



Office of the Chairman
Prince George's County Planning Board

301-952-3560

July 18, 2019

The Honorable Todd M. Turner, Chairman
Prince George's County Council
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

RE: Proposed Correspondence to Maryland Department of
Planning Concerning Priority Funding Area Designation
Amendments for:
Part of 15406 Marlboro Pike, Upper Marlboro, MD
Part of 15408 Marlboro Pike, Upper Marlboro, MD
Part of 15412 Marlboro Pike, Upper Marlboro, MD
Lot 17 SE Robert Crain Highway, Upper Marlboro, MD
Part of 4661 SW Robert Crain Highway, Upper Marlboro, MD
Part of 4671 Robert Crain Highway, Upper Marlboro, MD

Dear Chairman *Todd* Turner:

On Thursday, July 18, 2019, the Prince George's County Planning Board voted unanimously to request that the Prince George's County Council transmit the proposed correspondence to the Maryland Department of Planning to amend the county's designated Priority Funding Area (PFA) boundaries. This change will bring the 7.2-acre property into the PFA.

The Maryland Department of Housing and Community Development is reviewing Low-Income Housing Tax Credits (LIHTC) for this proposed development. Properties must be within the PFA for LIHTC to be awarded.

Thank you for your consideration of this request. Please contact me or the Planning Director, Andree Green Checkley at 301-952-3595 if you would like a briefing on the proposed correspondence.

Sincerely,

Elizabeth M. Hewlett
Chairman

Attachments

Robert S. McCord, Esquire, Secretary
Maryland Department of Planning
301 W. Preston Street, Suite 1101
Baltimore, MD 21201-2305

Dear Secretary McCord:

Prince George's County transmitted its certification of Priority Funding Areas (PFA) to the Maryland Office of Planning in September 1998. We would now like to make an amendment to the county's designated PFA. This amendment is proposed to reflect the county's current growth policies and is consistent with the State's Smart Growth program.

The amendment adds property to the county's PFA. Attachment 1 is a graphic of the property and the PFA boundaries. Therefore, Prince George's County is making the following amendment:

Amendment 1: Add the 7.3 acres at Part of 15406, 15408 and 15412 Marlboro Pike, 4661 SW Robert Crain Highway, 4671 Robert Crain Highway, and Lot 17 SE Robert Crain Highway in Upper Marlboro to the Prince George's County's PFA.

We understand that this amendment will be filed by the Maryland Department of Planning, that the Department may include comments as part of the files, and that the Department will coordinate with state funding agencies to inform them about this amendment to Prince George's County's PFA designated boundaries.

If you have any questions about this certification, please contact Betty Carlson-Jameson (301-952-3179) at The Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department.

