$5,000

**Project Summary**

Category/Description	Total Project Cost	Life to Date Actual	FY 2026 Estimate	Total 6 Years	Budget Year FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Beyond 6 Years
<b>EXPENDITURE</b>											
PLANS	\$1,000	\$—	\$1,000	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	—	—	—	—	—	—	—	—	—	—	—
CONSTR	4,000	—	4,000	—	—	—	—	—	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	—	—	—	—	—	—	—	—	—	—	—
<b>TOTAL</b>	<b>\$5,000</b>	<b>\$—</b>	<b>\$5,000</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>
<b>FUNDING</b>											
STATE	\$5,000	\$—	\$—	\$5,000	\$5,000	\$—	\$—	\$—	\$—	\$—	\$—
<b>TOTAL</b>	<b>\$5,000</b>	<b>\$—</b>	<b>\$—</b>	<b>\$5,000</b>	<b>\$5,000</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>
<b>OPERATING IMPACT</b>											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	
OPERATING				—	—	—	—	—	—	—	
DEBT				—	—	—	—	—	—	—	
OTHER				—	—	—	—	—	—	—	
<b>TOTAL</b>				<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	



**Description:** The Suitland Manor project consists of acquisition, relocation, demolition, and clearance of approximately 33 acres of commercial and residential properties. Total public infrastructure costs are estimated to be \$40 million. The infrastructure construction is underway, and the townhome phase is complete. The 137-unit senior building is under construction.

**Justification:** The neighborhood will be revitalized through the provision of new housing stock, infrastructure improvements, and public safety enhancements. The project will provide retail investment to complement the neighborhood and the Suitland Federal Center.

**Highlights:** The cumulative appropriation will support the construction of infrastructure (streets, utilities, and stormwater management) for the residential, retail, and open space project. The project will be constructing townhomes for Phase 2a and accepting solicitations for road improvements, demolition, and site preparation and the complete buildout of Central Park. FY 2027 'Other' funding consists of \$1.2 million in PAYGO and \$1.1 million in land sales.

Location		Status	
<b>Address</b>	Homer Avenue, Suitland	<b>Project Status</b>	Under Construction
<b>Council District</b>	Seven	<b>Class</b>	Rehabilitation
<b>Planning Area</b>	Suitland, District Heights, and Vicinity	<b>Land Status</b>	Land Bank Acquisition

**PROJECT MILESTONES**

	Estimate	Actual
1 <sup>st</sup> Year in Capital Program		FY 2001
1 <sup>st</sup> Year in Capital Budget		FY 2001
Completed Design		FY 2022
Began Construction		FY 2018
Project Completion	FY 2032	

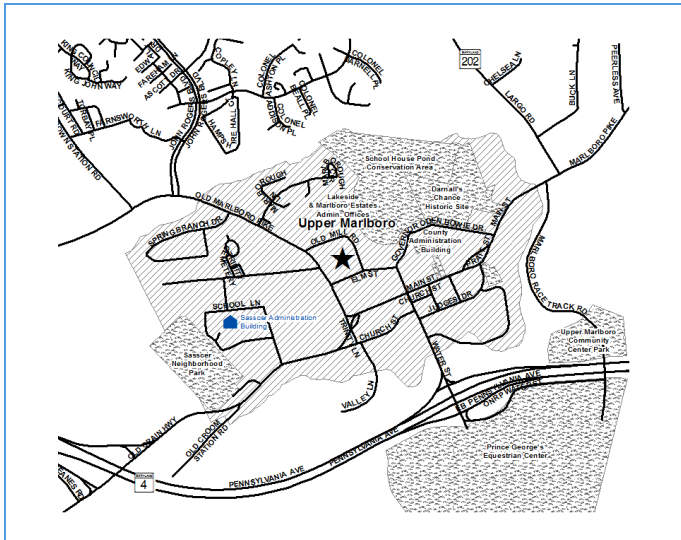
**Enabling Legislation:** Not Applicable