Sincerely,

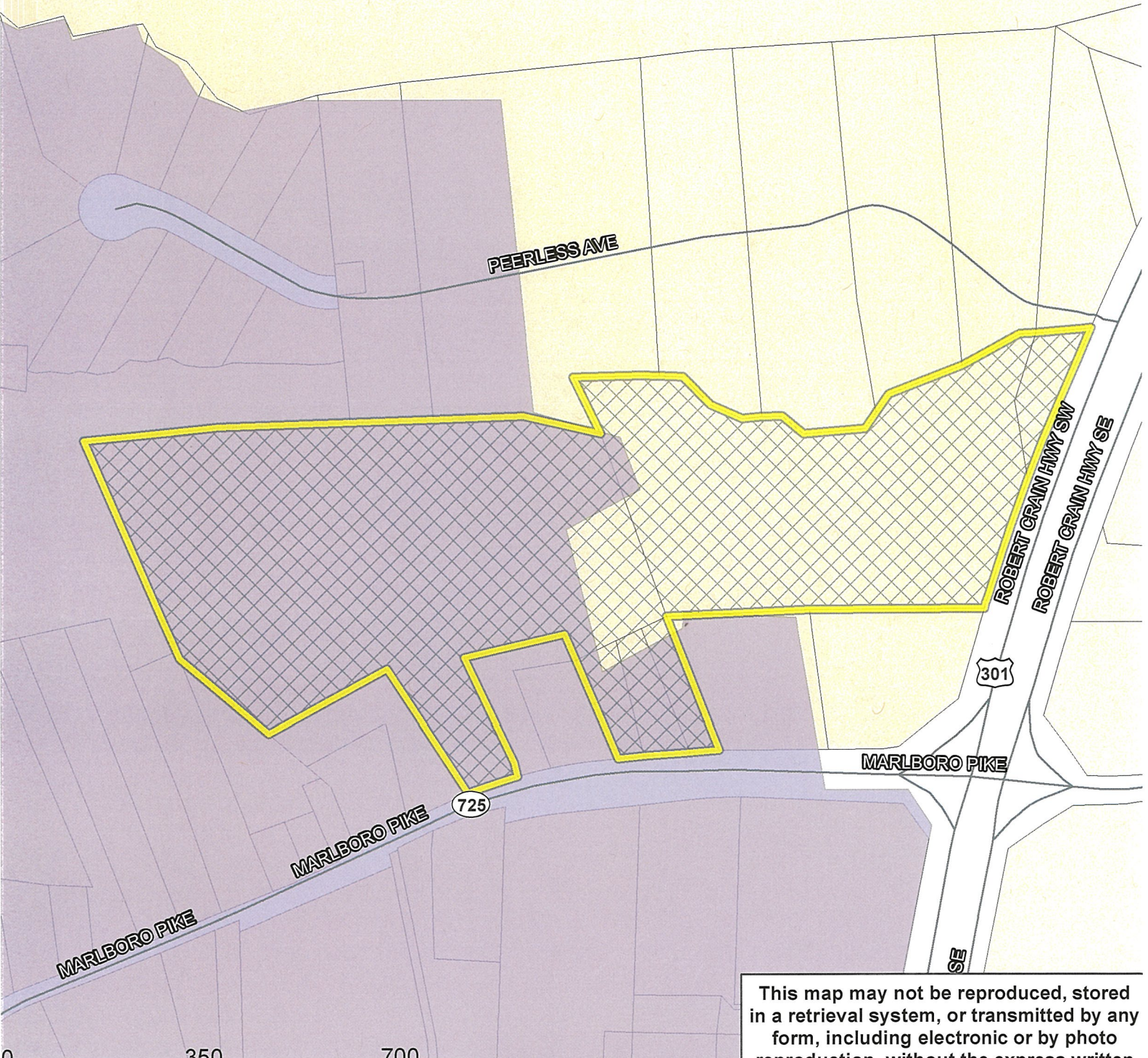
ANGELA D. ALSOBROOKS

County Executive
Prince George's County, Maryland




TODD M. TURNER

Chairman
Prince George's County Council

Attachment



Legend

-  Homes for America Property Boundary
-  Current Priority Funding Area
-  Property

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Date Created: 7/3/2019
 Created By: Nick Ward, CWPD



14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.mncppc.org/pgco

Prince George's County Planning Department
Countywide Planning Division

301-952-3650

June 28, 2019

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Andree Green Checkley, Planning Director *AGC*
Katina Shoulars, Acting Chief, Countywide Planning Division *KS*

FROM: Betty Carlson Jameson, Planner Coordinator, Long-Range Planning Section, Community Planning Division *BCJ*

SUBJECT: Request for Priority Funding Area (PFA) Designation Amendments:
Part of 15406 Marlboro Pike, Upper Marlboro, MD 20772
Part of 15408 Marlboro Pike, Upper Marlboro, MD 20772
Part of 15412 Marlboro Pike, Upper Marlboro, MD 20772
Lot 17 SE Robert Crain Highway Upper Marlboro, MD 20772
Part of 4661 SW Robert Crain Highway, Upper Marlboro, MD 20772
Part of 4671 Robert Crain Highway, Upper Marlboro, MD 20772

PROPOSAL

Homes for America, Inc. is requesting a Priority Funding Area (PFA) designation for a property they have contracted to purchase at Crain Highway and Peerless Avenue, Upper Marlboro, collectively referred to as the "Property" (Attachment 1). More than 50% of the land is currently designated in the PFA (Parcels 102, 103, 104, 106, 107, 108 and part of Parcel 146). Part of Parcel 146 and Lots 1, 2 and 17 are entirely outside of the PFA. The portion of the property being requested for addition into the PFA is approximately 7.3 acres.

BACKGROUND

The Smart Growth Priority Funding Area Act of 1997 was originally passed as Senate Bill 389. It may now be found in the Maryland Annotated Code, State Finance and Procurement § 5-7B-01, *et seq.* (Subtitle 7B "Priority Funding Areas"). It was enacted to influence state expenditures on economic growth and development by directing state funding to designated Priority Funding Areas. Attachment 2 is a graphic of the existing PFA boundary.

The legislation permits counties to include areas beyond the pre-defined areas as "County Designated Smart Growth Areas." Any request to change the PFA boundaries under these requirements is made in a

joint signature letter from the Chairman of the County Council and the County Executive to the Secretary of the Maryland Department of Planning (MDP). Attachment 3 is a draft of the letter to the Chairman of the County Council from the Chairman of the Planning Board. Attachment 4 is a draft letter to the Secretary of the MDP, Robert S. McCord, Esquire.

The original request to establish the county-designated PFA was incorporated in an October 5, 1998, letter to Ronald M. Kreitner, Director of the Maryland Office of Planning from Ronald V. Russell, Chairman of the County Council, and Wayne K. Curry, County Executive. The MDP accepted this PFA designation in March 1999. There have been several changes to the original boundary to date.

The subject parcels were rezoned to the Mixed-Use Transportation-Oriented (M-X-T) Zone by the *Approved Subregion 6 Master Plan and Sectional Map Amendment* (December 2013). The M-X-T Zone is one of the highest-intensity zones for development in the County. The *Approved Subregion 6 Master Plan and Sectional Map Amendment* recommends mixed-use development on the subject property, and the property is within the Established Communities growth policy area of *Plan Prince George's 2035 Approved General Plan* (May 2014), the County's General Plan.

The property is within the County's Growth Boundary, the Sewer Envelope (Prince George's County Adopted 2008 Water and Sewer Plan) and in Category 4; Community System Adequate for Development for both water and sewer. The properties are within the Western Branch Wastewater Treatment Plant Service Area.

RECOMMENDATION

Staff recommends the Planning Board transmit the proposed Priority Funding Area amendment correspondence to the County Council for Homes for America, Attachments 3 and 4.



LerchEarlyBrewer

7600 Wisconsin Avenue, Suite 700 • Bethesda, MD 20814 • lerchearly.com

M-NCPPC
P.G. PLANNING DEPARTMENT
RECEIVED
MAY 29 2019
RECEIVED
DEVELOPMENT REVIEW DIVISION
Christopher L. Hatcher, Esq.
(301) 657-0153
clhatcher@lerchearly.com

Prince George's County Planning Department
Office of the Planning Director

Rec'd 5/29/19 Log No 019-052901

Distribution DL

[Signature]

May 21, 2019

The Honorable Elizabeth M. Hewlett
Chairwoman, Prince George's County
Planning Board
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

Andree Green Checkley
Planning Director, Prince George's County
Planning Department
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

RE: Request for Priority Funding Area Designation

- 15312 Marlboro Pike, Upper Marlboro, Maryland 20772
- 15402 Marlboro Pike, Upper Marlboro, Maryland 20772
- 15404 Marlboro Pike, Upper Marlboro, Maryland 20772
- 15406 Marlboro Pike, Upper Marlboro, Maryland 20772
- 15408 Marlboro Pike, Upper Marlboro, Maryland 20772
- 15412 Marlboro Pike, Upper Marlboro, Maryland 20772
- SE Robert Crain Highway, Upper Marlboro, Maryland 20772
- 4661 SW Robert Crain Highway, Upper Marlboro, Maryland 20772
- 4671 Robert Crain Highway, Upper Marlboro, Maryland 20772

Dear Chairwoman Hewlett and Director Checkley:

Please be advised that Lerch, Early & Brewer, Chartered, represents Homes for America, Inc. (hereinafter referred to as "HFA"), the contact purchaser of approximately twenty (20) acres of land located at the intersection of Marlboro Pike and Crain Highway outside the municipal boundaries of the Town of Upper Marlboro. Specifically, HFA is the contract purchaser of 15312 Marlboro Pike, Upper Marlboro, Maryland 20772;¹ 15402 Marlboro Pike, Upper Marlboro, Maryland 20772;² 15404 Marlboro Pike, Upper Marlboro, Maryland 20772;³ 15406 Marlboro Pike, Upper Marlboro, Maryland 20772;⁴ 15408 Marlboro Pike, Upper Marlboro, Maryland 20772;⁵ 15412 Marlboro Pike, Upper Marlboro, Maryland 20772;⁶ SE Robert Crain Highway, Upper Marlboro, Maryland 20772;⁷ 4661 SW Robert Crain Highway, Upper

¹ Tax Account Number 0198150.
² Tax Account Number 0198168.
³ Tax Account Number 0215053.
⁴ Tax Account Number 0231159.
⁵ Tax Account Number 0248898.
⁶ Tax Account Number 0205146.
⁷ Tax Account Number 0200832.

PRINCE GEORGE'S COUNTY PLANNING BOARD
OFFICE OF THE CHAIRMAN
RECEIVED 5-24-2019 LOG NO. 019-052401
DISTRIBUTION GMH-Fyf
Bi Planning-HA
cc: JJ, AC

Marlboro, Maryland 20772;⁸ 4671 Robert Crain Highway, Upper Marlboro, Maryland 20772⁹ (hereinafter collectively referred to as the “**Property**”). HFA intends to develop the Property with a high quality, mixed-income, mixed-use community which will respect the environmental features contained on the Property. The majority of the Property is within the boundaries of the Priority Funding Area (hereinafter referred to as the “**PFA**”) and the remaining portion of the Property is not within the boundaries of the PFA.¹⁰ HFA respectfully requests that the boundaries of the PFA be amended to include all of the Property.

In 2013, the Property was rezoned to the M-X-T (Mixed-Use Transportation-Oriented) Zone by the *Approved Subregion 6 Master Plan and Sectional Map Amendment* (hereinafter referred to as the “**Approved Subregion 6 Plan**”). The Approved Subregion 6 Plan recommends mixed-use development on the Property, and the Property is within the Established Communities Growth Policy Area of *Plan Prince George’s 2035 Approved General Plan* (hereinafter referred to as the “**General Plan**”). The Property is within the County’s Growth Boundary, Sewer Envelope, and approximately half of the Property is in Water and Sewer Category 3.

On March 28, 2018, the Planning Board voted to support an amendment of the PFA for an adjacent property along Crain Highway.¹¹ This Property benefits from the same policies and recommendations contained in the Approved Subregion 6 Plan and General Plan that served as the bases for the recommended PFA amendment for the adjacent property. HFA merely requests that the PFA boundaries be amended to include the Property for the same reasons as the PFA amendment approved for the adjacent property and to ensure that no isolated “islands” of PFA are created.