**CUMULATIVE APPROPRIATION (000'S)**

Life to Date	FY 2026 Estimate	FY 2027	Total
\$105,893	\$7,541	\$0	\$113,434

**Project Summary**

Category/Description	Total Project Cost	Life to Date Actual	FY 2026 Estimate	Total 6 Years	Budget Year FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Beyond 6 Years
<b>EXPENDITURE</b>											
PLANS	\$10,092	\$9,292	\$—	\$800	\$—	\$250	\$250	\$250	\$50	\$—	\$—
LAND	3,224	3,224	—	—	—	—	—	—	—	—	—
CONSTR	64,211	41,670	7,541	15,000	—	7,000	2,000	2,000	2,000	2,000	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	51,707	51,707	—	—	—	—	—	—	—	—	—
<b>TOTAL</b>	<b>\$129,234</b>	<b>\$105,893</b>	<b>\$7,541</b>	<b>\$15,800</b>	<b>\$—</b>	<b>\$7,250</b>	<b>\$2,250</b>	<b>\$2,250</b>	<b>\$2,050</b>	<b>\$2,000</b>	<b>\$—</b>
<b>FUNDING</b>											
STATE	\$450	\$450	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
OTHER	128,784	81,251	2,336	45,197	2,250	2,250	2,250	2,250	18,100	18,097	—
<b>TOTAL</b>	<b>\$129,234</b>	<b>\$81,701</b>	<b>\$2,336</b>	<b>\$45,197</b>	<b>\$2,250</b>	<b>\$2,250</b>	<b>\$2,250</b>	<b>\$2,250</b>	<b>\$18,100</b>	<b>\$18,097</b>	<b>\$—</b>
<b>OPERATING IMPACT</b>											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	
OPERATING				—	—	—	—	—	—	—	
DEBT				—	—	—	—	—	—	—	
OTHER				—	—	—	—	—	—	—	
<b>TOTAL</b>				<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	



**Description:** The Town of Upper Marlboro project includes infrastructure improvements and redevelopment efforts to address potential needs in the Town of Upper Marlboro.

**Justification:** The Town of Upper Marlboro anticipates various infrastructure needs and redevelopment initiatives in the future.

**Highlights:** The cumulative appropriation will support the Town of Upper Marlboro's request for a feasibility study.

**Enabling Legislation:** Not Applicable

Location		Status	
<b>Address</b>	Upper Marlboro Area, Upper Marlboro	<b>Project Status</b>	Design Stage
<b>Council District</b>	Nine	<b>Class</b>	Rehabilitation
<b>Planning Area</b>	Upper Marlboro and Vicinity	<b>Land Status</b>	Design Not Begun

**PROJECT MILESTONES**

	Estimate	Actual
1 <sup>st</sup> Year in Capital Program		FY 2017
1 <sup>st</sup> Year in Capital Budget		FY 2025
Completed Design	FY 2028	
Began Construction	FY 2029	
Project Completion	FY 2031	

**CUMULATIVE APPROPRIATION (000'S)**

Life to Date	FY 2026 Estimate	FY 2027	Total
\$0	\$250	\$0	\$250

**Project Summary**

Category/Description	Total Project Cost	Life to Date Actual	FY 2026 Estimate	Total 6 Years	Budget Year FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Beyond 6 Years
<b>EXPENDITURE</b>											
PLANS	\$250	\$—	\$250	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	—	—	—	—	—	—	—	—	—	—	—
CONSTR	2,250	—	—	2,250	—	—	500	1,000	750	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	—	—	—	—	—	—	—	—	—	—	—
<b>TOTAL</b>	<b>\$2,500</b>	<b>\$—</b>	<b>\$250</b>	<b>\$2,250</b>	<b>\$—</b>	<b>\$—</b>	<b>\$500</b>	<b>\$1,000</b>	<b>\$750</b>	<b>\$—</b>	<b>\$—</b>
<b>FUNDING</b>											
OTHER	\$2,500	\$250	\$—	\$2,250	\$—	\$—	\$500	\$1,000	\$750	\$—	\$—
<b>TOTAL</b>	<b>\$2,500</b>	<b>\$250</b>	<b>\$—</b>	<b>\$2,250</b>	<b>\$—</b>	<b>\$—</b>	<b>\$500</b>	<b>\$1,000</b>	<b>\$750</b>	<b>\$—</b>	<b>\$—</b>
<b>OPERATING IMPACT</b>											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	
OPERATING				—	—	—	—	—	—	—	
DEBT				—	—	—	—	—	—	—	
OTHER				—	—	—	—	—	—	—	
<b>TOTAL</b>				<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	