Thank you for your consideration of this matter. HFA looks forward to working collaboratively with staff on this issue. Please do not hesitate to contact me with any questions.

Sincerely,



Christopher Leroy Hatcher, Esq.

Attachments

cc: Nell Johnson, Office of Councilmember Derrick L. Davis
Betty Carlson-James, Maryland-National Capital Park and Planning Commission
Steve Moore, Homes for America, Inc.




⁸ Tax Account Number 0215061.

⁹ Tax Account Number 0228916.

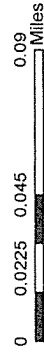
¹⁰ In an effort to clarify which portions of the Property are within the PFA, attached please find a map entitled “Prince George’s County Priority Funding Area” which highlights the boundaries of the Property in red and the boundaries of the PFA in yellow. The Prince George’s County PFA Map is attached as Exhibit 1.

¹¹ Attached as Exhibit 2 is an outline of the PFA amendment request approved by the Planning Board.

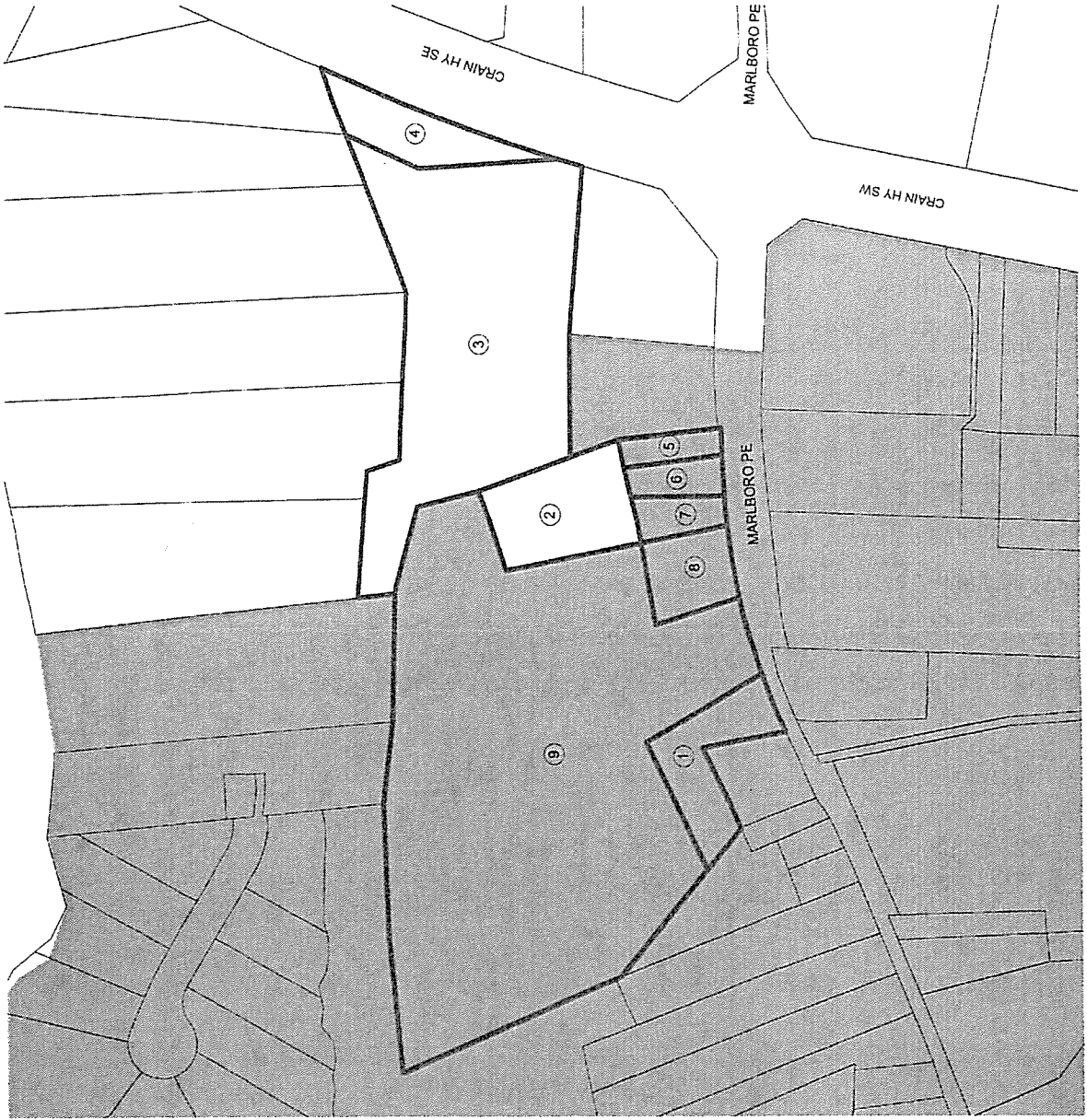
Prince George's County Priority Funding Area

-  Other Lands
-  Certified Priority Funding
-  Comment Area

- | | |
|---|---|
| 1 | Map: 0093, Parcel: 0106, 15312 Marlboro Pike, Upper Marlboro 20772 |
| 2 | Map: 0093, Parcel: 0146, 4671 Robert Crain HWY, Upper Marlboro 20772 |
| 3 | Map: 0093, Parcel: 0000, Lots 1&2 SW Robert Crain HWY, Upper Marlboro 20772 |
| 4 | Map: 0093, Parcel: 0000, PT Lot 17, SE Robert Crain HWY, Upper Marlboro 20772 |
| 5 | Map: 0093, Parcel: 0102, 15412 Marlboro Pike, Upper Marlboro 20772 |
| 6 | Map: 0093, Parcel: 0103, 15408 Marlboro Pike, Upper Marlboro 20772 |
| 7 | Map: 0093, Parcel: 0104, 15408 Marlboro Pike, Upper Marlboro 20772 |
| 8 | Map: 0093, Parcel: 0106, 15404 Marlboro Pike, Upper Marlboro 20772 |
| 9 | Map: 0093, Parcel: 0107, 15402 Marlboro Pike, Upper Marlboro 20772 |

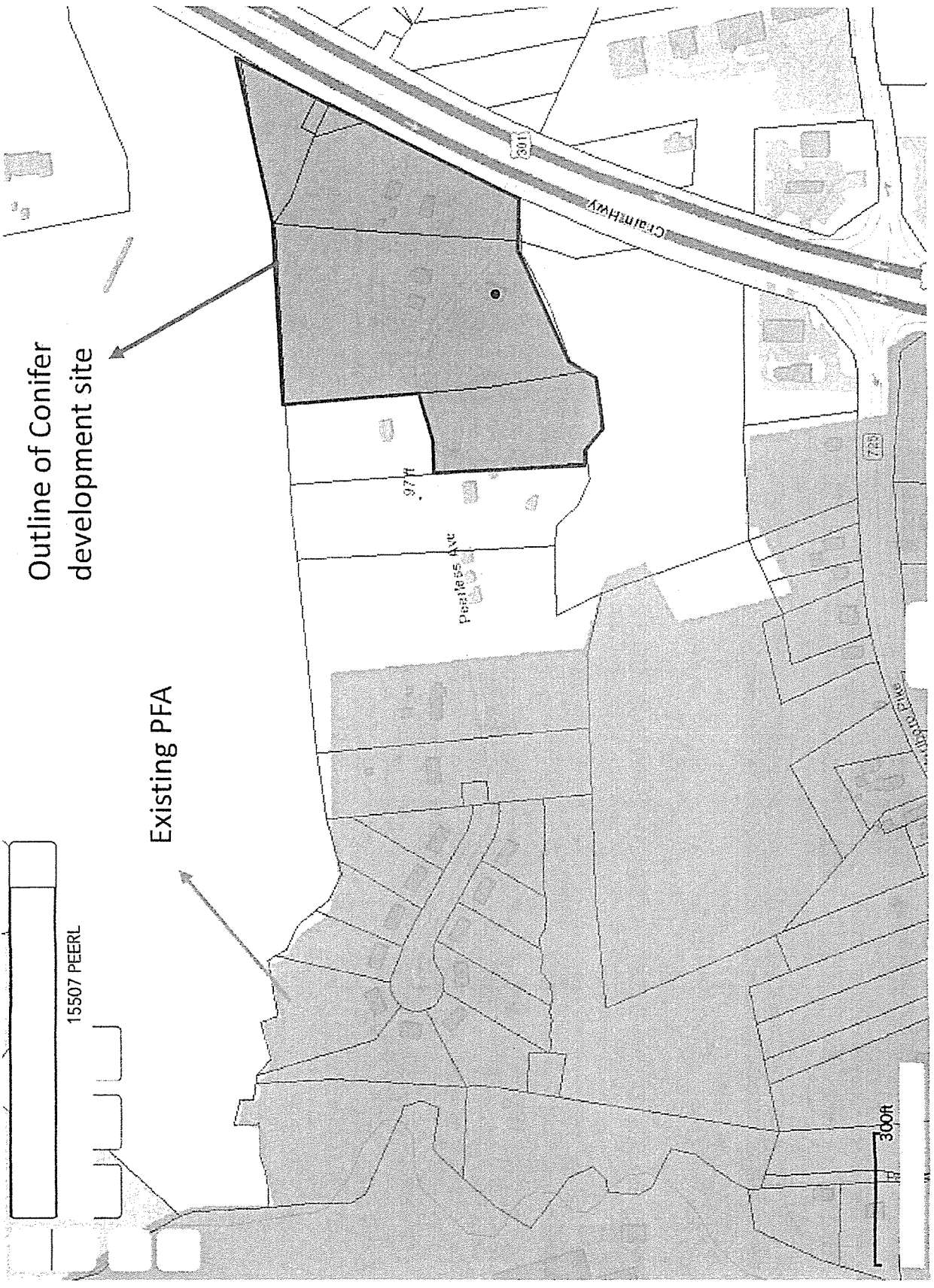


Maryland Department of Planning
N. Borumand, March 2019





Multifamily Mapper



Outline of Conifer development site

Existing PFA

15507 PEERL

97ft

Peoples Ave

301

Crain Hwy

725

300ft



Christopher L. Hatcher, Esq.
(301) 657-0153
clhatcher@lerchearly.com

June 20, 2019

Mrs. Betty Carlson-Jameson
Planner Coordinator
Community Planning Division
Prince George's County Planning Board
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

RE: Updated Request for Priority Funding Area Designation
15406 Marlboro Pike, Upper Marlboro, Maryland 20772
15408 Marlboro Pike, Upper Marlboro, Maryland 20772
15412 Marlboro Pike, Upper Marlboro, Maryland 20772
SE Robert Crain Highway, Upper Marlboro, Maryland 20772
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4671 Robert Crain Highway, Upper Marlboro, Maryland 20772

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A portion of the Property is located outside of the PFA. Specifically, part of 15406 Marlboro Pike, Upper Marlboro, Maryland 20772;¹ part of 15408 Marlboro Pike, Upper Marlboro, Maryland 20772;² part of 15412 Marlboro Pike, Upper Marlboro, Maryland 20772;³ SE Robert Crain Highway, Upper Marlboro, Maryland 20772;⁴ part of 4661 SW Robert Crain Highway,

¹ Tax Account Number 0231159. Also, this property can be identified as Parcel 104.

² Tax Account Number 0248898. Also, this property can be identified as Parcel 103.

³ Tax Account Number 0205146. Also, this property can be identified as Parcel 102.

⁴ Tax Account Number 0200832. Also, this property can be identified as PT Lot 17.

Upper Marlboro, Maryland 20772;⁵ part of 4671 Robert Crain Highway, Upper Marlboro, Maryland 20772⁶ is located outside of the PFA. HFA respectfully requests that the boundaries of the PFA be amended to include the above referenced properties.

In 2013, the Property was rezoned to the M-X-T (Mixed-Use Transportation-Oriented) Zone by the *Approved Subregion 6 Master Plan and Sectional Map Amendment* (hereinafter referred to as the “**Approved Subregion 6 Plan**”). The Approved Subregion 6 Plan recommends mixed-use development on the Property, and the Property is within the Established Communities Growth Policy Area of *Plan Prince George’s 2035 Approved General Plan* (hereinafter referred to as the “**General Plan**”). The Property is within the County’s Growth Boundary, Sewer Envelope, and approximately half of the Property is in Water and Sewer Category 3.

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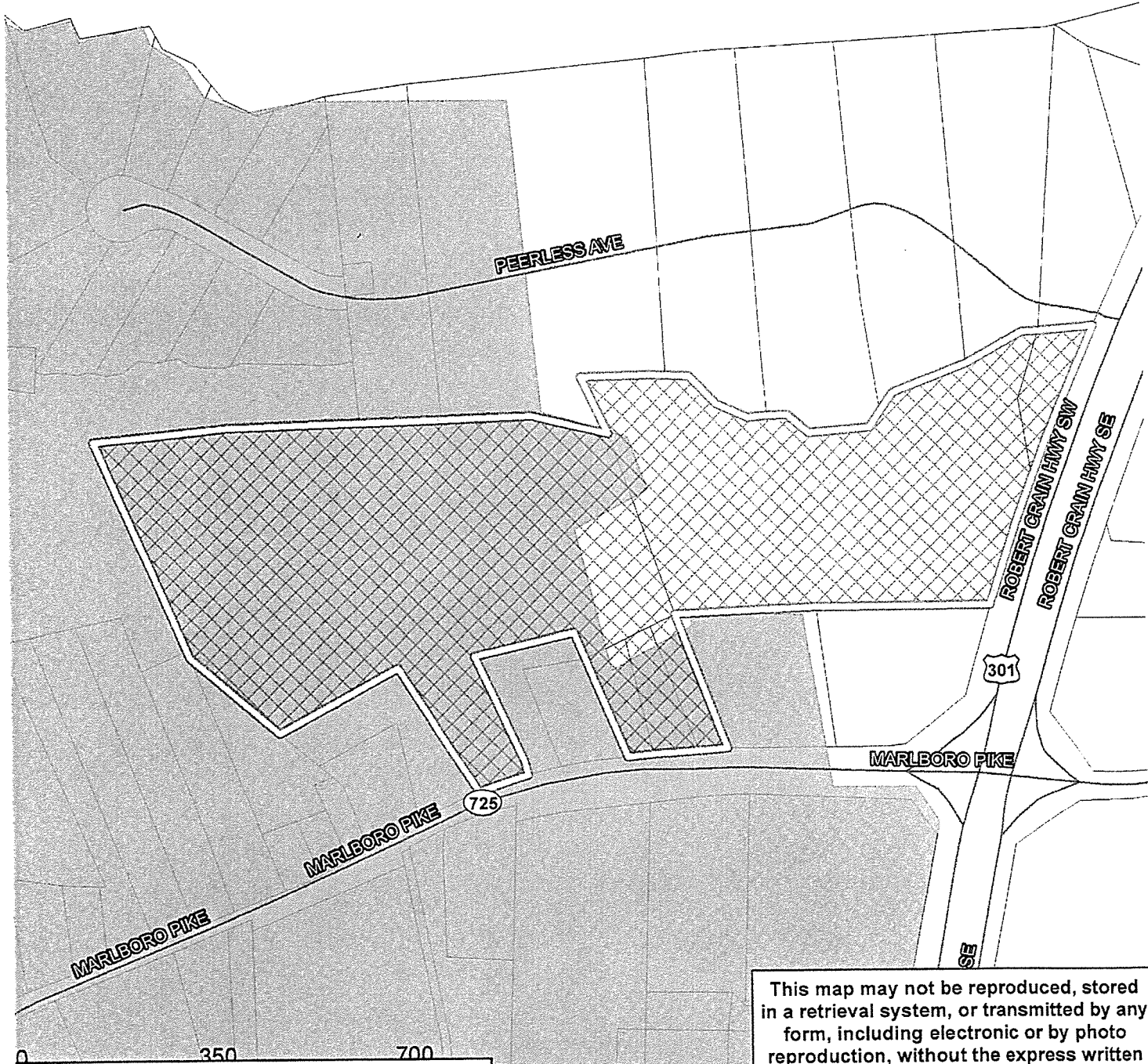


Christopher Leroy Hatcher, Esq.




cc: Steve Moore, Homes for America, Inc.

⁵ Tax Account Number 0215061. Also, this property can be identified as Lots 1 & 2.

⁶ Tax Account Number 0228916. Also, this property can be identified as Parcel 146.



Legend

-  Homes for America Property Boundary
-  Current Priority Funding Area
-  Property

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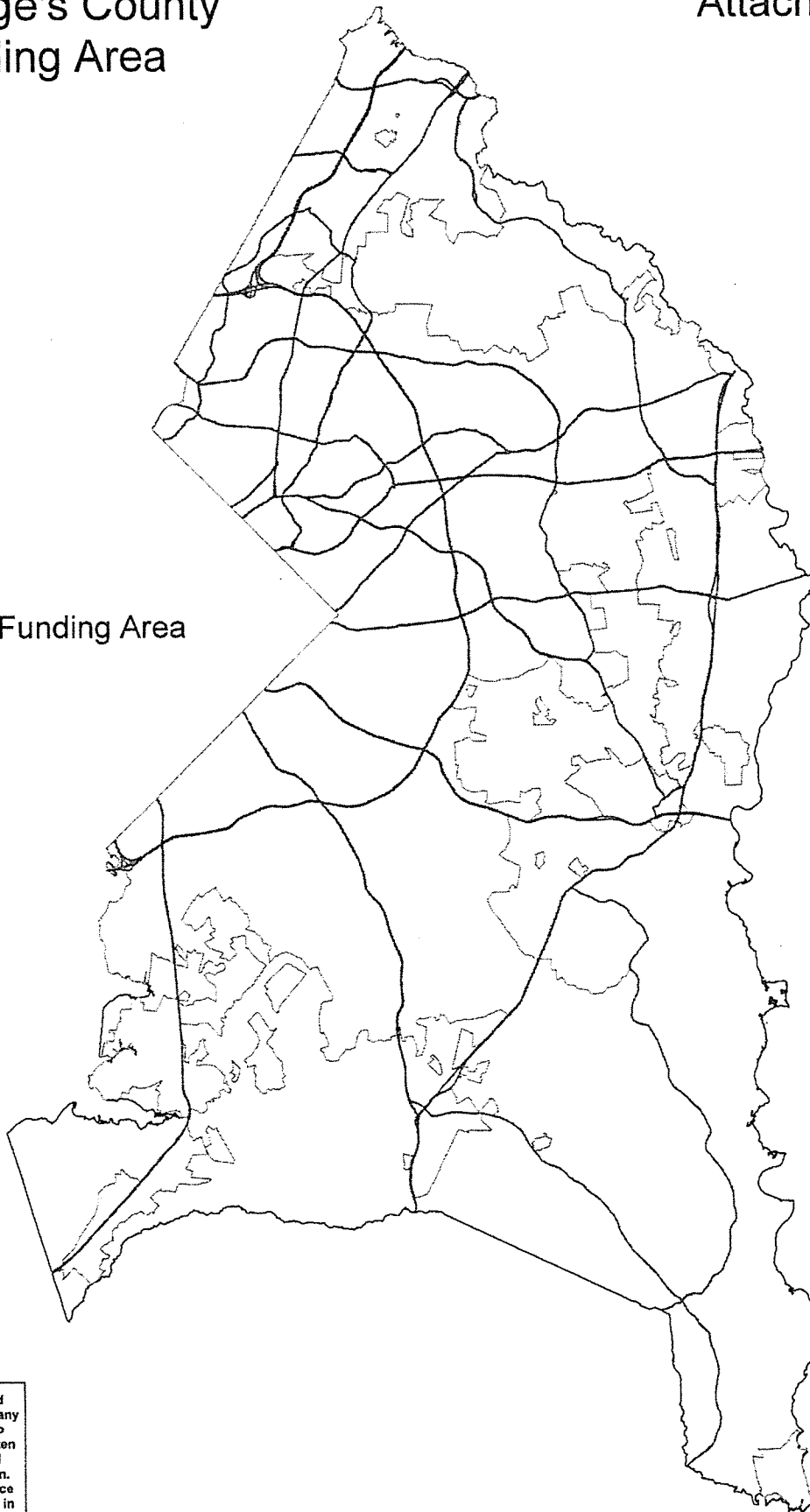
Date Created: 7/3/2019
Created By: Nick Ward, CWPD

Prince George's County
Priority Funding Area
March 2019

Attachment 2



 Priority Funding Area



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3/1/2019



Office of the Chairman
Prince George's County Planning Board

301-952-3560

The Honorable Todd M. Turner, Chairman
Prince George's County Council
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

RE: Proposed Correspondence to Maryland Department of
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Chairman

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Maryland Department of Planning
301 W. Preston Street, Suite 1101
Baltimore, MD 21201-2305

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If you have any questions about this certification, please contact Betty Carlson-Jameson (301-952-3179) at The Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department.

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ANGELA D. ALSOBROOKS

County Executive
Prince George's County, Maryland

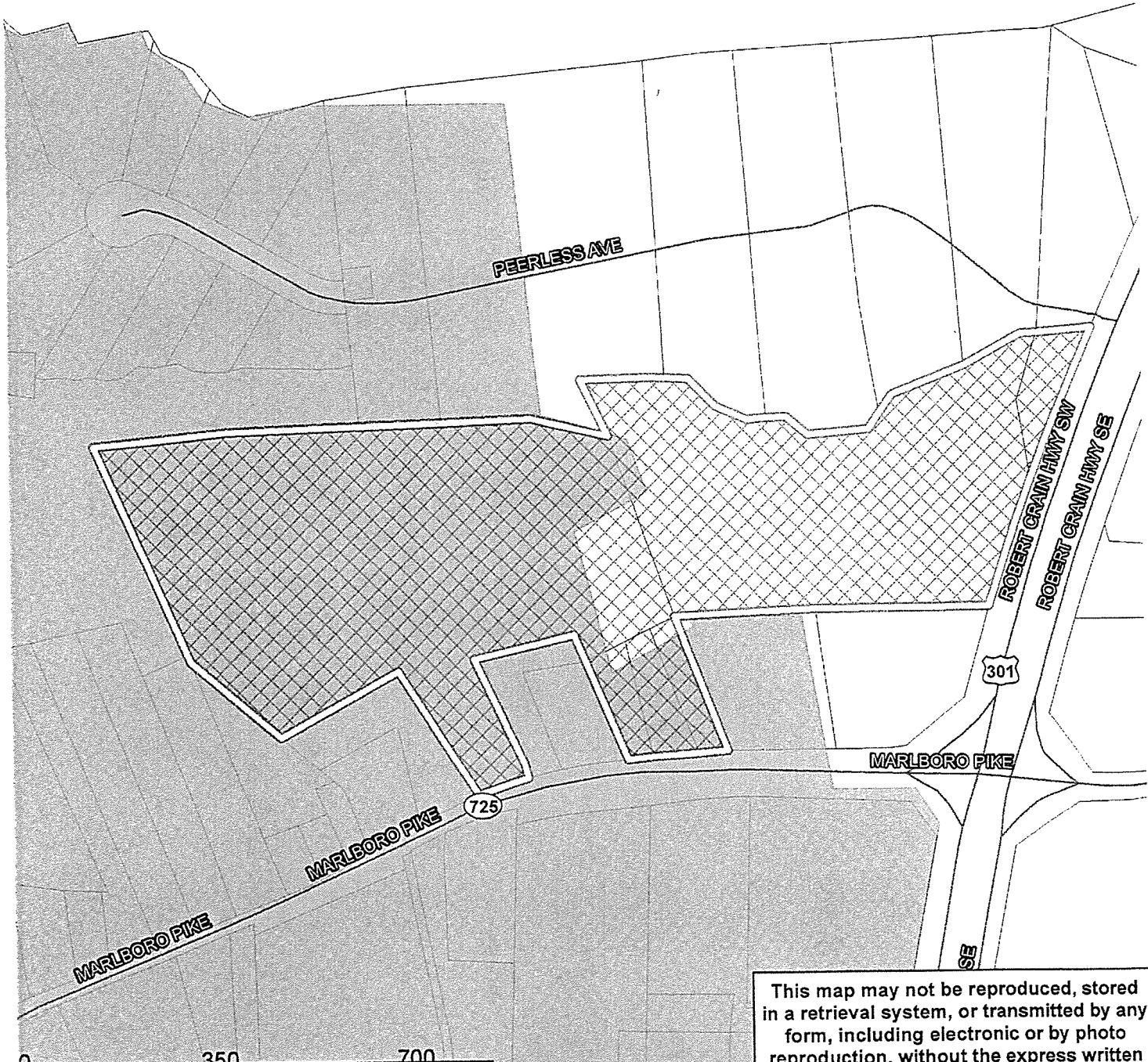
Attachment

TODD M. TURNER




Chairman
Prince George's County Council



Attachment 1



Legend

-  Homes for America Property Boundary
-  Current Priority Funding Area
-  Property

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